



on the circle  
**SCOUT**®

**PROJECT FACTS**

- ▶ 29,200 SF of small shop retail
- ▶ 54,000 SF Giant Food grocer anchor
- ▶ Major mixed-use redevelopment with 400 apartment units
- ▶ Project features 2 parking garages as well as ample convenience parking
- ▶ Retail oriented to heavily trafficked Route 50 providing great visibility and access
- ▶ Project features multiple amenities including a large plaza and active streetscape

**2024 DEMOGRAPHICS**

	Population	Avg HH Income	Households
1 mile	20,248	\$197,722	7,752
3 mile	123,273	\$218,656	45,406
5 mile	329,508	\$210,652	117,289

2024 ESRI



**LOCATION**

Intersection of Routes 50 & 29 - Fairfax, VA

**LEASING CONTACT**

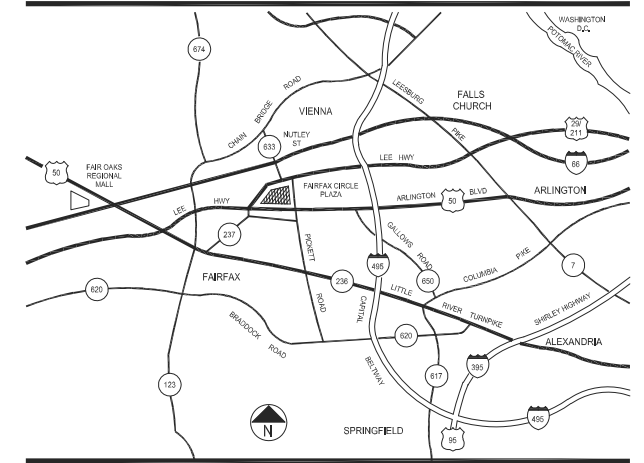
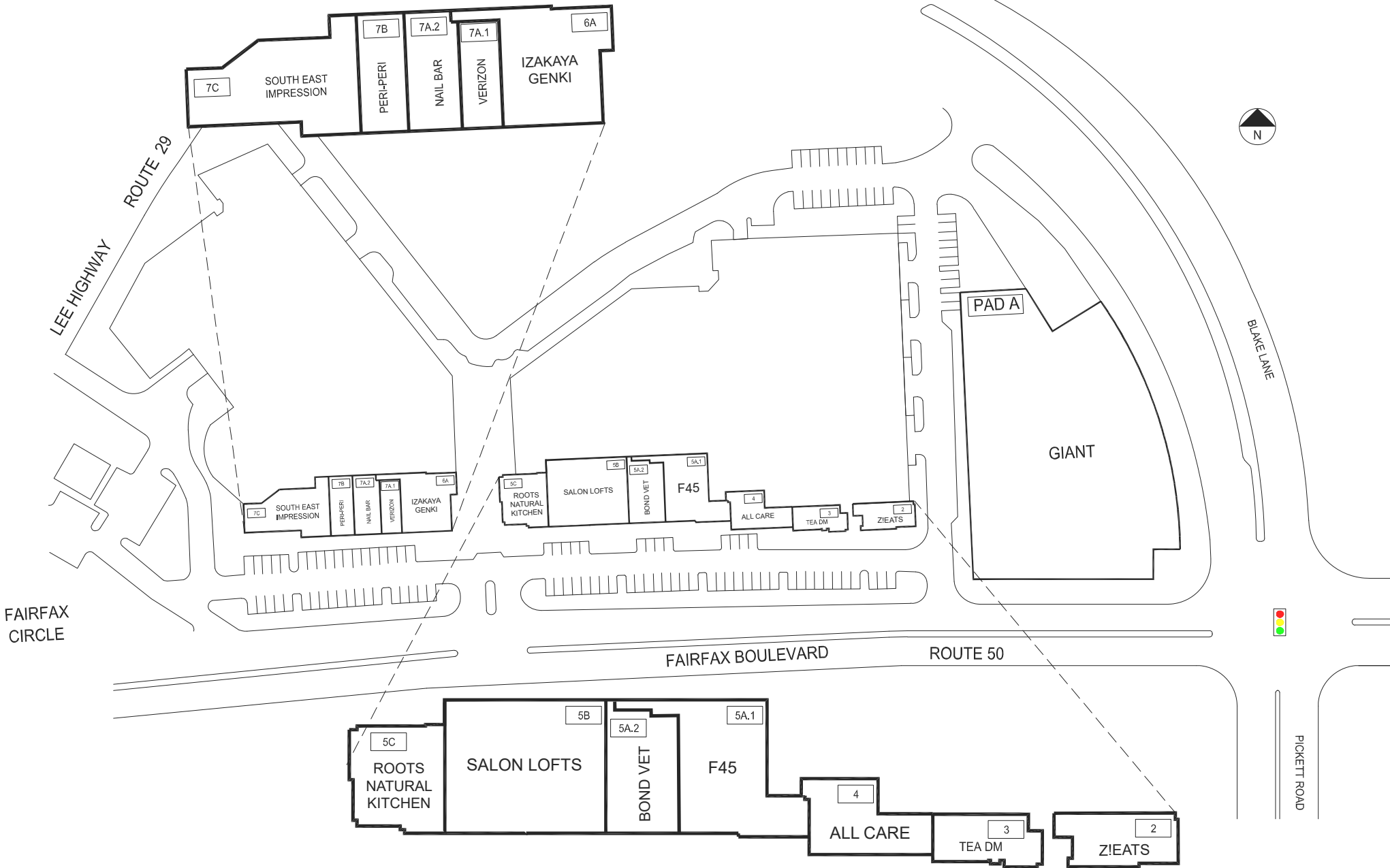
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# SCOUT ON THE CIRCLE

FAIRFAX CITY, VIRGINIA



## TENANT ROSTER

2	ZIEATS	1,377 SF	
3	TEA DM	1,338 SF	
4	ALL CARE FAMILY MEDICAL	1,666 SF	
5A.1	F45	2,609 SF	
5A.2	BOND VET	2,421 SF	
5B	SALON LOFTS	4,664 SF	
5C	ROOTS NATURAL KITCHEN	2,562 SF	
6A	IZAKAYA GENKI	3,853 SF	
7A.1	VERIZON	1,446 SF	
7A.2	NAIL BAR	1,544 SF	
7B	PERI-PERI	1,583 SF	
7C	SOUTH EAST IMPRESSION	4,104 SF	
PAD A GIANT		53,837 SF	
PARKING PROVIDED =			
PARKING REQUIRED =			
GLA AS PER RENT ROLL =		28,246 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 DRAWINGS 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

## SCOUT ON THE CIRCLE

U.S ROUTE 50 & ROUTE 29/211  
FAIRFAX CITY, VIRGINIA 22031



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