

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

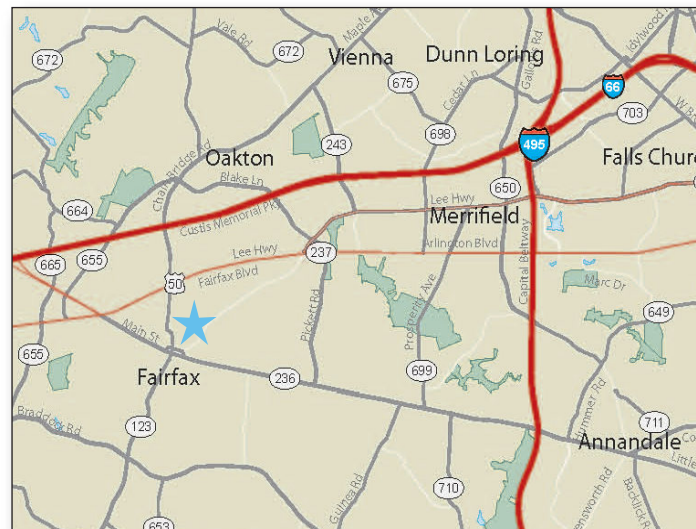
FEATURED TENANTS

Safeway, Down the Line Sports

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	14,119	\$195,749	5,005
3 mile	115,399	\$1207,539	40,131
5 mile	285,060	\$217,373	100,959

2024 ESRI



LOCATION

Blenheim Boulevard & University Drive - Fairfax, VA

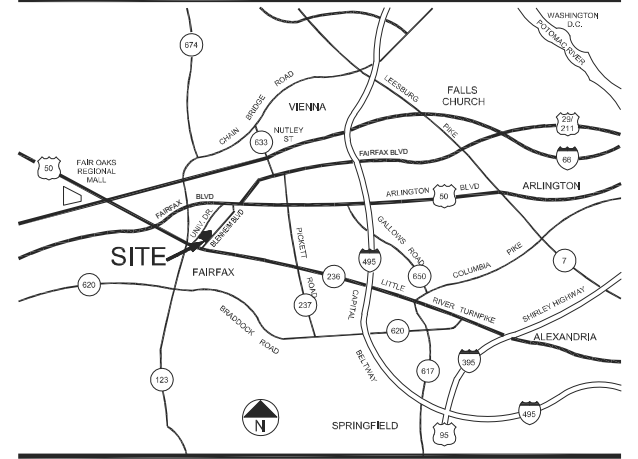
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



COURTHOUSE PLAZA

FAIRFAX CITY, VIRGINIA



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

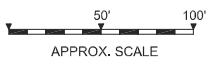
PAD A LAYERED 3,559 SF

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

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.



LEASING PLAN

COURTHOUSE PLAZA

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



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
 Suite 1000 West
 Bethesda, MD 20814
 (202) 293-4500
 FAX (202) 833-3013