

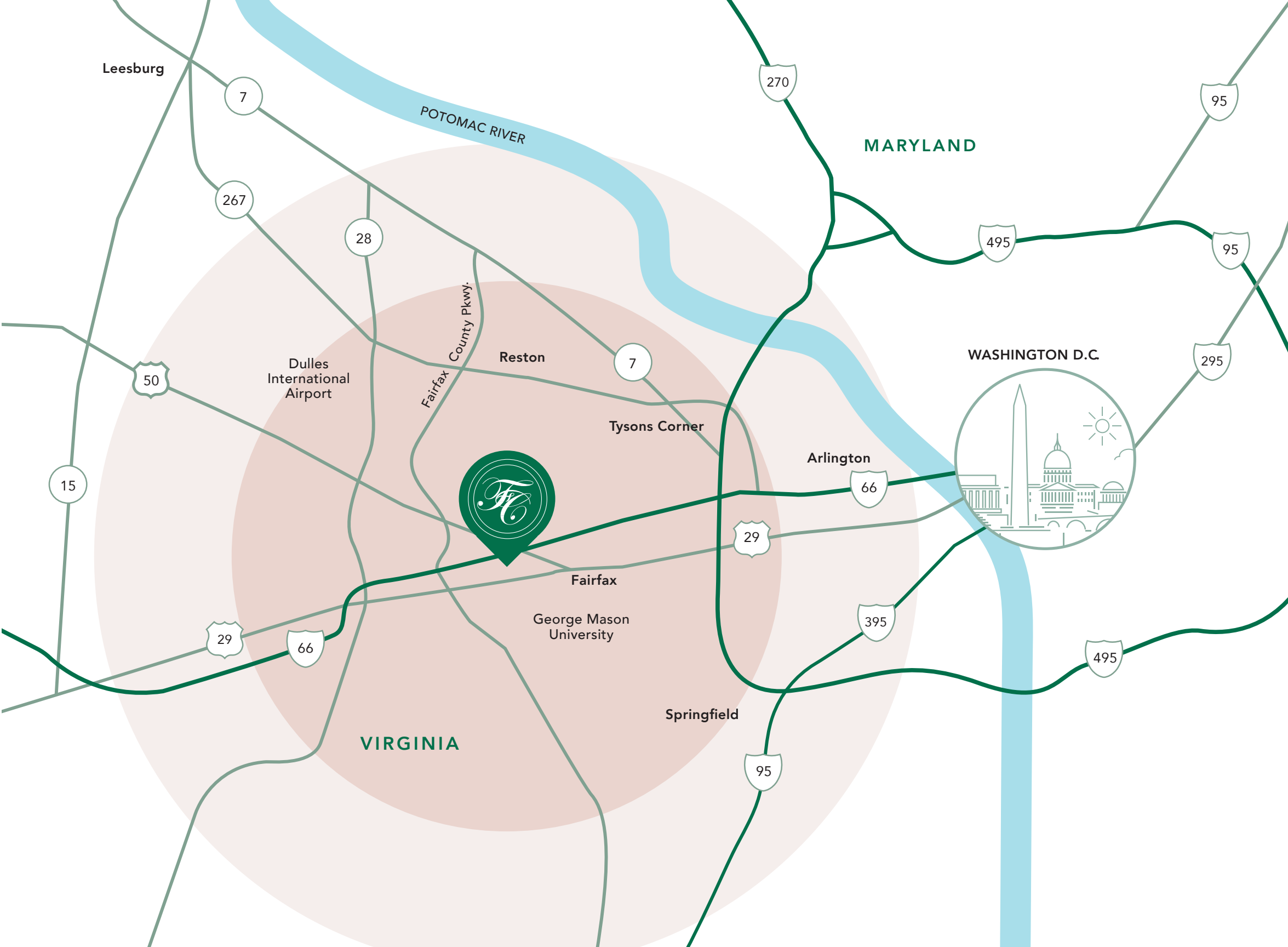
FAIRFAX CORNER

FROM EVERY ANGLE



ACCESS FROM EVERY ANGLE

- 10 MILES
- 15 MILES



THE PROPERTY

A lineup of notable names and a desirable location make Fairfax Corner a top destination among the D.C. metro's savvy suburbanites.

