

FOR
SALE

FLEX/INDUSTRIAL BLDG.

3850 JERMANTOWN ROAD

||||| FAIRFAX, VIRGINIA 22030 |||||

**PRICE
JUST
REDUCED!**



HIGHLIGHTS:

- » Concrete rooftop parking deck, currently striped for 80 vehicles
- » Less than 1/4 mile from Route 50; within 1 mile of Route 66
- » 2 curb cuts on Jermantown Rd
- » 4 drive-in doors and 1 dock
- » Traffic count: 16K cars/day

BUILDING SIZE: 38,600 SF

YEAR BUILT: 1975

LOT SIZE: 1.902 ACRES

ZONING: CR (COMMERCIAL RETAIL)

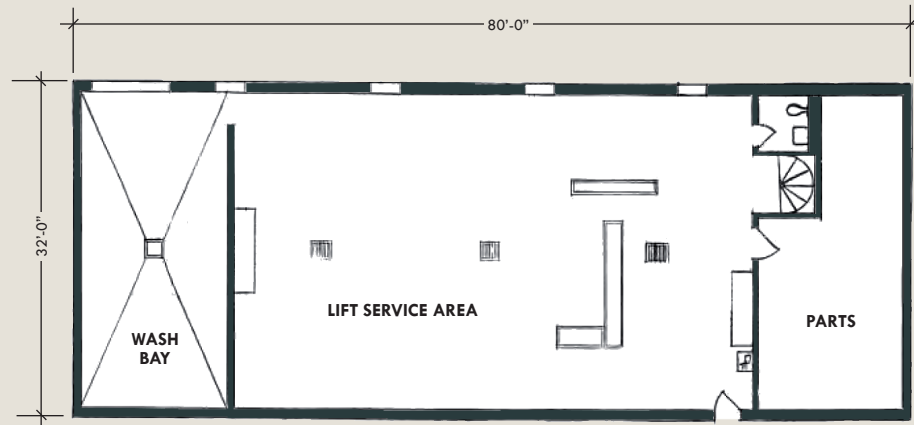
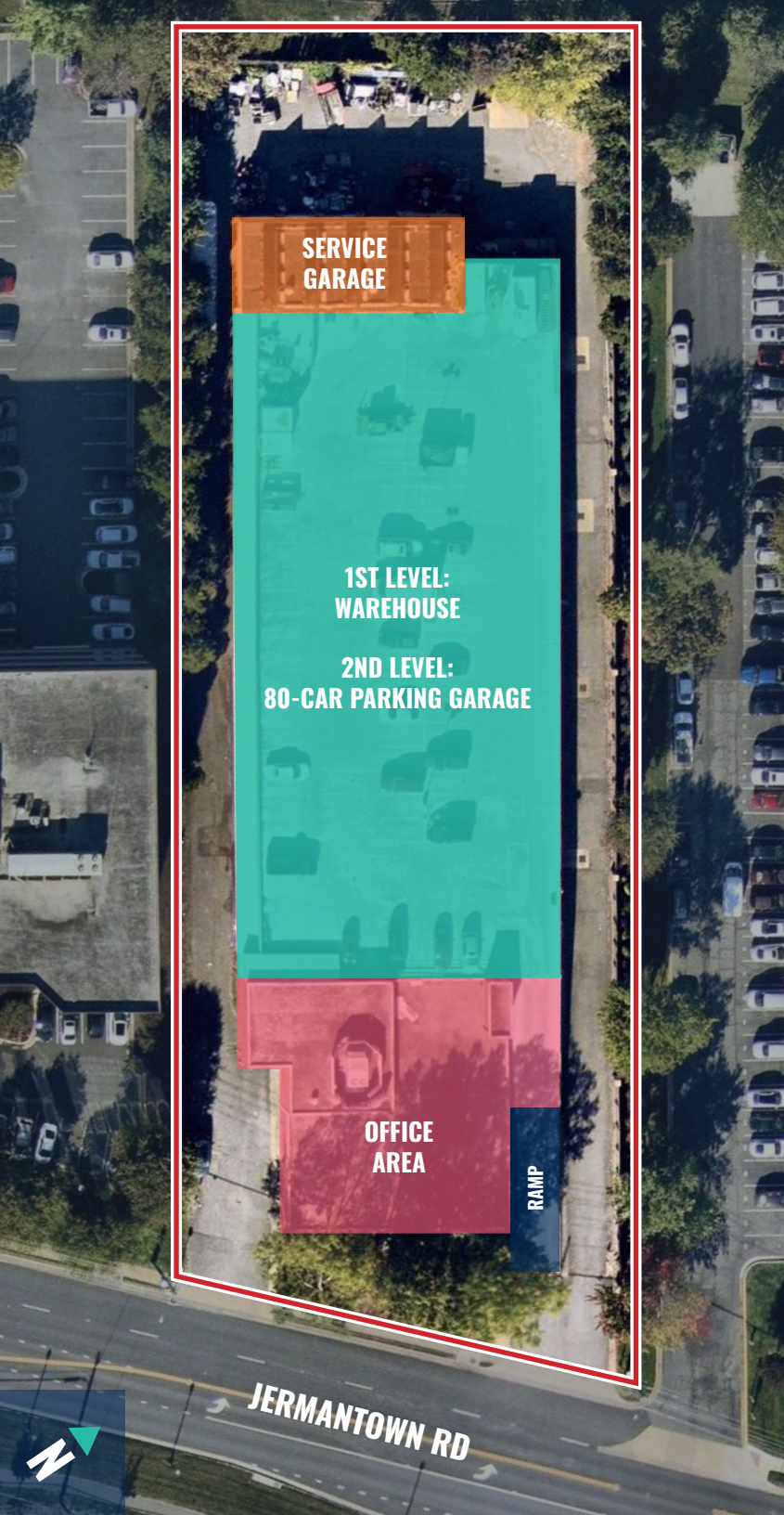
~~SALE PRICE: \$4,750,000~~

