TURNPIKE SHOPPING CENTER Fairfax, VA 22031

PROJECT FACTS

GLA: 103,250 SF

- Center is located in the affluent City of Fairfax where the HH median income is $118,492 (Census Bureau 2021)
- Upgraded access with traffic signal from Pickett Road
- 42,000 vehicles drive by the center daily

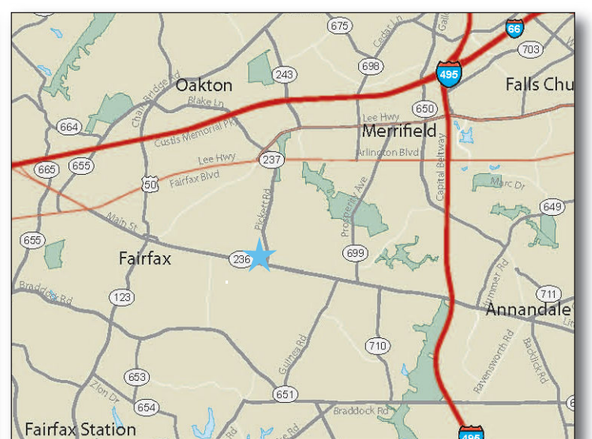
FEATURED TENANTS

Ross Dress for Less, PetSmart, Dollar Tree

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	11,137	$195,564	4,044
3 mile	129,569	$198,078	43,472
5 mile	329,096	$197,249	113,359

2025 ESRI



LOCATION

Main Street & Pickett Road - Fairfax, VA

LEASING CONTACT

Andrew Iszard
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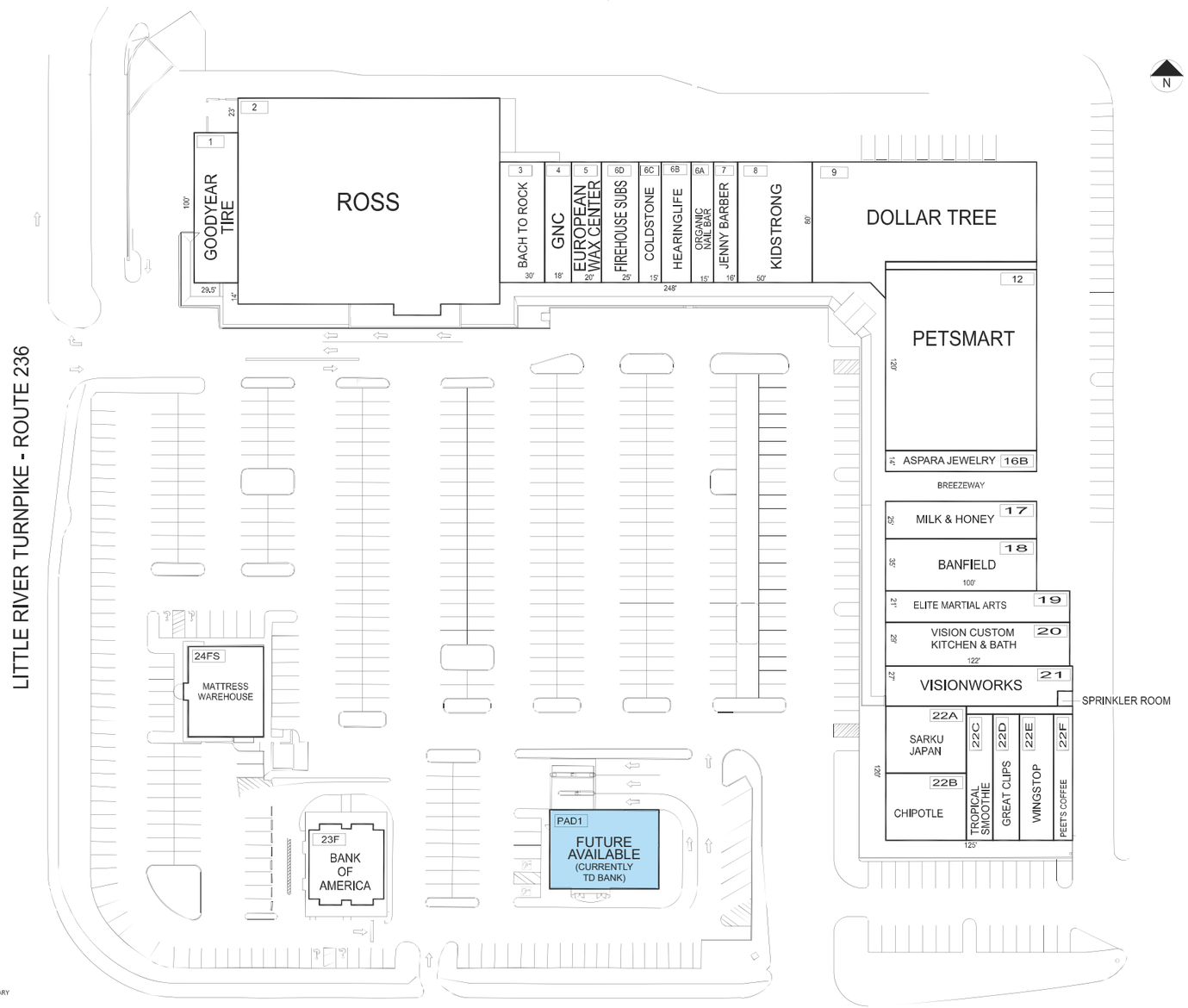
TURNPIKE SHOPPING CENTER

