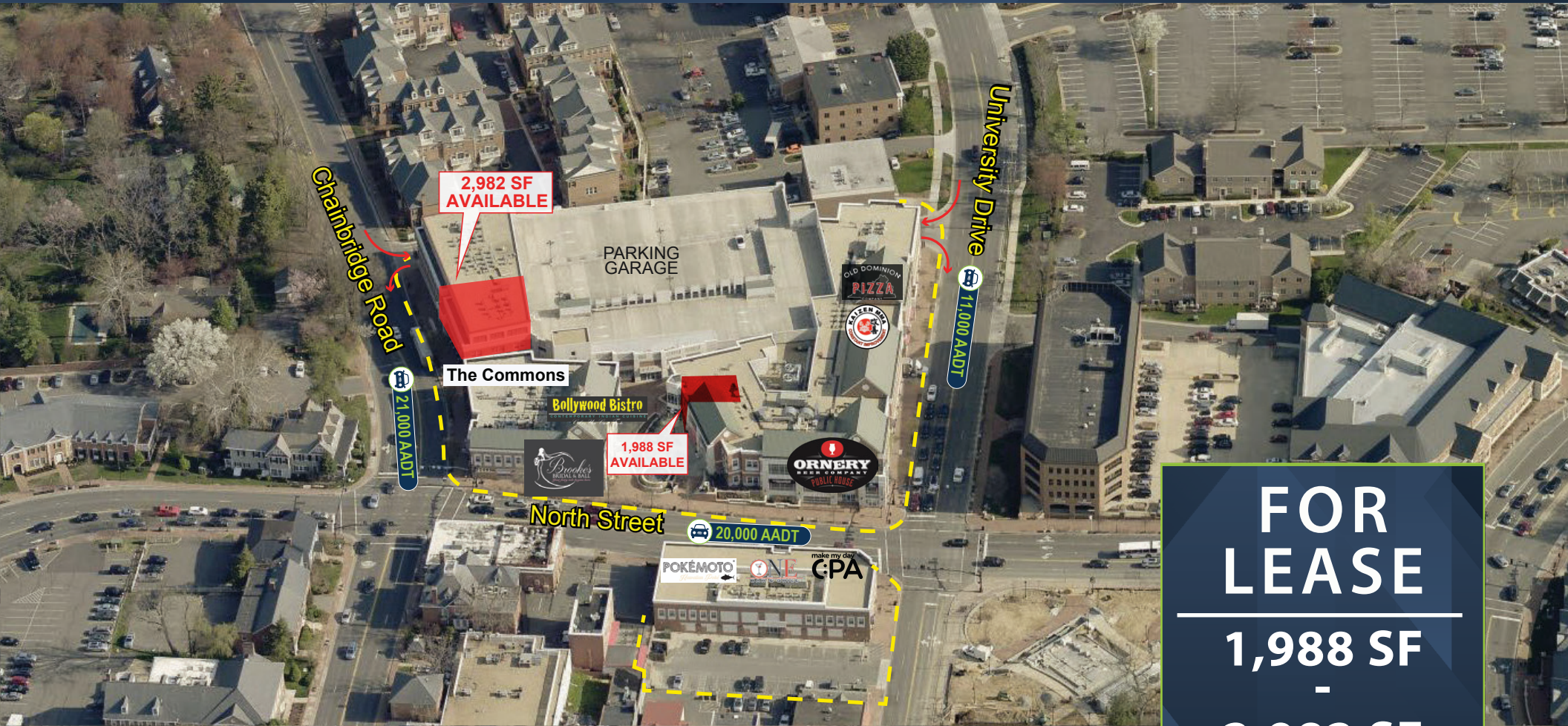


# OLD TOWN PLAZA

Next  
REALTY  
MID-ATLANTIC



**FOR  
LEASE**

---

**1,988 SF  
-  
2,982 SF  
AVAILABLE**

University Drive & North  
Street Fairfax, VA 22030

**JOIN NATIONAL  
TENANTS:**



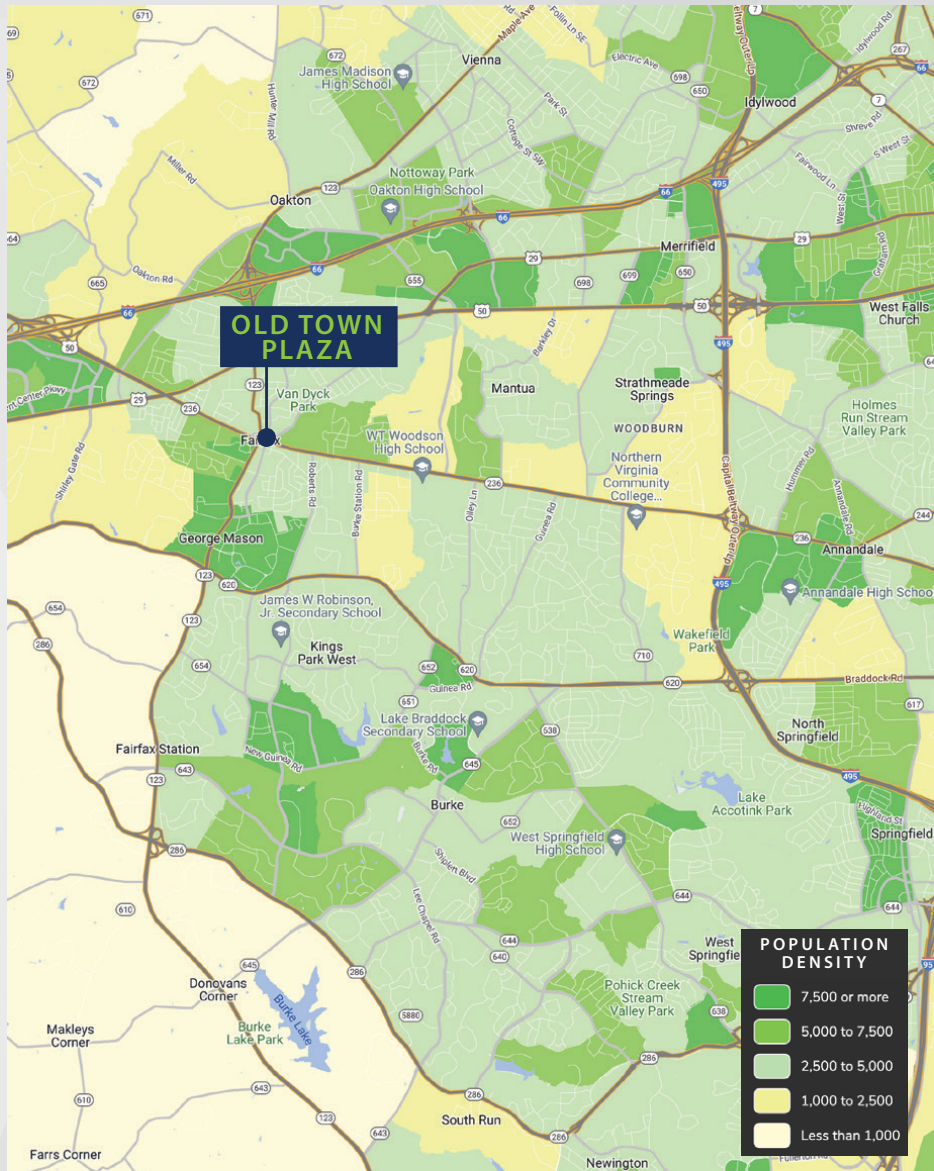
**INTERESTED IN MORE INFORMATION?  
CONTACT:**




**ANDREW ROSE:**  
arose@nextrealtymidatlantic.com  
703.442.8837

**GRAY MCGREGOR:**  
gmcgregor@nextrealtymidatlantic.com  
703.442.8834



# DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
<b>POPULATION</b> 	14,581	116,362	277,270
<b>HOUSEHOLDS</b> 	4,361	38,904	95,908
<b>MEDIAN HH INCOME</b> 	\$130,373	\$134,979	\$143,462