575,000 SF Mixed-Use Development

Anchors

Arhaus
Cinemark
REI

Signature Tenants

bluemercury
Coastal Flats
Corepower Yoga
IKEA - Now Open
Monkee's
Ruth's Chris Steak House

Easily Accessible from

I-66 (144,155 CPD)
Route 50 (73,251 CPD)
Route 29 (28,128 CPD)
Fairfax County Parkway (76,954 CPD)

Placer.ai (estimated)





Highly Visible from Route 66 / 144,155 CPD
\$3.7B 22.5-mile Expansion Now Open

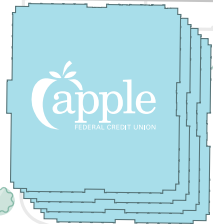


**NEW METRO
TRANSIT CENTER**
800+ Parking Spaces
Opening
April 2024



GOVERNMENT CENTER PARKWAY

MULTI-LEVEL GARAGE 925 SPACES



OFFICE

RUTH'S
CHRIS.
STEAK HOUSE

MONUMENT CORNER DRIVE

5,783 SF

Pearl's Coffee & Bar

Warby Parker

Madison Reed

bluenery

3,450 SF

Chipotle

VISTA FAIRFAX CORNER
228 Residential Units
Now Open

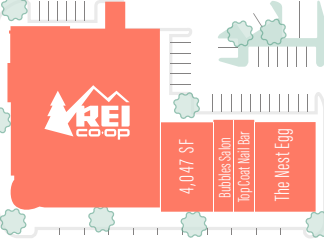
MONUMENT DRIVE

RANDOM HILLS ROAD



CINEMARK™
Fairfax Corner 14 & XD

PALACE WAY



4,047 SF

Bubbles Salon

Top Coat Nail Bar

The West Egg

RANDOM WALL WAY



LOFT

Chico's

LEVEL 1

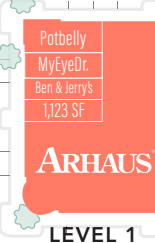
PLAZA

GRAND COMMONS AVENUE

FAIRFAX CORNER WEST AVE.

COASTAL FLATS

FAIRFAX CORNER EAST AVE.



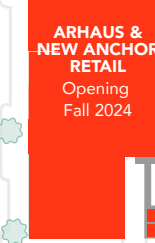
Potbelly

MyEyeDr.

Ben & Jerry's

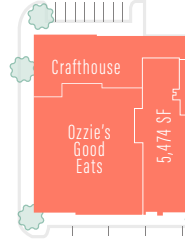
1,123 SF

LEVEL 1



ARHAUS & NEW ANCHOR
RETAIL
Opening
Fall 2024

MONUMENT WALL WAY



5,474 SF

Ozzie's
Good Eats

Monk's

Potomac River
Bumming

The Good Feet
Store

Mathnasium

Belle Mode

990 SF

F45 Training

1,060 SF

Salon City & Barber

ICRYO

LEVEL 1



MULTI-LEVEL GARAGE

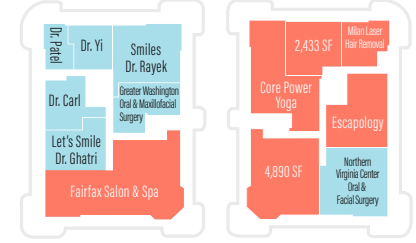
SUMMIT CORNER DRIVE



FUTURE
RETAIL

MULTI-LEVEL GARAGE

CAMDEN
490 Total Units



LEVEL 2



CAMDEN

COLOR KEY

- RETAIL
- NEW RETAIL
- FUTURE RETAIL

- THEATRE
- RESIDENTIAL
- NEW RESIDENTIAL

- OFFICE
- PARKING GARAGE



SITE PLAN

[CLICK TO VIEW DETAILED SITE PLAN >>](#)