(New!)

SALE PRICE: \$4,250,000

**80-CAR
CONCRETE
ROOFTOP
PARKING
DECK**

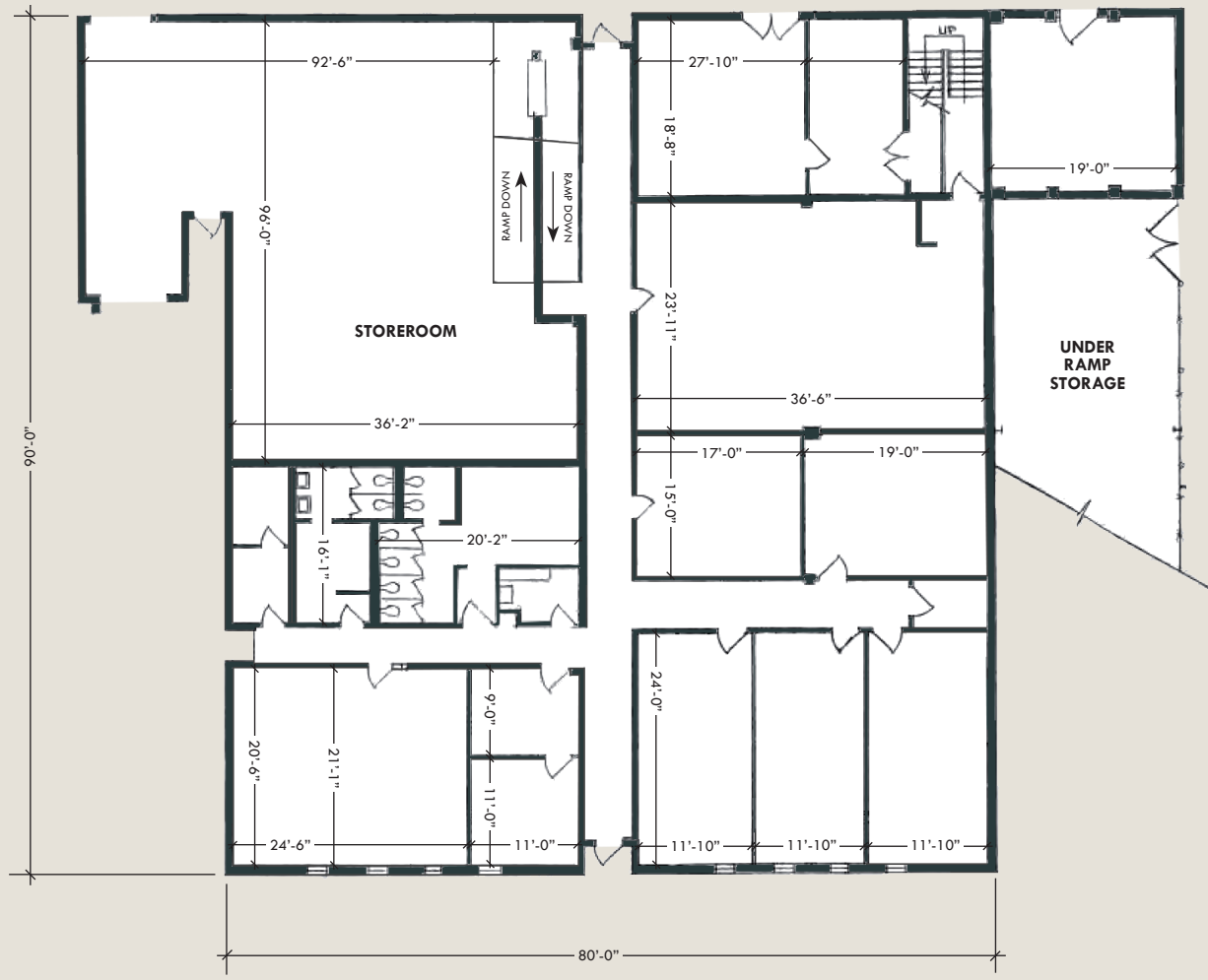




SERVICE GARAGE

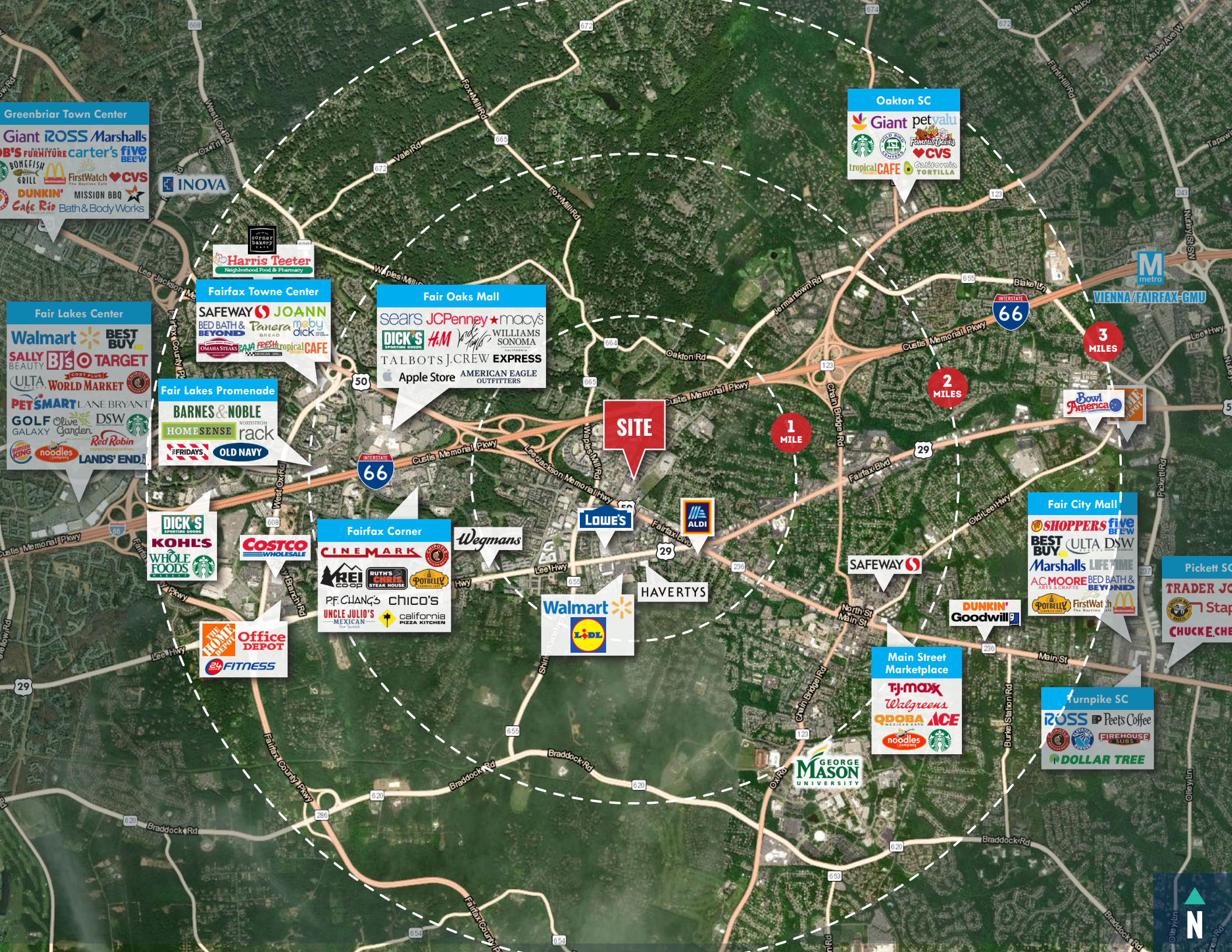
OFFICE AREA

Note: Measurements are approximate only, and should not be referenced for planning purposes.





FAIRFAX:



Greenbriar Town Center

Giant **ROSS** Marshalls
B'S FURNITURE carter's **five** BELLY
 BONEFISH GRILL McDonald's FirstWatch CVS
 DUNKIN' MISSION BBQ
 Cafe Rio Bath & Body Works

INOVA

Harris Teeter
 Neighborhood Food & Pharmacy

Fairfax Towne Center

SAFeway **JOANN**
 BED BATH & BEYOND Panera moby dick
 OMAHA STEAKS **AVA** FRESH tropical CAFE

Fair Oaks Mall

sears JCPenney macy's
 WILLIAMS SONOMA
 DICK'S SPORTING GOODS H&M
 TALBOTS J.CREW EXPRESS
 Apple Store AMERICAN EAGLE OUTFITTERS

