



NEARBY RETAILERS



- 3,911 SF space potentially available 1/1/27
- *Upgrades Completed!* Façade renovation, new awning, resurfacing and restriping of parking lot, LED lighting, and new landscaping.
- Highly visible retail center on Lee Highway near the epicenter of Fairfax.

BETH SARGENT

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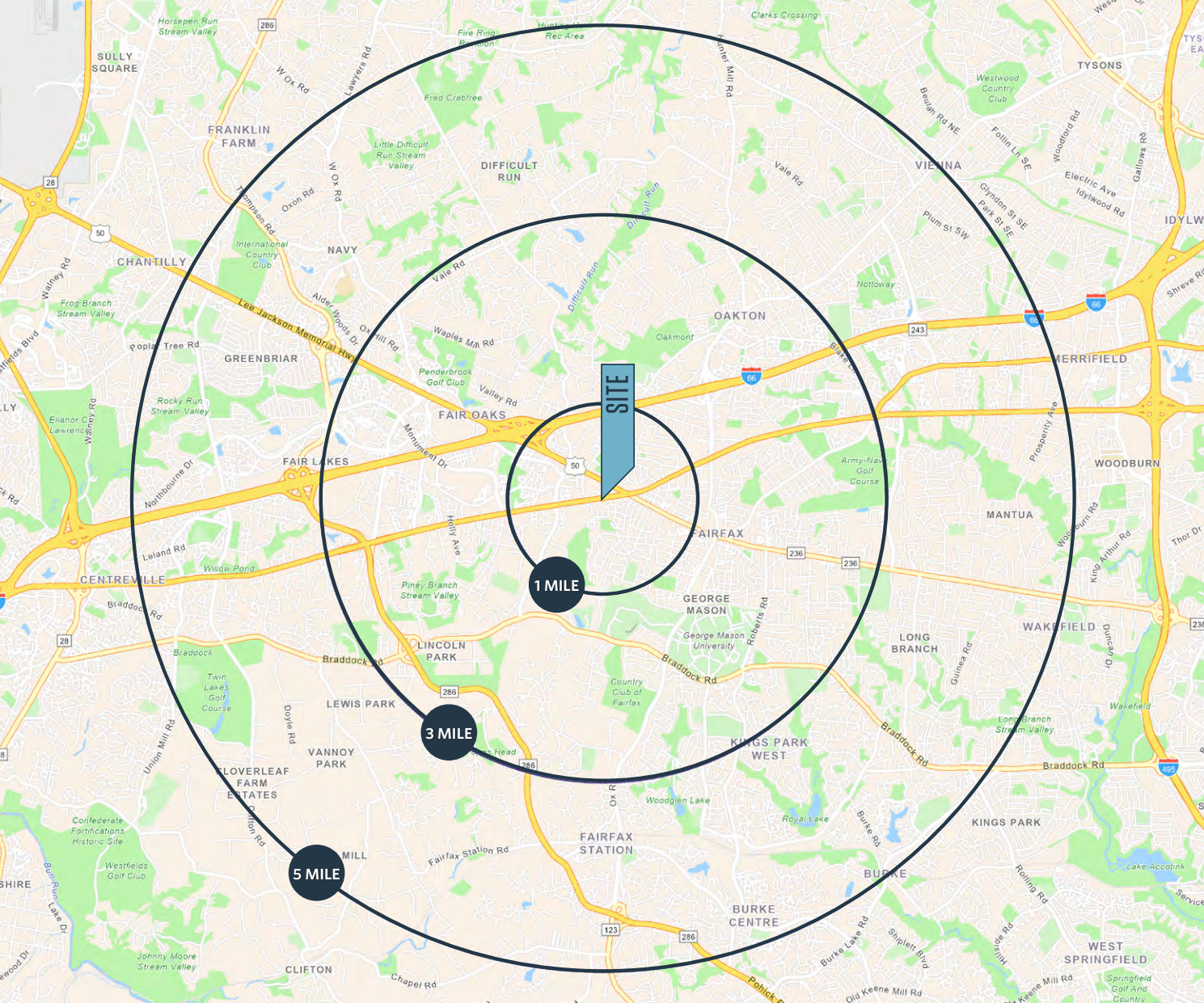
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LOCATION

AMERICA'S BEST SHOPPING CENTER

11123 LEE HWY, FAIRFAX, VA 22030, CITY OF FAIRFAX



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
17,628	103,061	259,461
Daytime Population		
25,095	134,533	262,318
Households		
6,719	36,973	90,601
Average HH Income		
\$178,615	\$184,010	\$210,336

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2024:

Lee Highway	32,542 ADT
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SITE PLAN

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MONUMENT SIGNAGE



DISCREET LISTING
CURRENTLY OCCUPIED BY
INDUS SALON & BOUTIQUE
(THIS TENANT IS OPEN AND OPERATING;
PLEASE DO NOT DISTURB.)

LOWER LEVEL



AERIAL





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FOR MORE INFORMATION, PLEASE CONTACT:

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