



# ANCHORED PAD SITE IN OUTSTANDING TRADE AREA

10301 New Guinea Rd | Fairfax, VA 22032

± 0.86 Acre  
Pad Site

4,000 SF  
Maximum  
Buildable  
Footprint



## HIGHLIGHTS:

- Adjacent to 111,000 SF  Store
- Rare pad opportunity in a limited supply market
- Ingress and egress via traffic signal intersection
- Excellent population density and household incomes
- Subject to Standard Target Deed Restrictions



### 2019 TRAFFIC COUNTS

Roberts Pkwy (Rte 28): 16,678 AADT  
New Guinea Rd: 12,860 AADT



### DEMOGRAPHICS\*

	1-mile	3-miles	5-miles
Population	17,742	97,990	226,985
Households	6,263	16,136	74,387
Med HH Income	\$123,152	\$144,992	\$140,466
Med Housing Value	\$460,147	\$556,137	\$570,307

\*Demographics are 2019 Estimates © 2019 SITES USA, INC.

Interested in more information? Contact:

**GEORGE GALLOWAY** | [ggalloway@nextrealtymidatlantic.com](mailto:ggalloway@nextrealtymidatlantic.com) | 703.442.8807  
**ANDREW S. TKACH** | [atkach@nextrealtymidatlantic.com](mailto:atkach@nextrealtymidatlantic.com) | 703.442.8843

# MARKET AERIAL

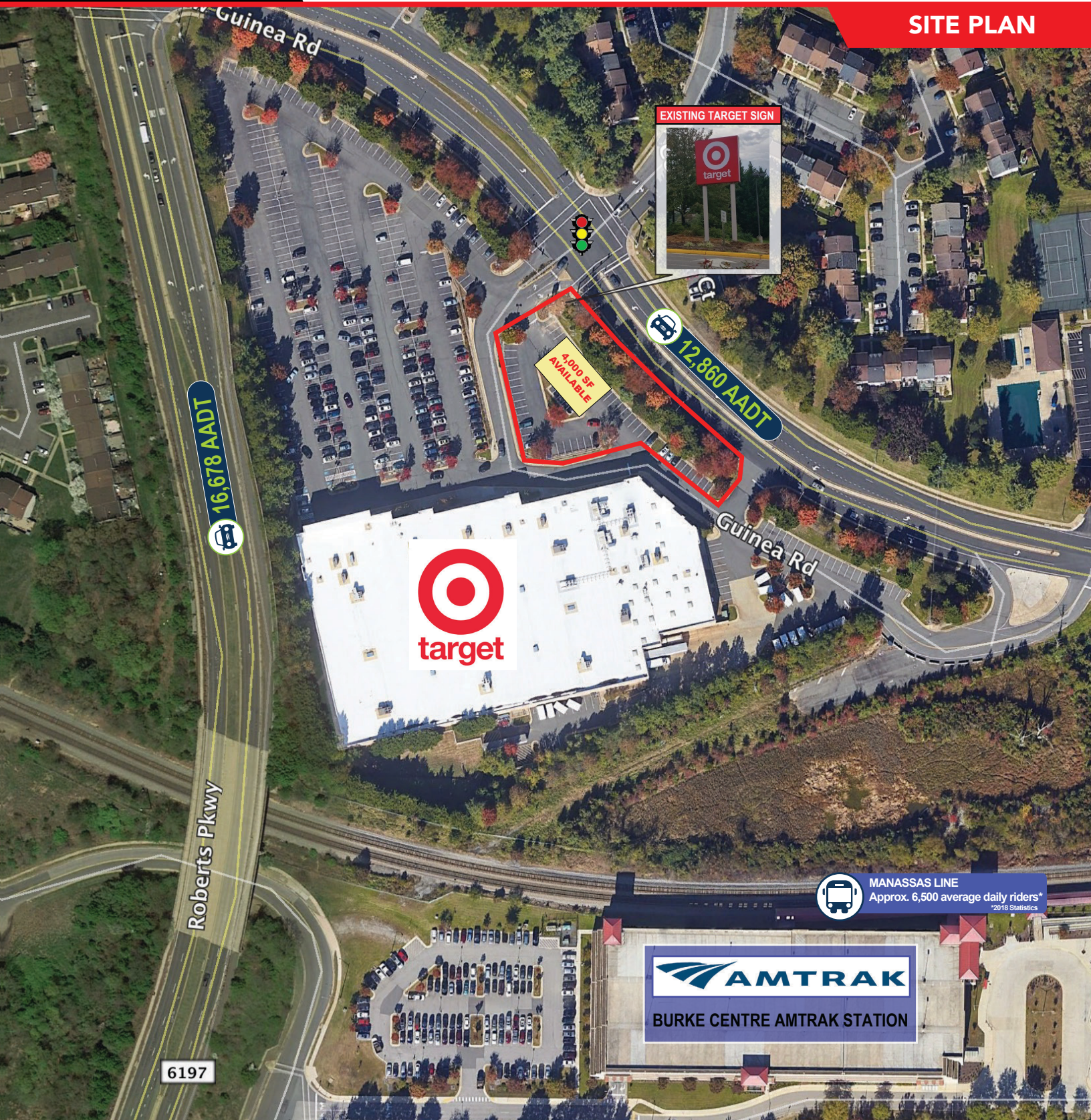




# ANCHORED PAD SITE IN OUTSTANDING TRADE AREA

10301 New Guinea Rd | Fairfax, VA 22032

SITE PLAN



Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy.

Interested in more information? Contact:

GEORGE GALLOWAY | [ggalloway@nextrealtymidatlantic.com](mailto:ggalloway@nextrealtymidatlantic.com) | 703.442.8807  
ANDREW S. TKACH | [atkach@nextrealtymidatlantic.com](mailto:atkach@nextrealtymidatlantic.com) | 703.442.8843