

Van Metre



UNIVERSITY MALL

FAIRFAX, VA

RENTAL SPACE AVAILABLE

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PROPERTY HIGHLIGHTS

AVAILABILITY:
One space of 3,250 SF with Braddock Road frontage available 11/1/26.

KEY VISIBILITY:
Major intersection of Braddock Rd. & Rt. 123.

CAPTIVE AUDIENCE:
Adjacent to George Mason University, the largest public research university in Virginia with approximately 40,000 students.

OUTSTANDING PERFORMANCE:
Placer.ai ranks University Mall in the top 97% of neighborhood shopping centers nationwide based on customer visits, with most individual chain tenants ranking in the top 90% of their respective chains.

	1 MILE	3 MILES	5 MILES
POPULATION 2024 Estimate	13,588	102,573	248,890
HOUSEHOLDS 2024 Estimate	2,619	33,747	86,856
2024 MEDIAN HOUSEHOLD INCOME	\$180,096	\$156,902	\$161,254
2023 VDOT AADT Rt. 123 Ox Rd. (28,000 ADT) Rt. 620 Braddock Rd. (36,300 ADT)			



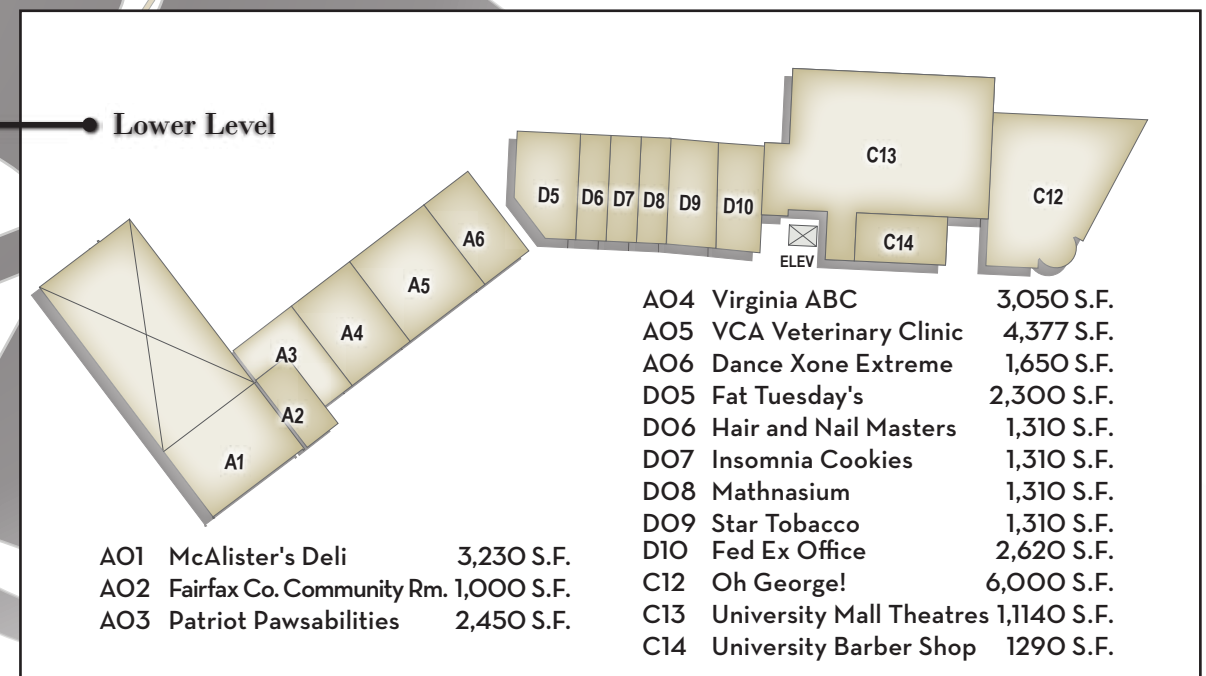
FOR MORE INFORMATION PLEASE CONTACT: TY HAUSCH | THAUSCH@VANMETRECOMPANIES.COM | 703.272.2680

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BLD-A	Giant Food	5,0816 S.F.
BLD-E1	Dentistry for Children	5,000 S.F.
BLD-F1	Teddy Bear Day Care	6,000 S.F.
BLD-F2	Children's Medical Associates	7,500 S.F.
BLD-G1	Cardinal Bank	3,000 S.F.
BLD-G2	Wendy's	3,000 S.F.
BLD-J	Verizon/The Cellular Connection	1,300 S.F.
BLD-K	Velocity Wings	2,655 S.F.
BLD-L	Sunoco	2,328 S.F.

BO1	Tropical Smoothie Café	980 S.F.
BO2	Another Broken Egg	4,300 S.F.
BO3	University Tailor Shop	880 S.F.
BO4	Domino's Pizza	1,450 S.F.
BO5	Samurai Japanese Steakhouse & Sushi Bar	5,400 S.F.
BO6	Chatime	1,310 S.F.
BO7	Dunkin' Donuts	1,310 S.F.
BO8	Taco Bamba	1,310 S.F.
BO9	The Halal Guys	1,310 S.F.
CO1	Regency Cleaners	2,000 S.F.
CO2	Bandito's Bar & Kitchen	6,000 S.F.
CO3	Act II Salon	1,442 S.F.
CO4	Bangkok Golden Thai Restaurant	1,650 S.F.
CO5/6/7	Anytime Fitness	3,960 S.F.
CO8/9	Tumbles	3,031 S.F.
C10	AVAILABLE	3,250 S.F.
C11	Sola Salon Studios	6,015 S.F.
DO1	The Amazing Comic Shop	2,300 S.F.
DO2	The Black Belt Academy	3,930 S.F.
DO3A	Banh Mi Ong Beo	1,286 S.F.
DO3B	Suit Up	1,286 S.F.
DO4	Dale P. Shewmaker, DDS	1,310 S.F.



AO1	McAlister's Deli	3,230 S.F.
AO2	Fairfax Co. Community Rm.	1,000 S.F.
AO3	Patriot Pawsabilities	2,450 S.F.

AO4	Virginia ABC	3,050 S.F.
AO5	VCA Veterinary Clinic	4,377 S.F.
AO6	Dance Xone Extreme	1,650 S.F.
DO5	Fat Tuesday's	2,300 S.F.
DO6	Hair and Nail Masters	1,310 S.F.
DO7	Insomnia Cookies	1,310 S.F.
DO8	Mathnasium	1,310 S.F.
DO9	Star Tobacco	1,310 S.F.
D10	Fed Ex Office	2,620 S.F.
C12	Oh George!	6,000 S.F.
C13	University Mall Theatres	1,1140 S.F.
C14	University Barber Shop	1290 S.F.