TRADE AREA

723,000

*Trade Area Population
of Foot Traffic Draw*

No. 2

*Wealthiest County in the U.S.
Forbes, December 2021*

\$2.3 Million

Average Net Worth

\$147,600

Average HHI

225,206

*Households
of Foot Traffic Draw*

1hr. 44 minutes

Average Dwell Time

81%

*of Market Holds a
Bachelor's Degree
or Higher*

35,000+

*George Mason University
Students within 5 Miles*

Diverse Market

54% Caucasian

27% Asian

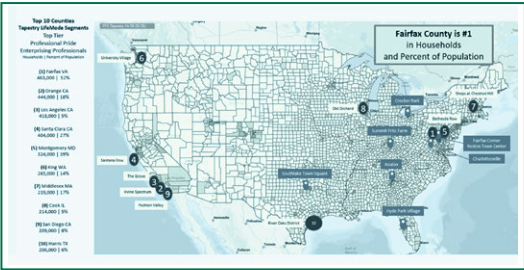
14% Hispanic/Latino

8% African American

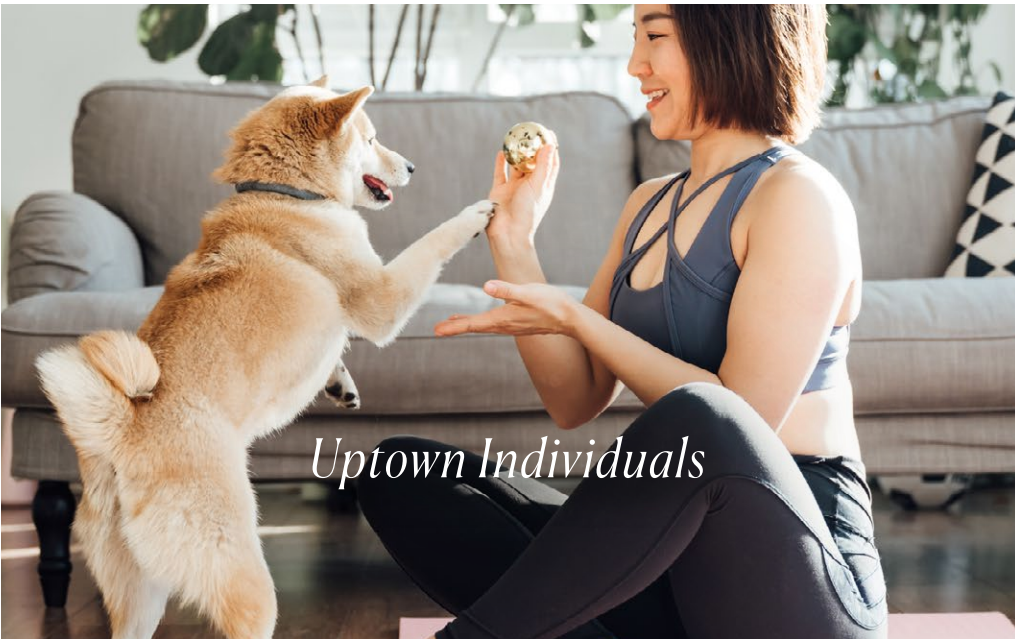
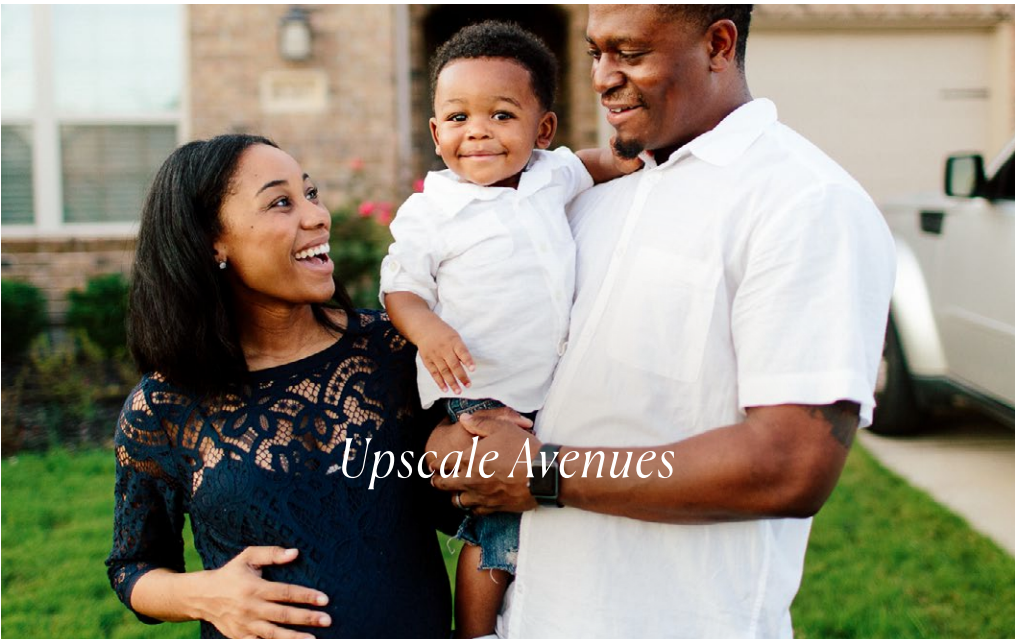
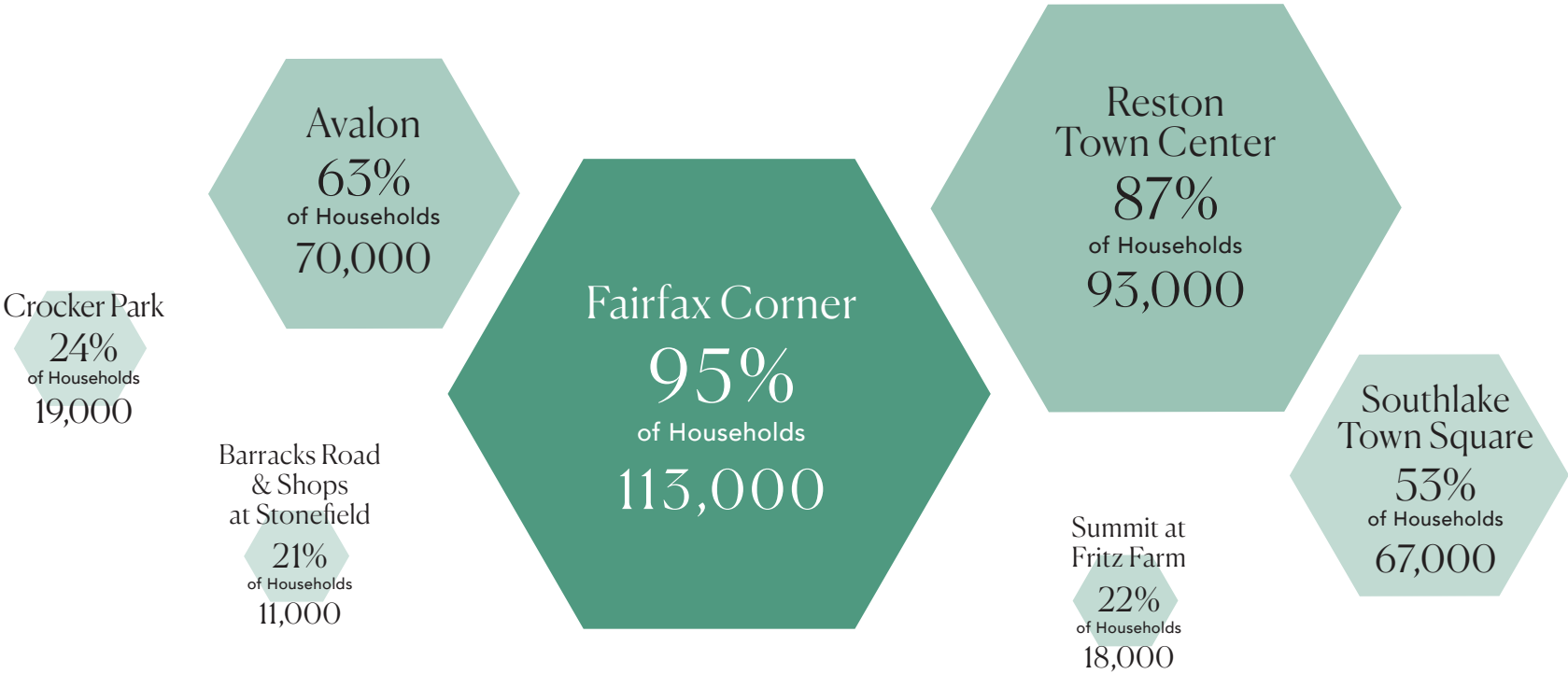
UNMATCHED PSYCHOGRAPHICS

