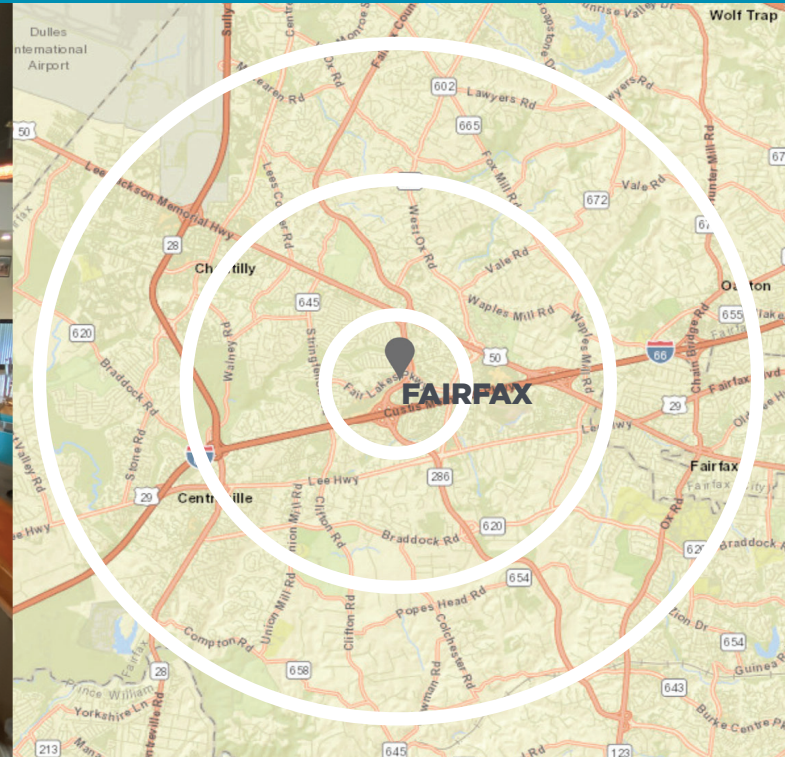




RETAIL SPACE FOR LEASE

12821 FAIR LAKES PARKWAY FAIRFAX, VA 20009



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PROPERTY HIGHLIGHTS

- ▶ Former 7,839 SF restaurant available for lease in Fairfax, VA
- ▶ Site sits on 1.35 acres and is zoned PDC
- ▶ Abundance of parking available on site
- ▶ Over 65,000 cars passing the site daily

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	16,160	104,467	242,841
AVERAGE HH INC:	\$140,222	\$180,336	\$187,042
# OF EMPLOYEES:	11,298	54,002	135,002



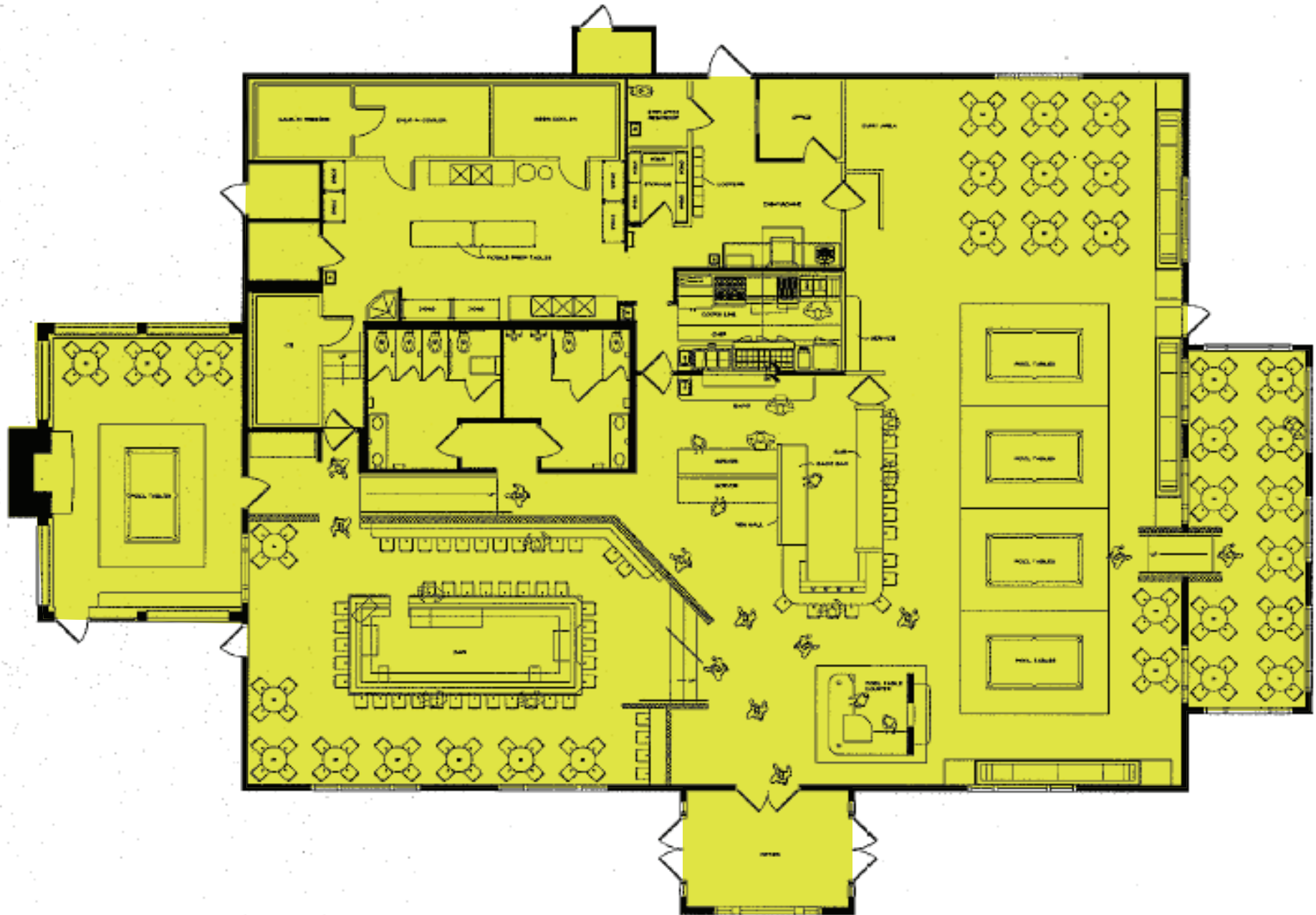
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