



# 10403 Main Street Fairfax, VA 22030

## Ellicott Building Condominium

Located in the heart of Fairfax City and just minutes from George Mason University—which has seen significant growth in its student population and continues to expand—this 1,150 SF restaurant/retail space offers excellent visibility on two sides of the street. The property includes dedicated owner parking, with additional public parking conveniently located across the street.

The current tenant has occupied the space for 15 years. During the COVID years, the landlord extended the lease through 2029 under more favorable terms to support the tenant.

This is a great opportunity to own a retail space in vibrant, historic Fairfax City (note: the building itself is not designated as historic).

Category	Within 2 Miles
Population	18,635
Households	5,010
Median Age	31.2
Median Household Income	\$137,005
Avg Household Income	\$155,614
Daytime Employees	22,867
Population Growth (2024–2029)	3.64%
Household Growth (2024–2029)	5.59%
Traffic Volume on Main Street	10,971 cars/day



**Erika Garcia**

Cell: 703-628-6622

Erika.Garcia@LNF.com

www.LongAndFoster.com/ErikaGarcia

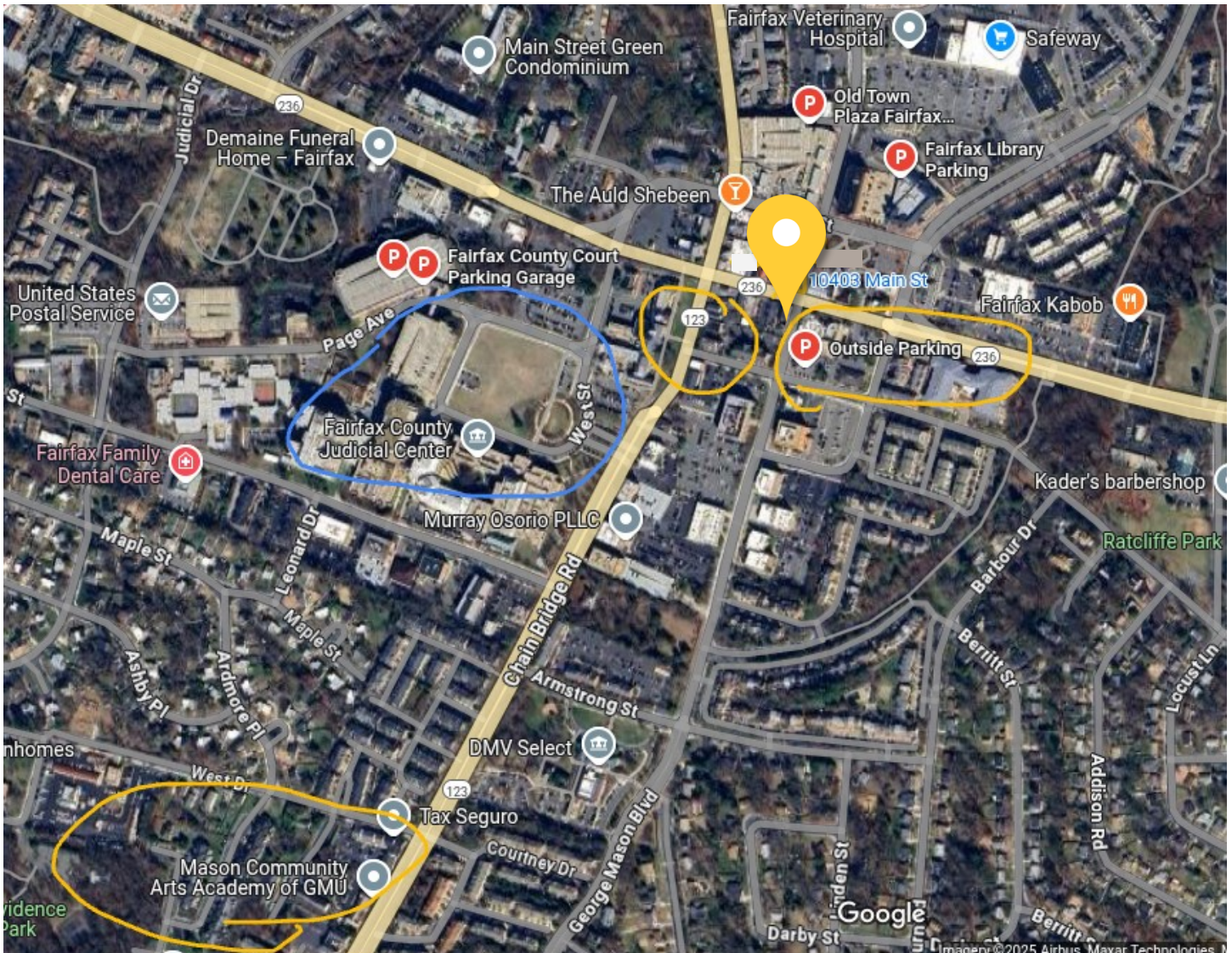
438 Maple Avenue E  
Vienna, VA 22180  
Office: 703-938-4200



Information deemed reliable but not guaranteed.  
All measurements are approximate.

