

PICKETT SHOPPING CENTER Fairfax, VA 22031



PROJECT FACTS

GLA: 89,500 SF

- ▶ Community center located at the highly visible intersection of Little River Turnpike and Pickett Road
- ▶ Center is located in the affluent City of Fairfax where the HH median income is \$118,492 (Census Bureau, 2021)
- ▶ Major facade renovation completed 2015
- ▶ 60% of county residents have a Bachelor's Degree or higher
- ▶ 42,000 vehicles drive by the center daily

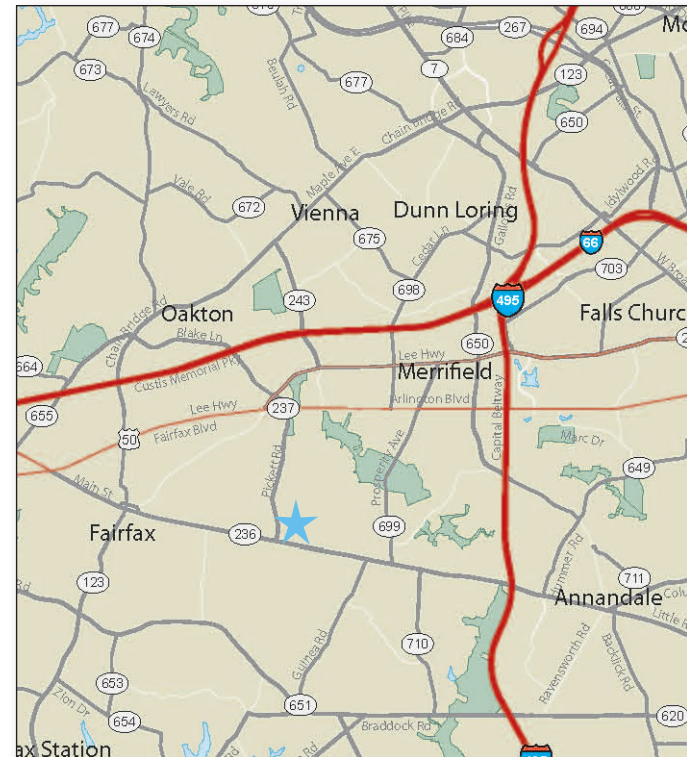
FEATURED TENANTS

Trader Joe's, Total Wine & More, Staples
AAA Mid-Atlantic

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	11,777	\$218,427	4,236
3 mile	125,976	\$215,398	42,296
5 mile	330,322	\$207,776	113,650

