



RETAIL SPACES FOR LEASE

2nd FLOOR RETAIL SPACES
4,890 SF PRIME CORNER SPACE

4211 Fairfax Corner Ave E,
Fairfax, VA 22030



FAIRFAX
C O R N E R



PETERSON
COMPANIES.



ANDREW S. TKACH
TKACH GROUP
(Pronunciation Ta-Kosh Group)

Email | andrew@tkachgroup.com
Direct | 202-409-2588

Broker of Record AO Retail Projects Inc.

Demographic Overview



	1 Mile	3 Miles	5 Miles
Population	23,133	93,337	260,580
Households	10,481	35,305	92,095
Med. HH Income	\$134,377	\$161,607	\$172,449
Daytime Population	16,741	79,437	179,322

- Anchored by REI, Arhaus, Cinemark, Coastal Flats, PF Changs, Uncle Julio's and New **Apple Store 2024.**
- 113,000 households within a 15-minute drive time
- 30,000 SF of New Retail coming soon
- New Premium 228 Unit Residential Building Vista Fairfax Corner Opened 2023.



Area Amenities



17 Miles from Downtown DC



Fair Oaks Mall

PRIME CORNER
4,890 SF - 2nd Level
Signage Facing Apple

Fair Lakes Promenade

166,993 AADT

CAMDEN
490 Total Units

M
New Metro
Transit Center
800+ Parking Spaces
Opening 2023

The Reserve at
Fairfax Corner
Apartments

Fairfax County
Government Center

The Pennino &
Herrity Buildings

The Residences at
Government
Center

Fairfax County
Government Center

FAIRFAX CORNER



Site Plan

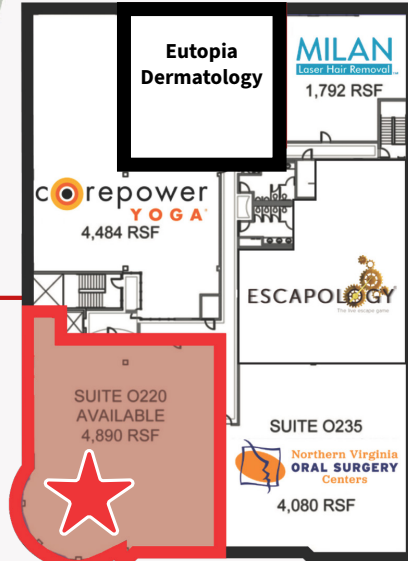


Highly Visible from Route 66
\$3.7B 22.5-mile Expansion Now Open

166,993 AADT

2nd Floor

M
metro
NEW METRO
TRANSIT CENTER
800+ Parking
Spaces
Opening 2023



**Great Building
Signage Opportunity**





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View Site Here:

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