

COURTHOUSE PLAZA

Fairfax, VA 22030



Endcap Patio Rendering

PROJECT FACTS

GLA: 92,000 SF

- ▶ Dominant grocery & pharmacy-anchored neighborhood center
- ▶ Center is located in affluent Fairfax County which ranked as the 5th wealthiest county in the U.S.(2022) with a median HH income of \$145,165
- ▶ Shopping center is located in a major regional employment area with the presence of Fairfax County's government facilities & courthouse, the City of Fairfax government offices and nearby George Mason University

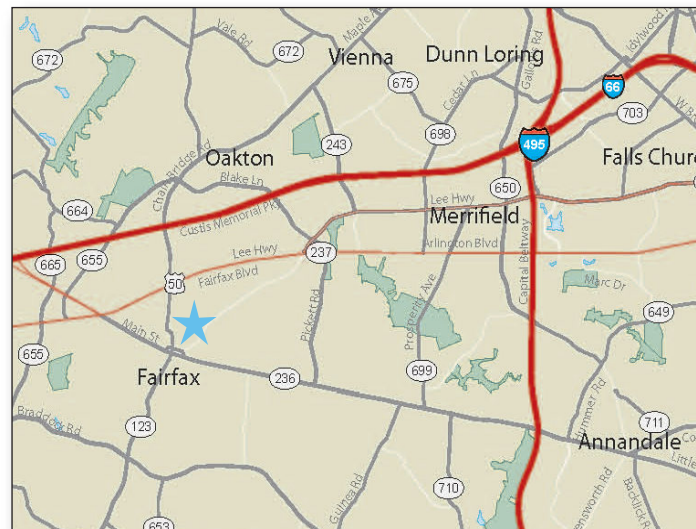
FEATURED TENANTS

Safeway, Down the Line Sports

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	14,119	\$195,749	5,005
3 mile	115,399	\$207,539	40,131
5 mile	285,060	\$217,373	100,959