Compared to the competitive set of properties, Fairfax Corner is surrounded by a greater concentration of households within the Top 3 Esri Tapestry LifeMode Groups: **Affluent Estates**, **Upscale Avenues** and **Uptown Individuals**.

Within a 15-minute drive time of Fairfax Corner, 113,000 households (95% of all households) fall into these stellar groups.



[Click to view
the Esri 2022
top 10 Counties
Tapestry LifeMode
Segments Report](#)



DEMOGRAPHIC COMPARISON

15-min Drive Time	Fairfax Corner	Avalon Alpharetta, GA	Barracks Road & Shops at Stonefield Charlottesville, VA	Crocker Park Westlake, OH	Reston Town Center Reston, VA	Southlake Town Square Southlake, TX	Summit at Fritz Farm Lexington, KY
Population	342,764	361,588	117,743	211,426	392,988	317,243	246,956
Households	121,340	134,497	47,201	89,922	146,065	120,067	104,020
Average HH Income	\$192,603	\$161,929	\$118,414	\$115,089	\$193,652	\$160,151	\$93,921
HHI > \$150,000	49%	40%	25%	21%	49%	38%	15%
Avg Net Worth	\$2.3M	\$1.8M	\$994,307	\$1.2M	\$2.3M	\$1.9M	\$760,380
% HH \$1+ M Net Worth	36%	35%	14%	19%	35%	27%	12%
# HH \$1+ M Net Worth	43,000	31,000	6,000	14,000	36,000	33,000	11,000
Avg Disposable Income	\$116,000	\$102,794	\$75,949	\$78,965	\$117,169	\$107,547	\$64,643
% HH \$100K+ Disposable Income	51%	44%	25%	27%	52%	40%	20%
# HH \$100K+ Disposable Income	60,000	48,000	10,000	21,000	53,000	49,000	18,000
Total Retail Sales Potential	\$7.2 B	\$6 B	\$1.5 B	\$3.3 B	\$8.1 B	\$5.5 B	\$3.1 B
Dining Out Sales / HH Avg	\$7,100 187% above U.S. benchmark	\$5,900 157% above U.S. benchmark	\$4,500 119% above U.S. benchmark	\$4,100 109% above U.S. benchmark	\$7,200 192% above U.S. benchmark	\$7,200 192% above U.S. benchmark	\$3,500 93% above U.S. benchmark
Fashion Sales / HH Avg	\$4,000 187% above U.S. benchmark	\$3,300 157% above U.S. benchmark	\$2,500 119% above U.S. benchmark	\$2,300 110% above U.S. benchmark	\$4,000 191% above U.S. benchmark	\$3,300 159% above U.S. benchmark	\$2,000 93% above U.S. benchmark
County Avg HHI	Fairfax County: \$192,000	Fulton County: \$136,000	Albermarle County: \$139,000	Cuyahoga County: \$85,000	Fairfax County: \$192,000	Tarrant County: \$107,000	Fayette County: \$93,000
Rank among 3,108 US Counties by Avg HHI	#6	#86	#72	#1,023	#6	#298	#613