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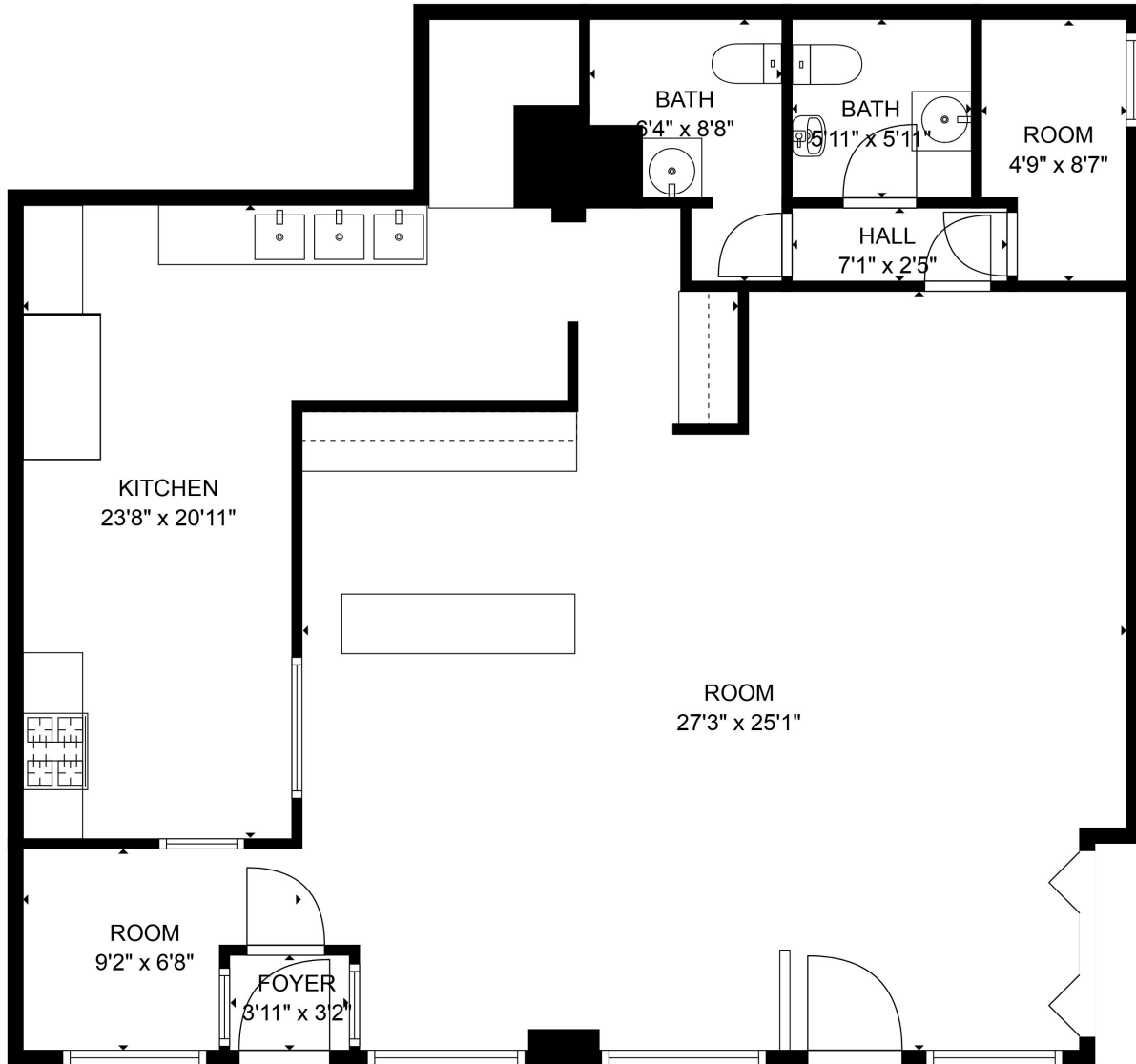
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TOTAL: 1150 sq. ft  
FLOOR 1: 1150 sq. ft

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