Oakton SC

Giant petvalu
 Starbucks CVS
 tropical CAFE California TORTILLA

Fair Lakes Center

Walmart BEST BUY
 SALLY BEAUTY BJS TARGET
 ULTA WORLD MARKET
 PETSMART LANE BRYANT
 GOLF Galaxy DSW
 Red Robin
 noodles LANDS' END

Fair Lakes Promenade

BARNES & NOBLE
 HOMESENSE rack
 FRIDAYS OLD NAVY

Fairfax Corner

DICK'S
 KOHL'S
 WHOLE FOODS
 COSTCO WHOLESALE

Fairfax Corner

CINEMARK
 REI COOP RUTH'S CHRIS STEAK HOUSE POTBELLY
 P.F. CHANG'S CHICO'S
 UNCLE JULIO'S MEXICAN PIZZA KITCHEN

Office DEPOT
 FITNESS

Wegmans

LOWE'S

ALDI

Walmart
 LIDL

HAVERTYS

SAFeway

Main Street Marketplace

TJ-maxx
 Walgreens
 QDOBA ACE
 noodles Starbucks

Fair City Mall

SHOPPERS five
 BEST BUY ULTA DSW
 Marshalls LIFE TIME
 AC MOORE BED BATH & BEYOND
 POTBELLY FirstWatch McDonald's