A WHOLE NEW ANGLE COMING SOON

\$110 Million Expansion

36,000 SF of New Retail

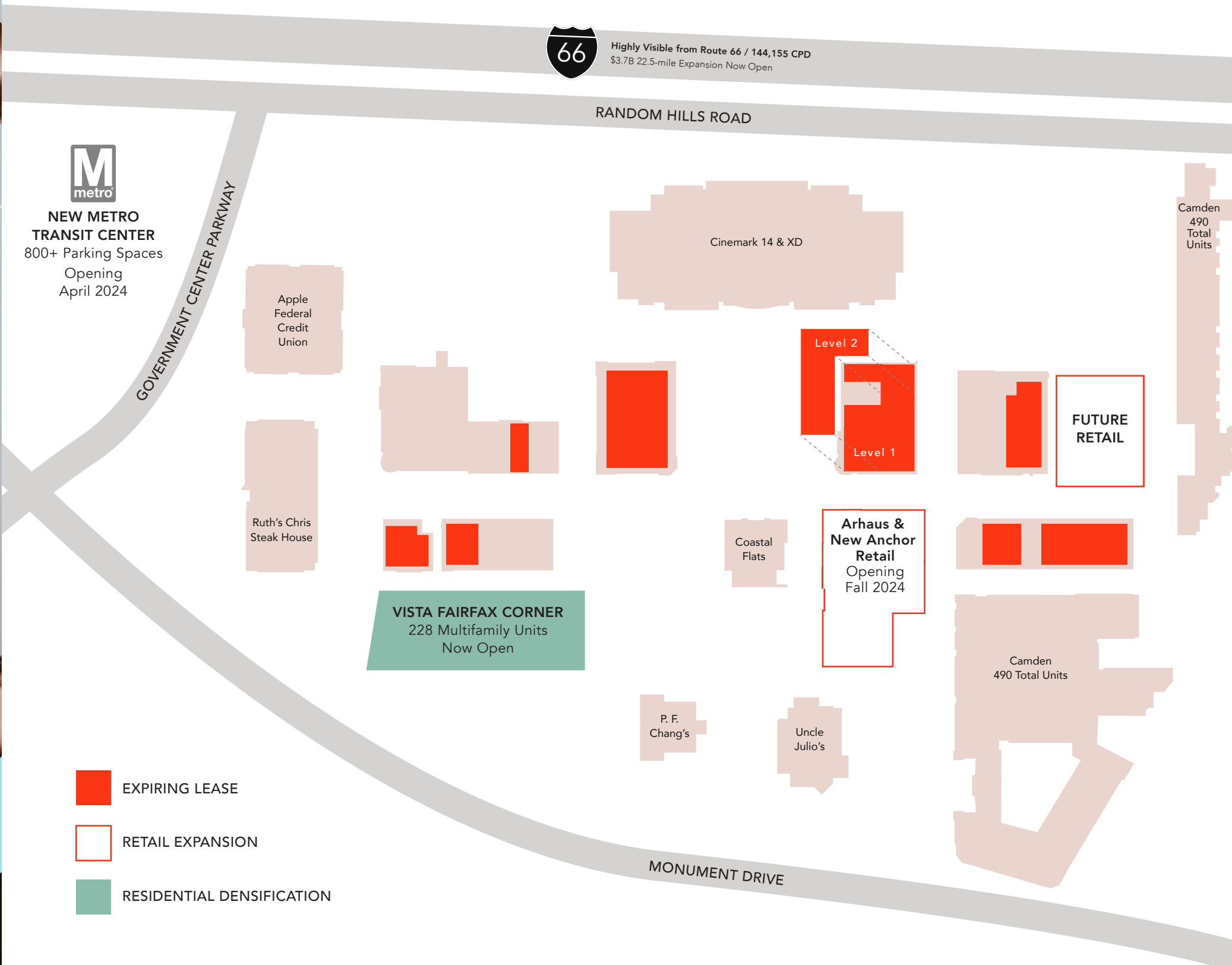
to include premium anchor and expanded
Arhaus showroom, opening 2024

Luxury 228 Unit Residential Building
now open



REMERCHANDISING POTENTIAL

2024/2025 presents a
substantial remerchandising
opportunity to update our
tenant mix and complement
the new anchor tenants.



OPPORTUNITY FOR STRATEGIC REMERCHANDISING

Fairfax Corner is in the unique position to upgrade the merchandising of the property to match the quality of the trade area. Target tenants include:

Serena & Lily



Sweetgreen



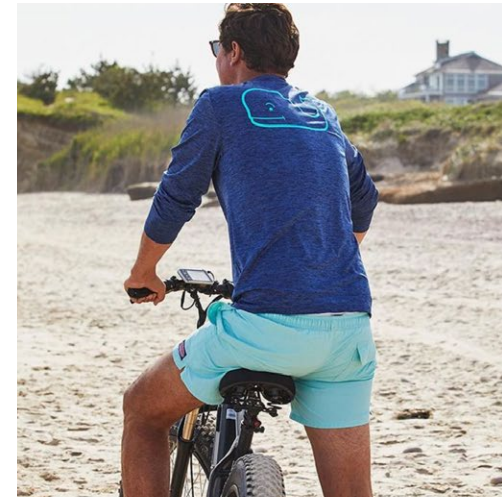
Free People



lululemon



Vineyard Vines



Aesop



Tommy Bahama



Tatte Bakery & Cafe



Lilly Pulitzer



Britches Great
Outdoors



Parachute



J. McLaughlin



12500 Fair Lakes Circle
Fairfax, Virginia 22033
petersoncos.com

As one of the region's largest privately-owned real estate developers, Peterson Companies has been consistently delivering some of the area's most iconic and successful open-air lifestyle centers, power-centers and mixed-use developments for more than 50 years.

With a portfolio that includes Fairfax Corner, Downtown Silver Spring, Fair Lakes, **rio** and National Harbor, and an active development pipeline in highly-desirable locations, we continually strive to enhance the local community and develop vibrant properties and entire neighborhoods, that bring people together.

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FAIRFAX
C O R N E R

fairfaxcorner.com