FAIRFAX CITY, VIRGINIA

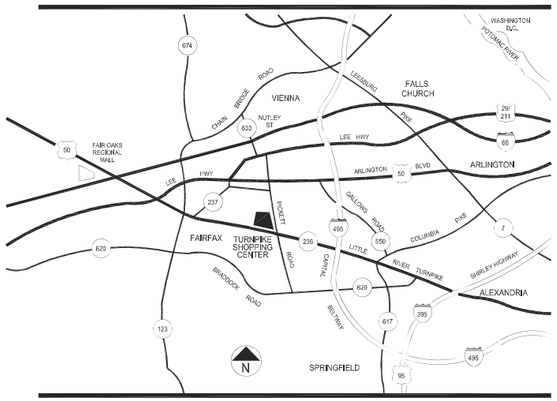


THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES 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.

20' 40' 100'

APPROX. SCALE

LEASING PLAN



TENANT ROSTER

1	GOODYEAR TIRE	3,000 SF
2	ROSS	24,125 SF
3	BACH TO ROCK	2,400 SF
4	GNC	1,440 SF
5	EUROPEAN WAX CENTER	1,600 SF
6A	ORGANIC NAIL BAR	1,200 SF
6B	HEARINGLIFE	1,600 SF
6C	COLDSTONE CREAMERY	1,176 SF
6D	FIREHOUSE SUBS	2,000 SF
7	JENNY BARBER	1,280 SF
8	KIDSTRONG	4,000 SF
9	DOLLAR TREE	10,609 SF
12-16	PETSMART	11,997 SF
16B	ASPARA JEWELRY	1,400 SF
PAD1	FUTURE AVAIL (TD BANK)	3,848 SF

17	MILK & HONEY	2,500 SF
18	BANFIELD	3,500 SF
19	ELITE MARTIAL ARTS	2,528 SF
20	VISION CUSTOM	3,565 SF
21	VISIONWORKS	3,100 SF
22A	SARKU JAPAN	2,200 SF
22B	CHIPOTLE	2,200 SF
22C	TROPICAL SMOOTHIE CAFE	1,400 SF
22D	GREAT CLIPS	1,205 SF
22E	WINGSTOP	2,119 SF
22F	PEET'S COFFEE	1,800 SF
23F	BANK OF AMERICA	2,500 SF
24FS	MATTRESS WAREHOUSE	3,000 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	103,255 SF
ZONED =	C-2
REV. DATE =	FEB 2026

TURNPIKE SHOPPING CENTER

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

COMBINED PROPERTIES INCORPORATED

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