



**4000 Burke Station Road Fairfax, VA 22032**

**Automotive Sales Lot for Lease / Retail Property For Lease**

**Kevin Brandes //**  
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**PROPERTY DESCRIPTION**

ONE Street Commercial Properties is proud to offer a rare leasing opportunity for a car sales lot at 4000 Burke Station Road.

This prime property is strategically positioned to benefit from its adjacency to other car dealerships and related automotive businesses, offering exceptional visibility and accessibility. Located in the sought-after Burke submarket of Fairfax County, VA, this space provides an ideal foundation for a thriving car dealership. With convenient access to Route 652, Route 123, Route 286, and I-495, combined with a dense surrounding residential base and nearby amenities, this property is poised to support a successful automotive business venture.

**PROPERTY HIGHLIGHTS**

- 40,000 Traffic Volume Daily
- 2,380 SF Showroom with offices
- The site can accommodate approximately 30–35 vehicles for display

**OFFERING SUMMARY**

Lease Rate:	Subject to Offer
Available SF:	2,380 SF
Lot Size:	20,672 SF
Vehicle Count Per Day	40,000

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>10 MILES</b>
Total Households	3,913	41,427	421,659
Total Population	10,793	120,852	1,129,909
Average HH Income	\$196,117	\$184,265	\$186,983

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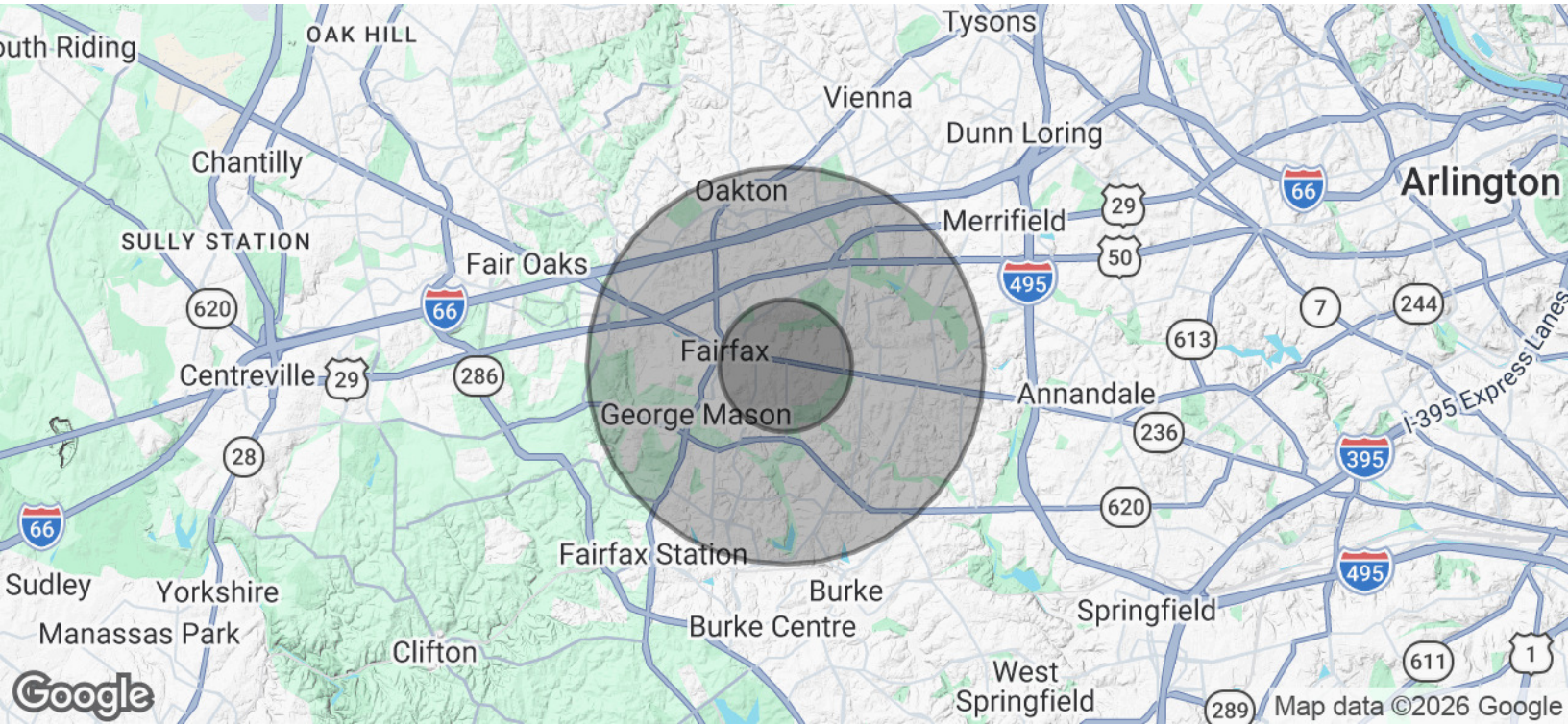


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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>10 MILES</b>
Total Population	10,793	120,852	1,129,909
Average Age	39.4	38.2	39.9
Average Age (Male)	37.7	37.3	39.1
Average Age (Female)	41.6	38.9	40.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>10 MILES</b>
Total Households	3,913	41,427	421,659
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$196,117	\$184,265	\$186,983
Average House Value	\$781,878	\$735,880	\$776,328

**TRAFFIC COUNTS**

40,000/day

2023 American Community Survey (ACS)

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