



FAIRFAX  
C O R N E R

# RETAIL SPACES FOR LEASE

2ND FLOOR RETAIL SPACES  
2,433 - 4,890 SF

4211 Fairfax Corner Ave E, Fairfax, VA 22030



ANDREW TKACH:  
atkach@nextrealtymidatlantic.com  
703.442.8843

GRAY MCGREGOR:  
gmcgregor@nextrealtymidatlantic.com  
703.442.8834

 PETERSON  
COMPANIES

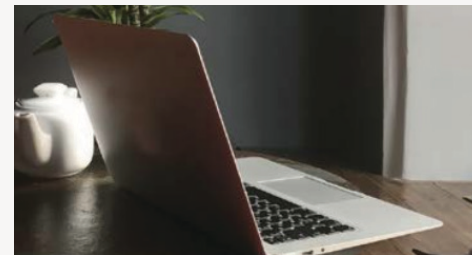
Next  
REALTY  
MID-ATLANTIC

# Demographic Overview

\*Demographics are 2023 Estimates © 2023 SITES USA, Inc.

	1-mile	3-miles	5-miles
Population	23,133	93,337	260,580
Households	10,481	35,305	92,095
Median HH Income	\$134,377	\$161,607	\$172,449
Daytime Population	16,741	79,437	179,322

- Anchored by REI, Arhaus, Cinemark, Coastal Flats, PF Changs and Uncle Julio's.
- 113,000 households within a 15-minute drive time
- 30,000 SF of New Retail coming soon
- 228 Unit New Premium Residential Building Opening Summer 2023.



# Area Amenities

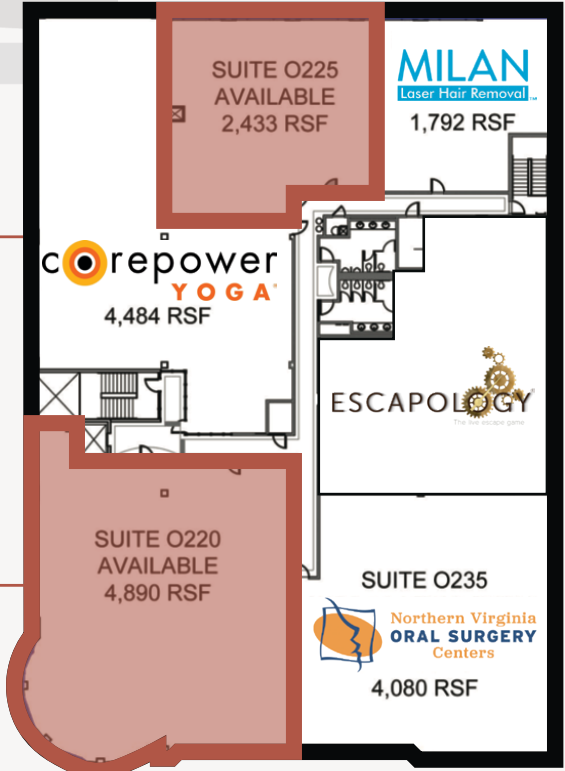
17 Miles from Downtown DC 



**FAIRFAX CORNER**

# Site Plan



## 2nd Floor





**FAIRFAX**  
C O R N E R

ANDREW TKACH:  
atkach@nextrealtymidatlantic.com  
703.442.8843

GRAY MCGREGOR:  
gmcgregor@nextrealtymidatlantic.com  
703.442.88434

VIEW SITE HERE  
4211 Fairfax Corner Ave E, Fairfax, VA  
22030



 PETERSON  
COMPANIES.

Next<sup>®</sup>  
REALTY  
MID-ATLANTIC