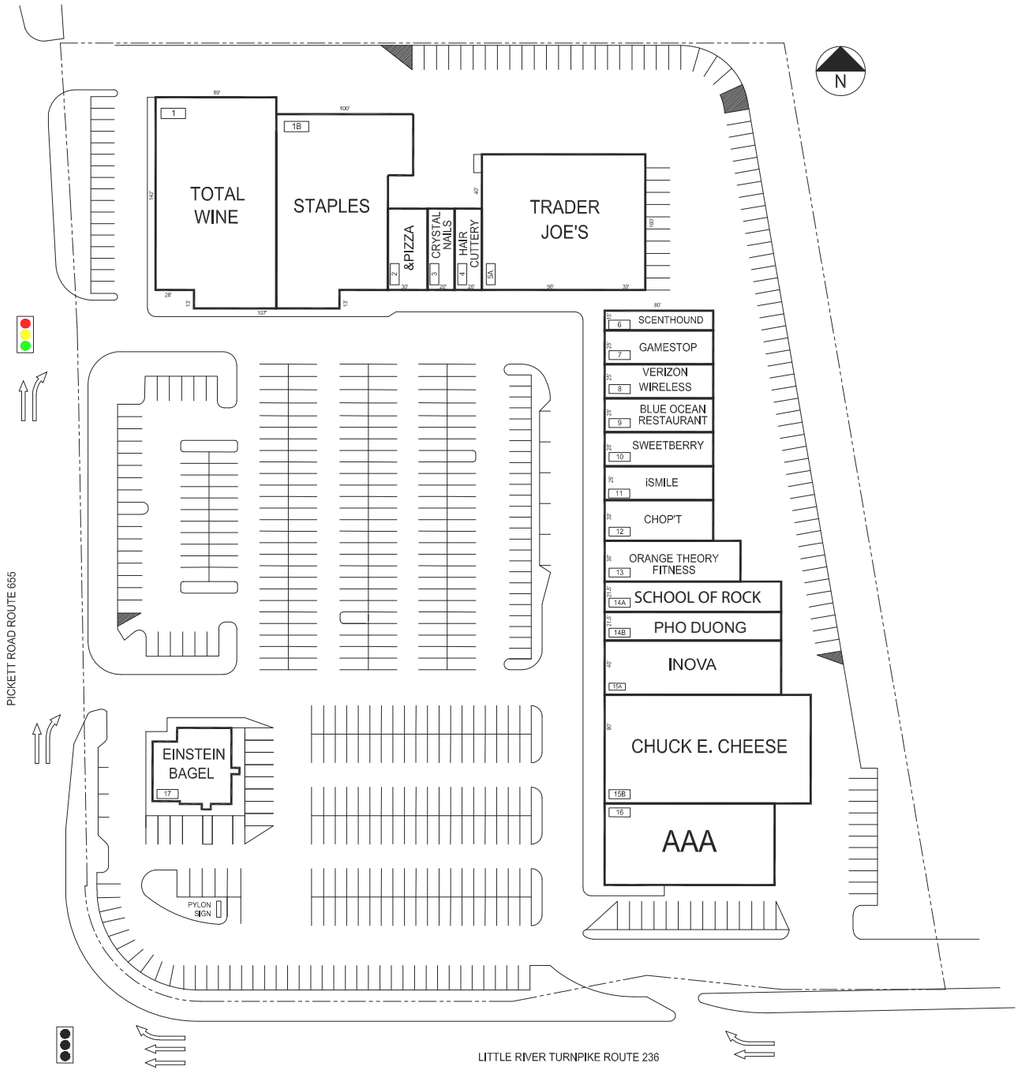
PICKETT SHOPPING CENTER

FAIRFAX CITY, VIRGINIA

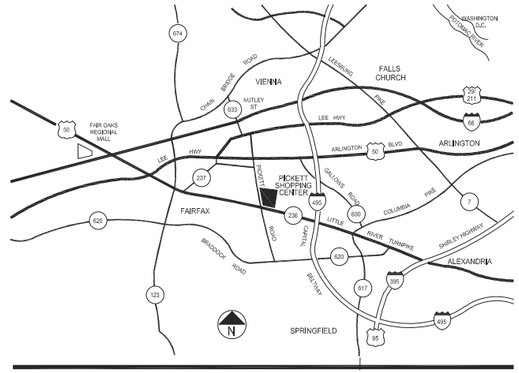


THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES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

50' 100'

APPROX. SCALE

LEASING PLAN



TENANT ROSTER

1	TOTAL WINE	12,814 SF
1B	STAPLES	12,730 SF
2	&PIZZA	1,800 SF
3	CRYSTAL NAILS	1,200 SF
4	HAIR CUTTERY	1,200 SF
5A	TRADER JOE'S	12,000 SF
6	SCENTHOUND	1,200 SF
7	GAMESTOP	2,000 SF
8	VERIZON WIRELESS	2,000 SF
9	BLUE OCEAN	2,000 SF

10	SWEETBERRY	2,000 SF
11	iSMILE	2,000 SF
12	CHOP'T	2,400 SF
13	ORANGE THEORY FITNESS	2,805 SF
14A	SCHOOL OF ROCK	2,795 SF
14B	PHO DUONG	2,795 SF
15A	INOVA	5,200 SF
15B	CHUCK E CHEESE	12,250 SF
16	AAA	7,500 SF
17	EINSTEIN BAGELS	3,000 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	89,369 SF
ZONED =	C-2
REV. DATE =	FEB 2026

PICKETT SHOPPING CENTER

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

COMBINED PROPERTIES INCORPORATED

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