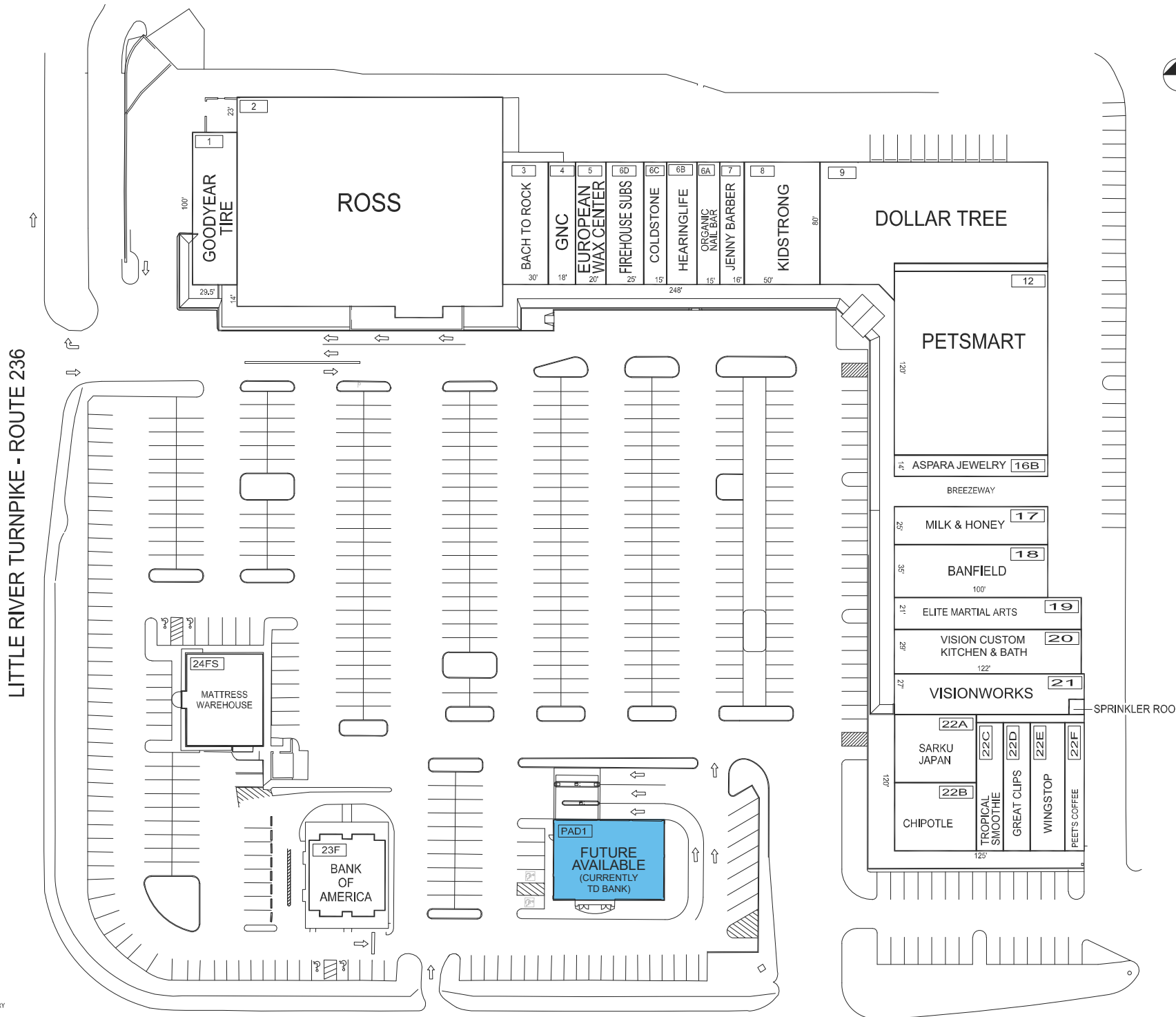


TURNPIKE SHOPPING CENTER

FAIRFAX CITY, VIRGINIA



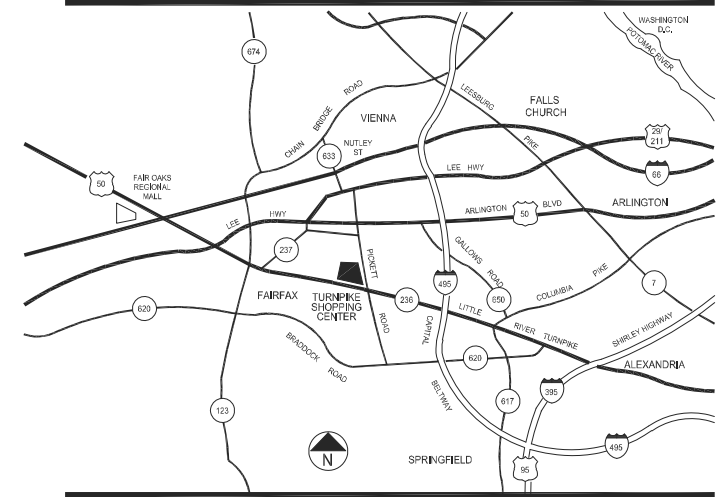
LITTLE RIVER TURNPIKE - ROUTE 236

PICKETT ROAD - ROUTE 655

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.

20' 40' 100'
APPROX. SCALE



TENANT ROSTER

| | | | | | |
|-------|---------------------|-----------|------|------------------------|----------|
| 1 | GOODYEAR TIRE | 3,000 SF | 17 | MILK & HONEY | 2,500 SF |
| 2 | ROSS | 24,125 SF | 18 | BANFIELD | 3,500 SF |
| 3 | BACH TO ROCK | 2,400 SF | 19 | ELITE MARTIAL ARTS | 2,528 SF |
| 4 | GNC | 1,440 SF | 20 | VISION CUSTOM | 3,565 SF |
| 5 | EUROPEAN WAX CENTER | 1,600 SF | 21 | VISIONWORKS | 3,100 SF |
| 6A | ORGANIC NAIL BAR | 1,200 SF | 22A | SARKU JAPAN | 2,200 SF |
| 6B | HEARINGLIFE | 1,600 SF | 22B | CHIPOTLE | 2,200 SF |
| 6C | COLDSTONE CREAMERY | 1,176 SF | 22C | TROPICAL SMOOTHIE CAFE | 1,400 SF |
| 6D | FIREHOUSE SUBS | 2,000 SF | 22D | GREAT CLIPS | 1,205 SF |
| 7 | JENNY BARBER | 1,280 SF | 22E | WINGSTOP | 2,119 SF |
| 8 | KIDSTRONG | 4,000 SF | 22F | PEET'S COFFEE | 1,800 SF |
| 9 | DOLLAR TREE | 10,609 SF | 23F | BANK OF AMERICA | 2,500 SF |
| 12-16 | PETSMART | 11,997 SF | 24FS | MATTRESS WAREHOUSE | 3,000 SF |
| 16B | ASPARA JEWELRY | 1,400 SF | | | |

PAD1 FUTURE AVAIL (TD BANK) 3,848 SF

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

TURNPIKE SHOPPING CENTER

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



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