

COURTHOUSE PLAZA

Fairfax, VA 22030



PROJECT FACTS

GLA: 92,000 SF

- ▶ Dominant grocery & pharmacy-anchored neighborhood center
- ▶ Center is located in affluent Fairfax County which ranked as the 3rd wealthiest county in the U.S.(2019) with a median HH income of \$124,831
- ▶ 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

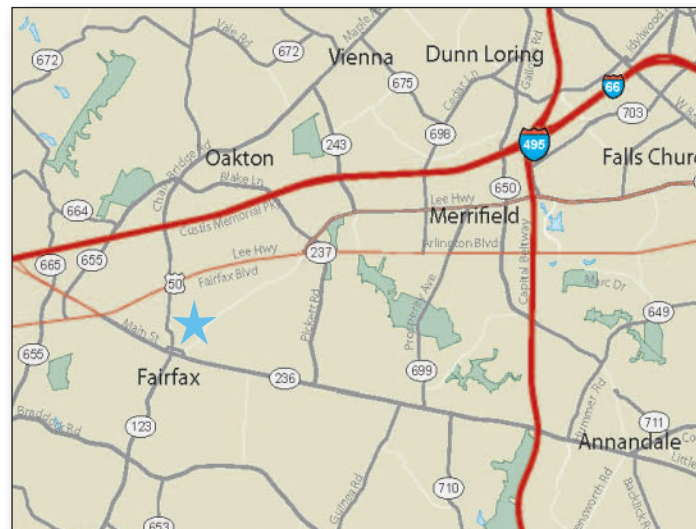
FEATURED TENANTS

Safeway, CVS/pharmacy

2022 DEMOGRAPHICS

| | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 14,129 | \$186,317 | 4,894 |
| 3 mile | 116,912 | \$193,863 | 40,483 |
| 5 mile | 285,896 | \$199,020 | 101,230 |

2023 ESRI



LOCATION

Blenheim Boulevard & University Drive - Fairfax, VA

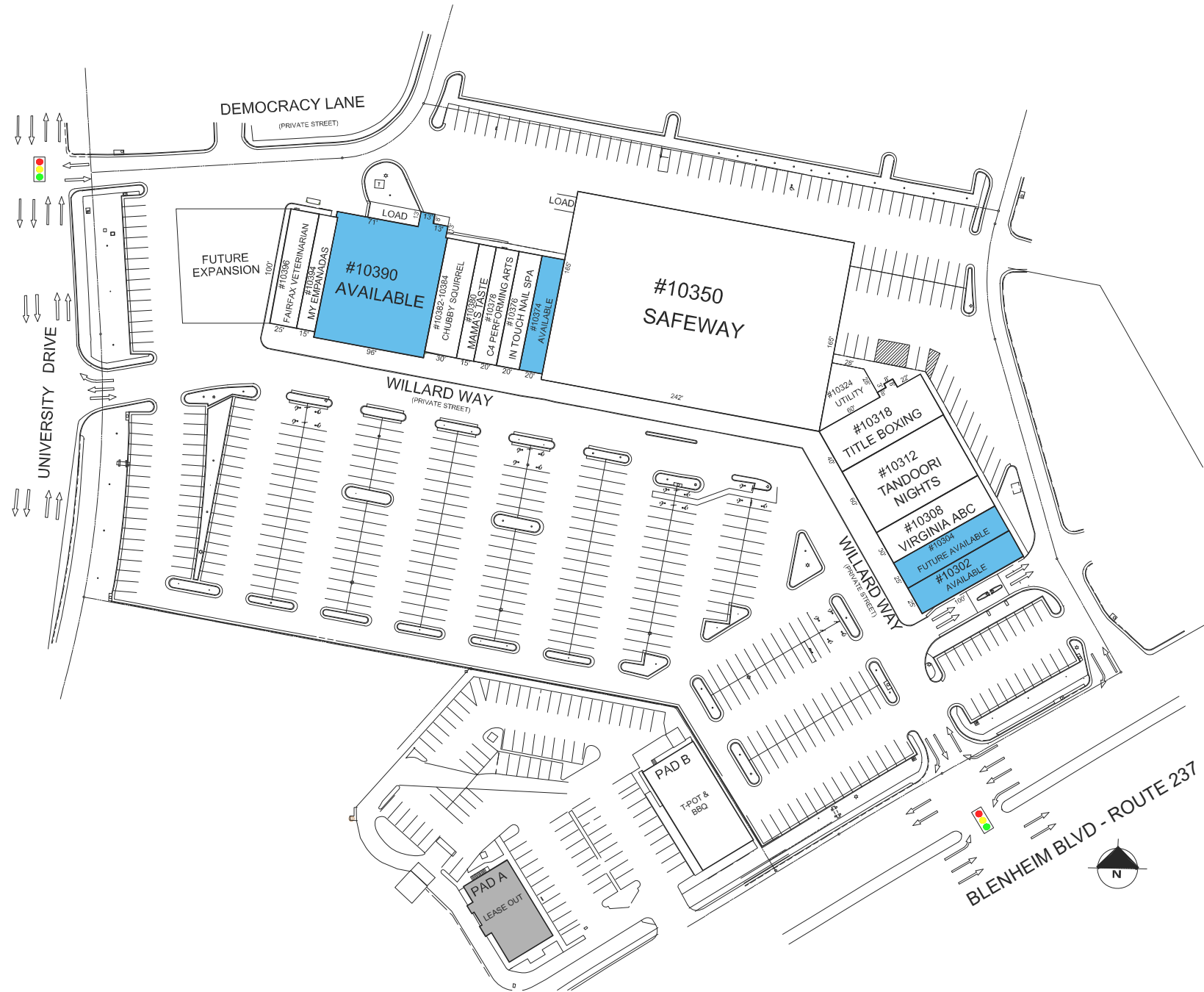
LEASING CONTACT

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COURTHOUSE PLAZA

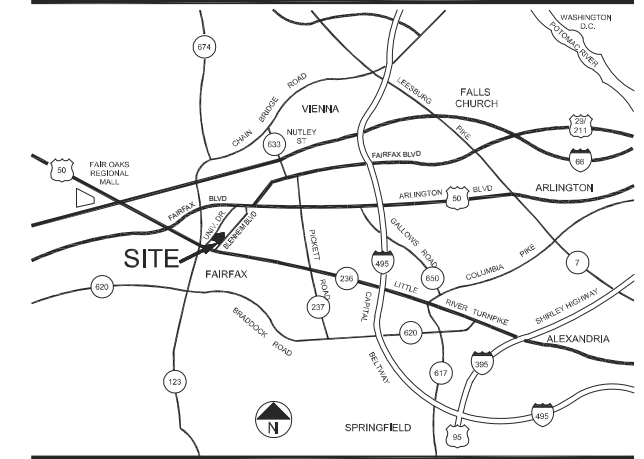
FAIRFAX CITY, VIRGINIA



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.

50' 100'
APPROX. SCALE



TENANT ROSTER

| | | | |
|-------------------------|-----------|-----------------------------|-----------------------|
| #10302 AVAILABLE | 2,500 SF | #10376 IN TOUCH NAIL SPA | 2,000 SF |
| #10304 FUTURE AVAILABLE | 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 AVAILABLE | 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 LEASE OUT | 3,559 SF | | |
| PAD B T-POT & BBQ | 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 = | AUG 2023 |

COURTHOUSE PLAZA

UNIVERSITY DRIVE & BLENHEIM BOULEVARD
10300-10398 WILLARD WAY
FAIRFAX, VIRGINIA 22030



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