2024 ESRI



LOCATION

Blenheim Boulevard & University Drive - Fairfax, VA

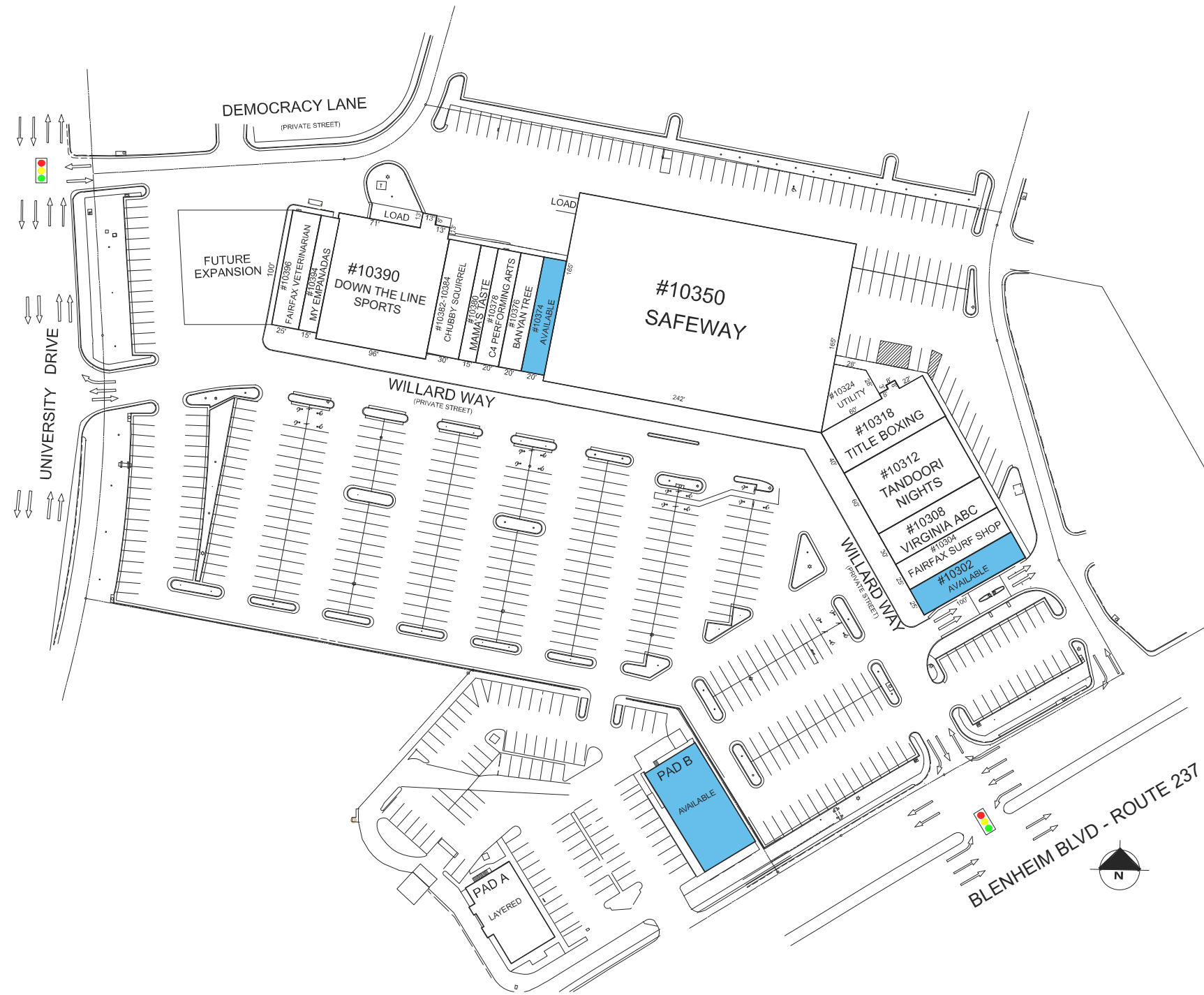
LEASING CONTACT

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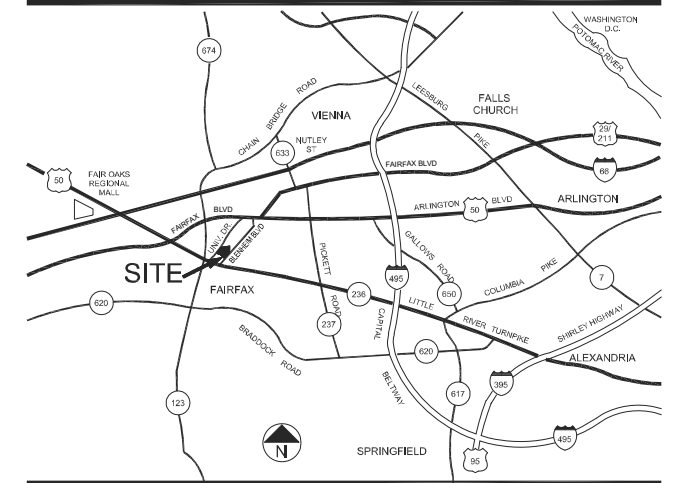
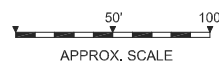
COURTHOUSE PLAZA

FAIRFAX CITY, VIRGINIA



LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.



TENANT ROSTER

10302 AVAILABLE	2,500 SF	10376 BANYAN TREE NAILS	2,000 SF
10304 FAIRFAX SURF SHOP	2,500 SF	10378 C4 PERFORMING ARTS	2,000 SF
10308 VIRGINIA ABC	3,000 SF	10380 MAMA'S TASTE	1,500 SF
10312 TANDOORI NIGHTS	6,000 SF	10382-84 CHUBBY SQUIRREL	3,000 SF
10318 TITLE BOXING	4,000 SF	10390 DOWN THE LINE SPORTS	10,670 SF
10350 SAFEWAY	40,000 SF	10394 MY EMPANADAS	1,500 SF
10374 AVAILABLE	2,000 SF	10396 FAIRFAX VETERINARIAN	2,500 SF

10324 UTILITY ROOM 1,680 SF

PAD A LAYERED 3,559 SF

PAD B AVAILABLE 5,131 SF

TOTAL GLA = 8,690 SF

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 83,170 SF
 ZONED = C-2 COMMERCIAL RETAIL
 REV. DATE = SEPT 2024

COURTHOUSE PLAZA

UNIVERSITY DRIVE & BLENHEIM BOULEVARD
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