2024 ESRI



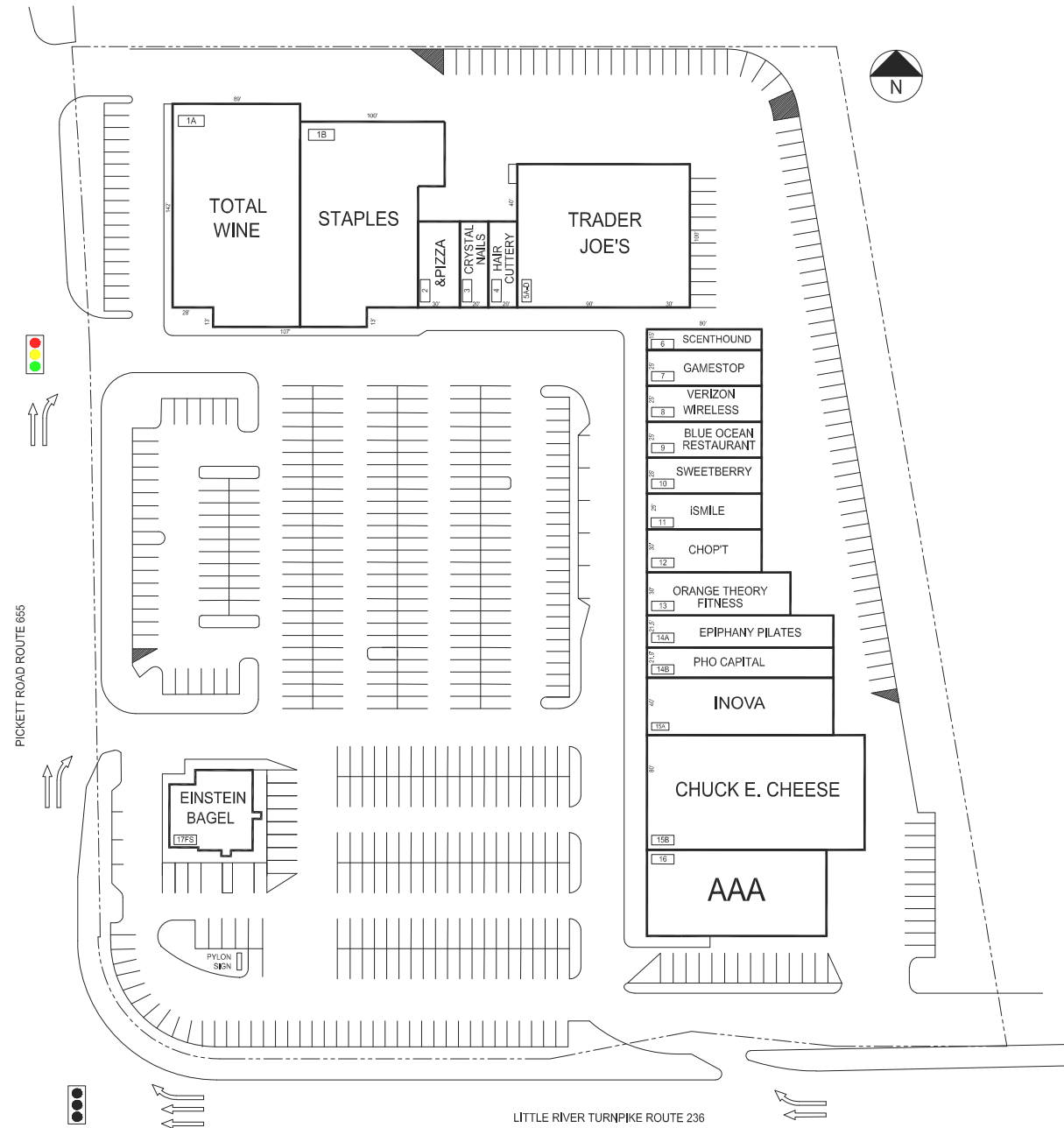
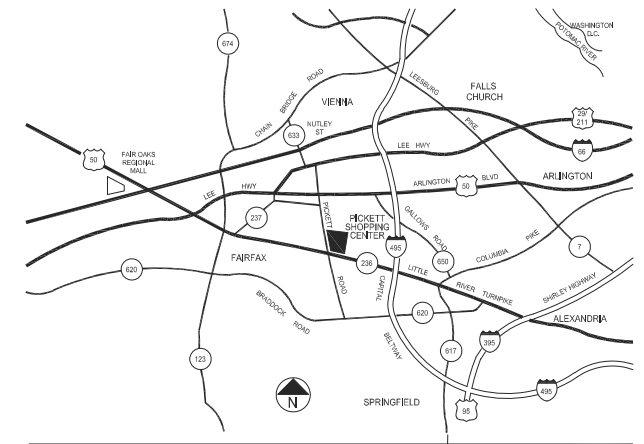
LOCATION
Little River Turnpike & Pickett Road - Fairfax, VA

LEASING CONTACT
Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



PICKETT SHOPPING CENTER

FAIRFAX CITY, VIRGINIA



TENANT ROSTER

1A	TOTAL WINE	12,814 SF	10	SWEETBERRY	2,000 SF
1B	STAPLES	12,730 SF	11	ISMILE	2,000 SF
2	&PIZZA	1,800 SF	12	CHOPT	2,400 SF
3	CRYSTAL NAILS	1,200 SF	13	ORANGE THEORY FITNESS	2,805 SF
4	HAIR CUTTERY	1,200 SF	14A	EPIPHANY PILATES	2,795 SF
5A-5D	TRADER JOE'S	12,000 SF	14B	PHO CAPITAL	2,795 SF
6	SCENTHOUND	1,200 SF	15A	INOVA	5,200 SF
7	GAMESTOP	2,000 SF	15B	CHUCK E CHEESE	12,250 SF
8	VERIZON WIRELESS	2,000 SF	16	AAA	7,500 SF
9	BLUE OCEAN	2,000 SF	17FS	EINSTEIN BAGELS	3,000 SF

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 89,369 SF
 ZONED = C-2
 REV. DATE = JUL 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.

50' 100'
 APPROX. SCALE

LEASING PLAN

PICKETT SHOPPING CENTER

LITTLE RIVER TURNPIKE, ROUTE 236
 & PICKETT ROAD, ROUTE 655
 FAIRFAX CITY, VIRGINIA 22031



COMBINED PROPERTIES INCORPORATED

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