## 2021 TRAFFIC COUNTS

CHAIN BRIDGE RD.....21,000 AADT  
 UNIVERSITY DR.....11,000 AADT  
 NORTH ST.....20,000 AADT

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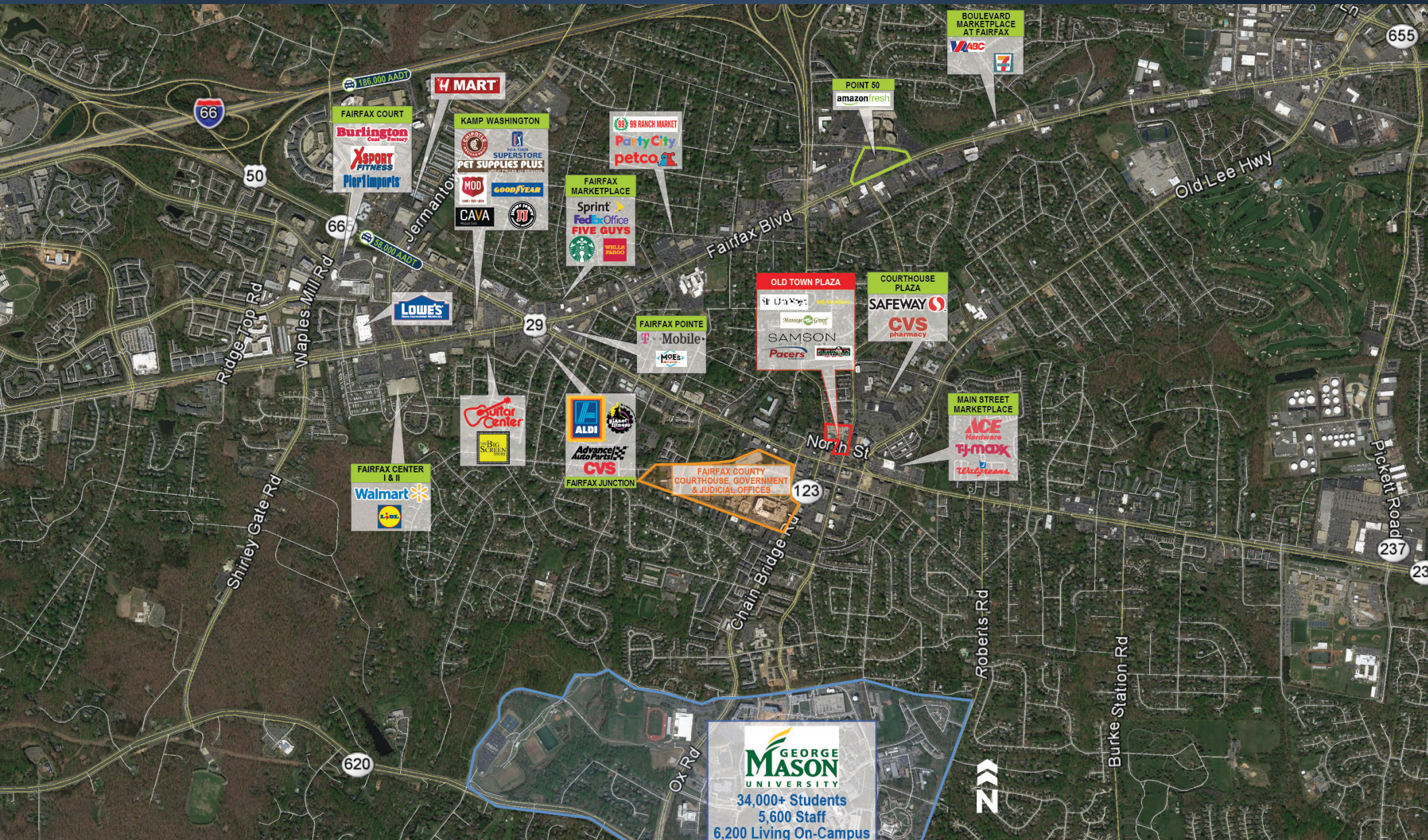
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# <<< THE TRADE AREA >>>



