

MERRIFIELD TOWN CENTER

FLAGSHIP RETAIL
OPPORTUNITY
IN THE HEART OF THE
MOZAIC DISTRICT



8191 STRAWBERRY LANE
FALLS CHURCH, VA

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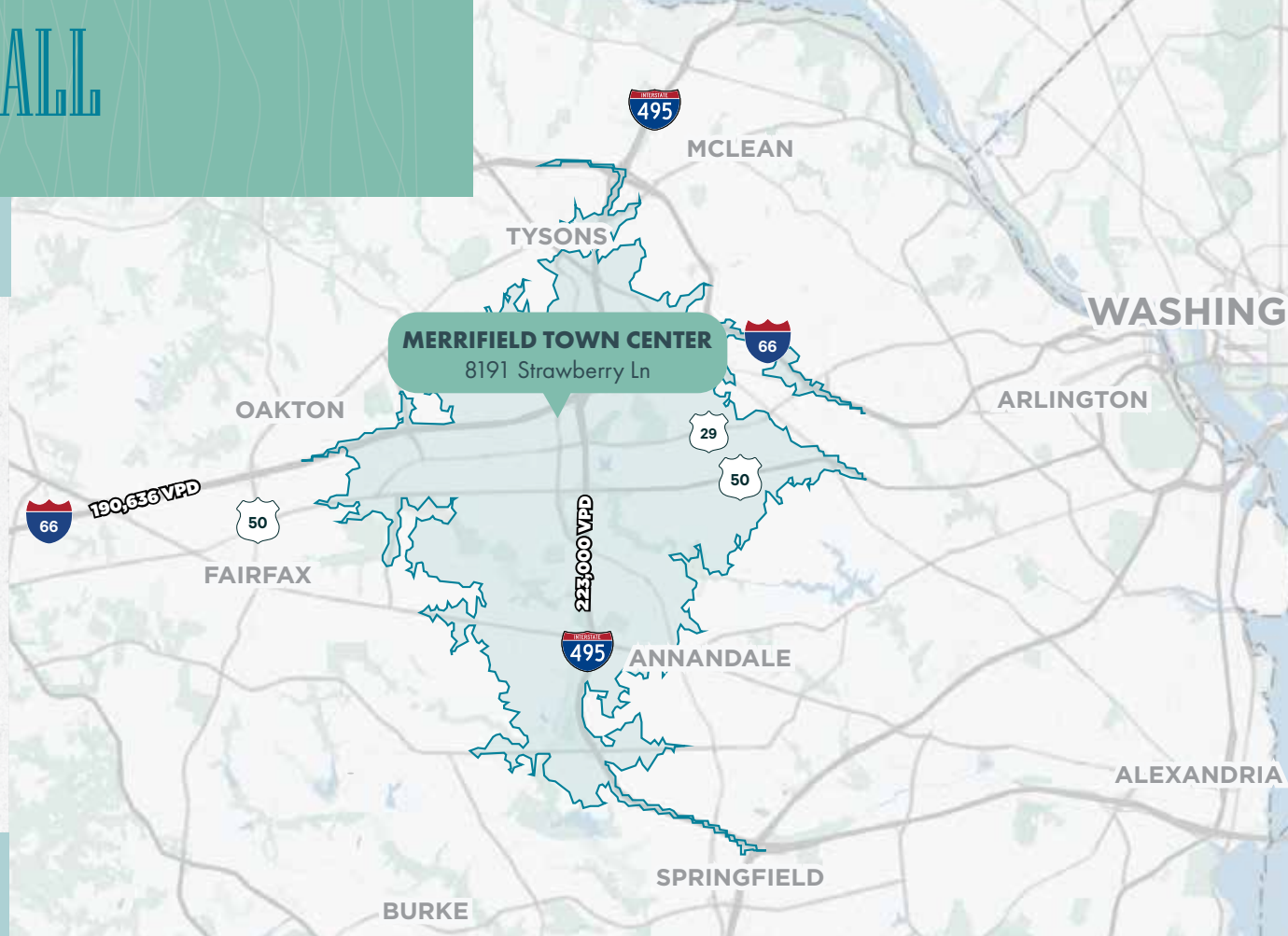
AT THE CENTER OF IT ALL

10 MINUTE DRIVE TIME

AREA DEMOGRAPHICS

 POPULATION	194,146
 DAYTIME POPULATION	239,987
 HOUSEHOLDS	70,869
 AVG. HH INCOME	\$190,178
 BACHELOR'S DEGREE +	32.4%

MERRIFIELD TOWN CENTER



Merrifield Town Center sits at the center of one of Northern Virginia's most active mixed-use hubs, offering strong visibility and connectivity at the crossroads of Fairfax County's established residential and office base. Positioned directly adjacent to the Mosaic District shopping center, the location benefits from built-in synergy with one of the region's most popular dining, retail, and entertainment destinations.

Just steps away, lively streets and gathering spaces are lined with restaurants, fitness concepts, entertainment venues, and everyday conveniences—creating a walkable, energetic environment that drives foot traffic throughout the day and into the evening. Seamless access to I-495, Route 50, and the Dunn Loring–Merrifield Metro Station further enhances accessibility for both local residents and regional visitors.

With its central location and proximity to the Mosaic District, Merrifield Town Center offers retailers a high-profile opportunity to engage an affluent, active, and highly connected customer base in one of Fairfax County's most sought-after destinations.

MODERA AVENIR PLACE








1,729 RPD
M Dunn Loring
Merrifield

126,000 VPD



MERRIFIELD TOWN CENTER









MERRIFIELD PLAZA






MOSAIC DISTRICT





 BARNES & NOBLE sweetgreen




 bloomingdale's POTTERY BARN
 WILLIAMS SONOMA KENDRA SCOTT
 TED'S BULLETIN west elm BLUEMERCURY

Lee Hwy

36,735 VPD



YORKTOWNE PLAZA SC




 BANK OF AMERICA

Gallows Road 50,143 VPD

171,000 VPD

Fairview Park Dr

FAIRFAX PLAZA



 UNIQUE THRIFT STORE

45,124 VPD



MERRIFIELD MARKET OVERVIEW

CrossFit

eorepower
YOGA



Panera
BREAD



FedEx



Full
Access



Lee Hwy



36,735 VPD

50,143 VPD



Full
Access

MOSAIC DISTRICT



BARNES & NOBLE sweetgreen



blommingdales POTTERY BARN
WILLIAMS SONOMA KENDRA SCOTT
TED'S BULLETIN west elm BLUEMERCURY

Strawberry Ln

Gallows Rd



MERRIFIELD TOWN CENTER



84,928 SF of street-level retail



270 luxury apartments



Situated adjacent to the 31
acre Mosaic District

MOSAIC DISTRICT MARKET

OPPORTUNITY HIGHLIGHTS

- 10,121 SF Flagship opportunity in Merrifield Town Center, benefiting from it's proximity to Mosaic District, Northern Virginia's premier lifestyle center
- Positioned on the corner at the signalized intersection of Gallows Road (50,143 VPD) and Strawberry Lane (4,141 VPD), ensuring maximum brand visibility and signage impact.
- Strategically positioned near I-495 (171,000 VPD), I-66 (126,000 VPD), and US-29 (36,735 VPD), drawing customers from all over Northern Virginia
- Built-In customer base fueled by strong incomes, dense housing, and a high-spending customer base





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