



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

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	20,526	\$184,604	7,858
3 mile	124,402	\$207,388	45,791
5 mile	332,736	\$202,332	118,382

2025 ESRI

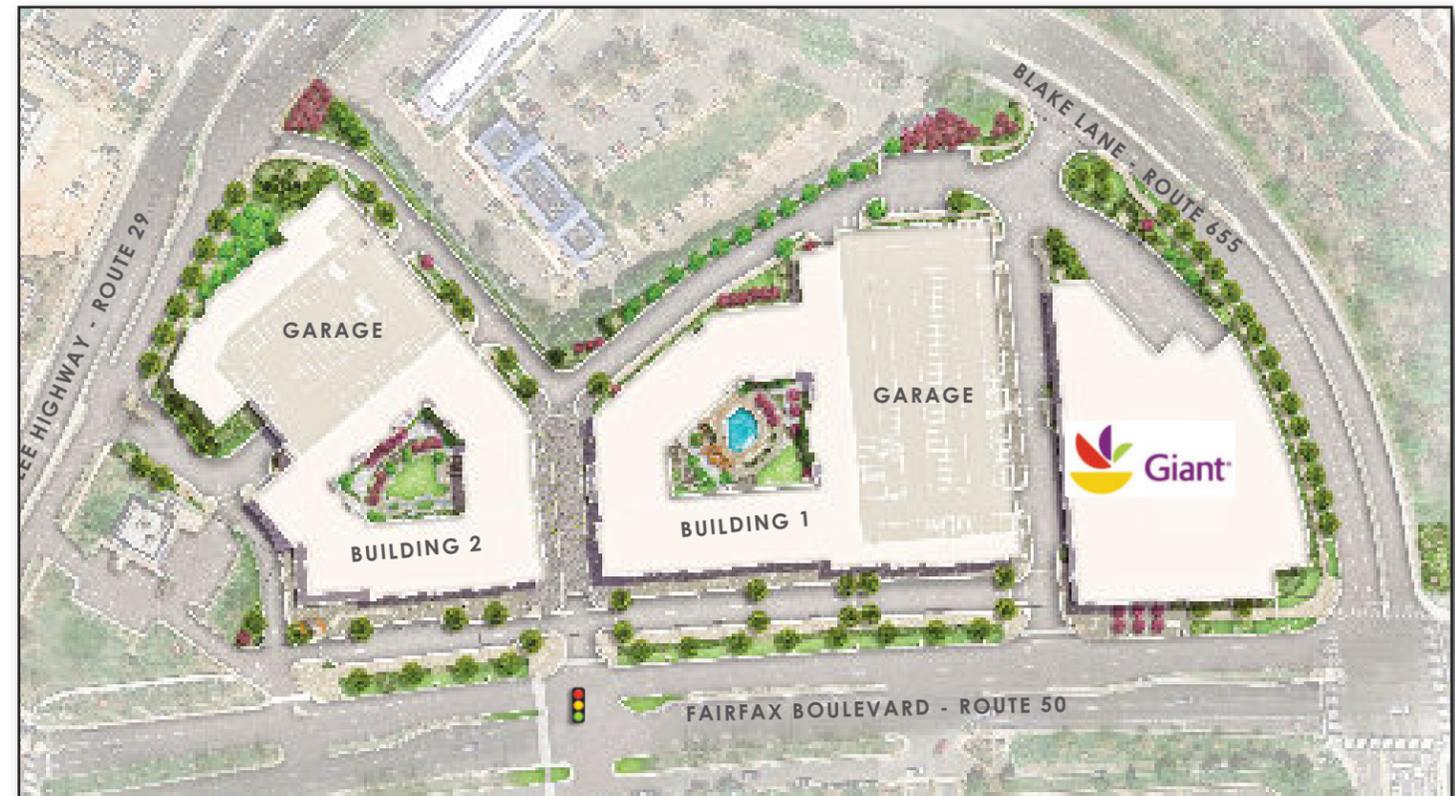


LOCATION

Intersection of Routes 50 & 29 - Fairfax, VA

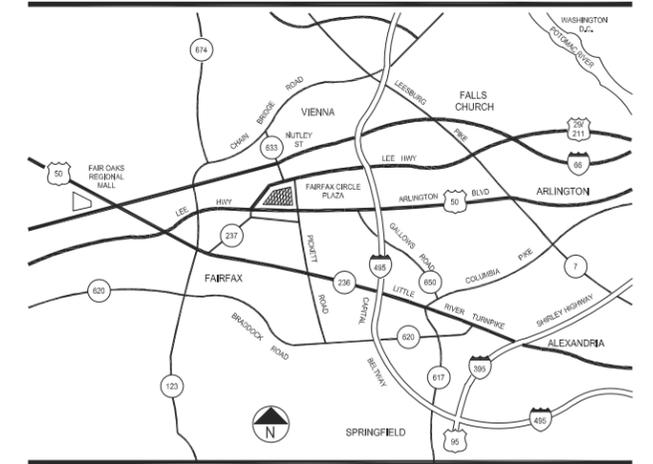
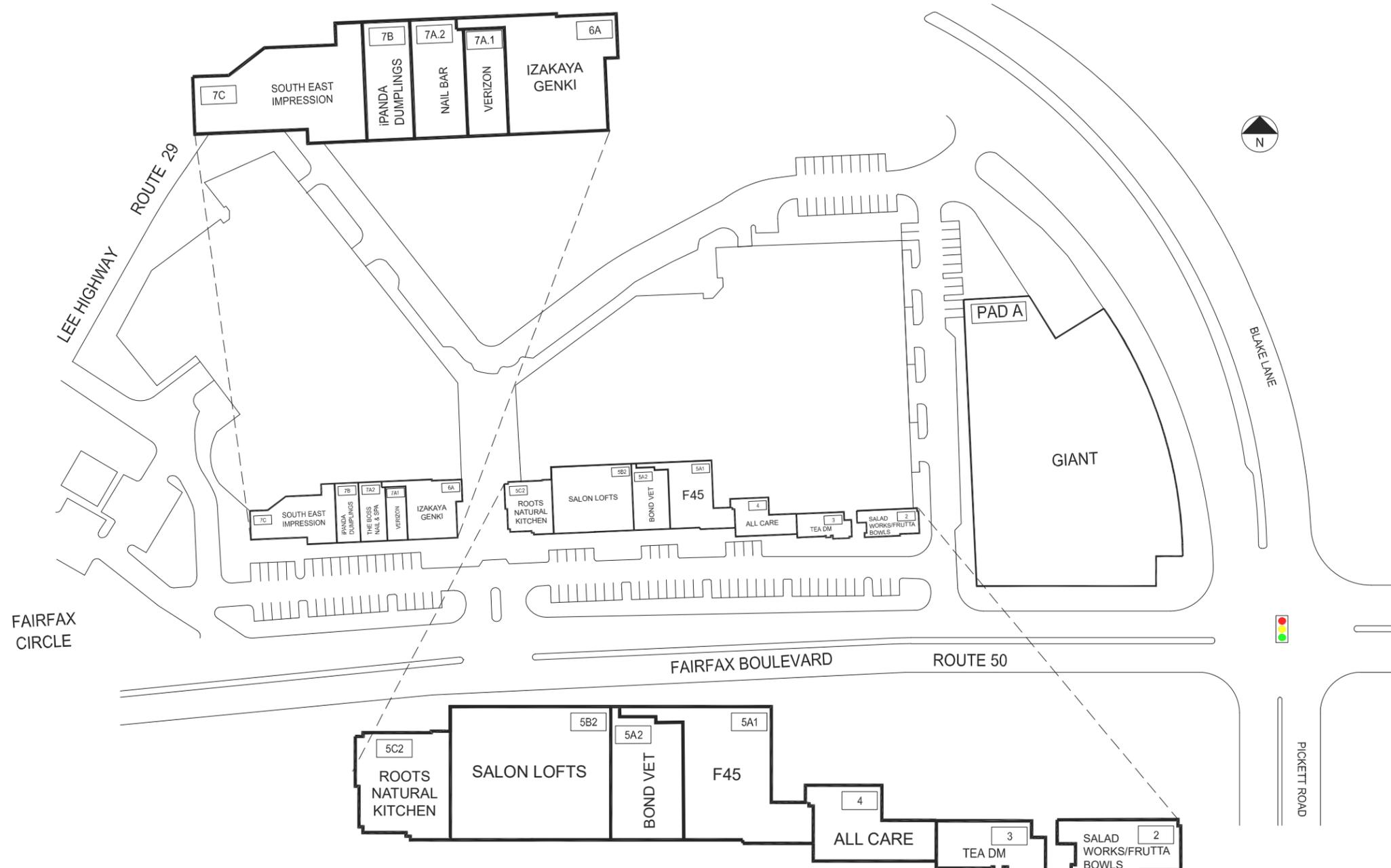
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



SCOUT ON THE CIRCLE

FAIRFAX CITY, VIRGINIA



TENANT ROSTER

2	SALAD WORKS/FRUTTA BOWLS	1,377 SF	
3	TEA DM	1,338 SF	
4	ALL CARE FAMILY MEDICAL	1,666 SF	
5A1	F45	2,609 SF	
5A2	BOND VET	2,421 SF	
5B2	SALON LOFTS	4,664 SF	
5C2	ROOTS NATURAL KITCHEN	2,562 SF	
6	IZAKAYA GENKI	3,853 SF	
7A1	VERIZON	1,446 SF	
7A2	THE BOSS NAIL & SPA	1,544 SF	
7B	IPANDA DUMPLINGS	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 =		FEB 2026	

SCOUT ON THE CIRCLE

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



COMBINED PROPERTIES INCORPORATED

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

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