**GEORGE MASON UNIVERSITY**  
 34,000+ Students  
 5,600 Staff  
 6,200 Living On-Campus

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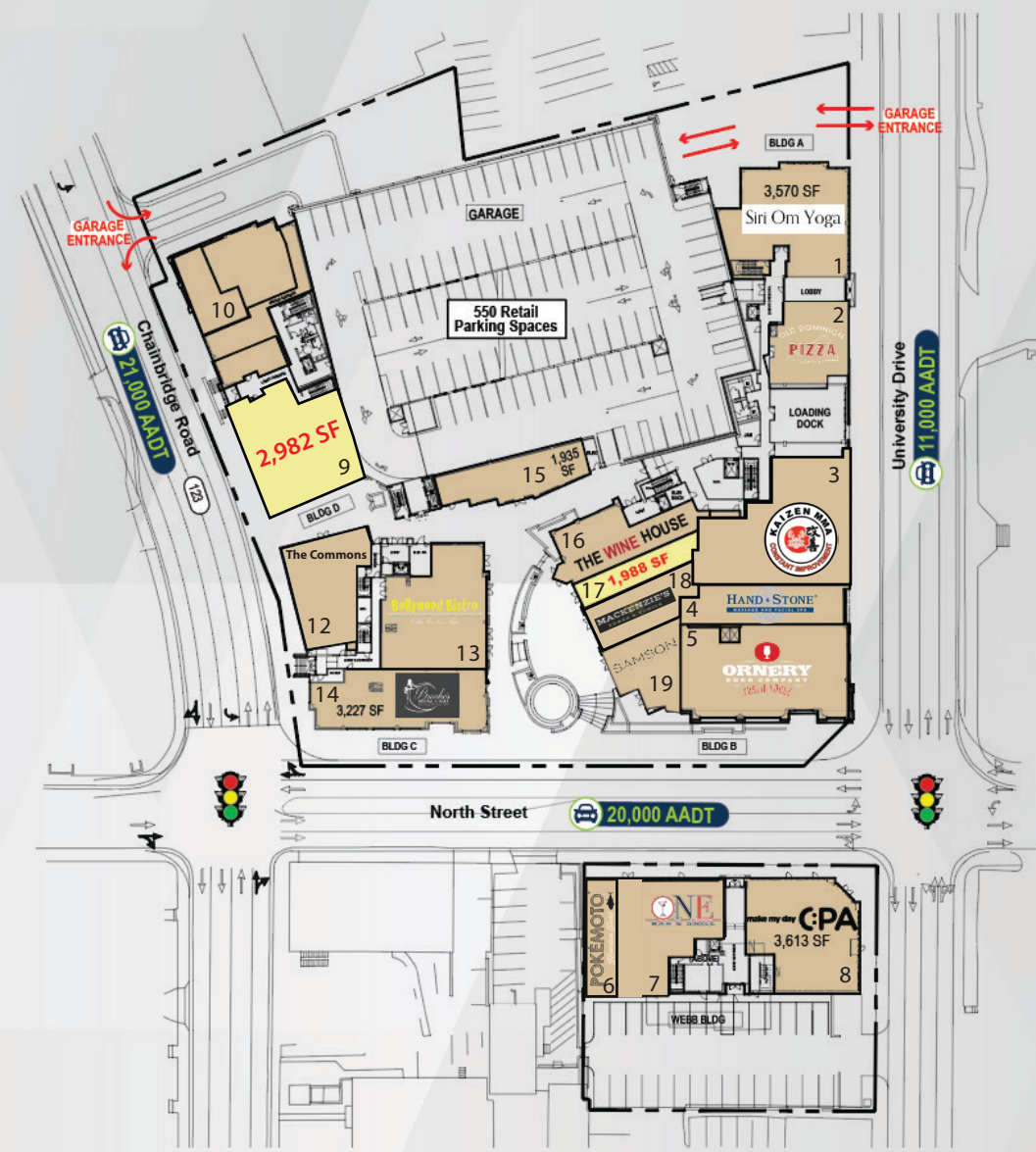
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# << SITE PLAN >>

1. Siri Om Yoga	3,570 SF
2. Old Dominion Pizza Company	1,968 SF
3. Kaizen MMA Fairfax	4,794 SF
4. Hand & Stone Massage & Facial Spa	2,012 SF
5. Ornery Beer Company	4,855 SF
6. Pokemoto	1,466 SF
7. ONE Bar & Grill	2,685 SF
8. Make My Day CPA	3,613 SF
9. <b>AVAILABLE</b>	<b>2,982 SF</b>
10. Angelic Lashes by Tiffany	2,323 SF
11. Frei, Mims & Perushek, L.L.P.	4,177 SF
12. The Commons	2,320 SF
13. Bollywood Bistro	3,574 SF
14. Brookes Bridal & Ball	3,227 SF
15. Brookes Bridal & Ball	1,935 SF
16. The Wine House	2,053 SF
17. <b>AVAILABLE</b>	<b>1,988 SF</b>
18. Mackenzie's Tunes & Tonics	2,500 SF
19. Samson Properties	7,404 SF
20. Kalbaugh, Pfund & Messersmith	5,210 SF
21. Crestline Hotels	5,577 SF
22. <b>AVAILABLE</b>	<b>3,909 SF</b>
23. Rathbun & Goldberg, PC	5,420 SF



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