Fairfax SC

ROSS Peets Coffee
 FIREHOUSE SUBS
 DOLLAR TREE

1 MILE

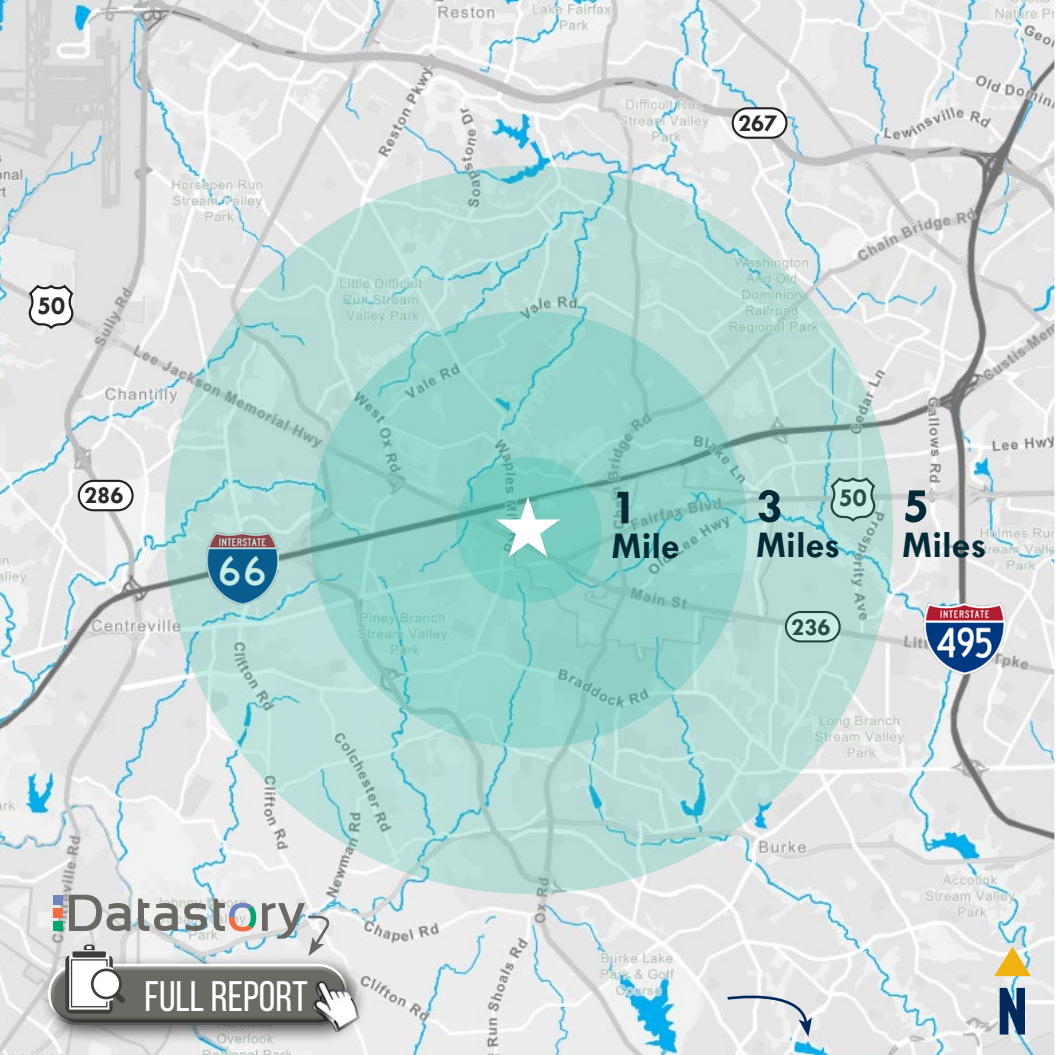
2 MILES

3 MILES

SITE



DEMOGRAPHICS / *Lifestyles* (2020)



Datastory
[FULL REPORT](#)

RESIDENTIAL POPULATION 13,443 1 MILE 102,291 3 MILES 255,587 5 MILES	NUMBER OF HOUSEHOLDS 5,267 1 MILE 37,619 3 MILES 90,929 5 MILES	AVERAGE HH SIZE 2.55 1 MILE 2.52 3 MILES 2.72 5 MILES	MEDIAN AGE 36.6 1 MILE 36.1 3 MILES 39.0 5 MILES
AVERAGE HH INCOME \$140,362 1 MILE \$160,289 3 MILES \$181,013 5 MILES	EDUCATION (COLLEGE+) 79.6% 1 MILE 85.0% 3 MILES 85.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.1% 1 MILE 91.0% 3 MILES 91.5% 5 MILES	DAYTIME POPULATION 17,172 1 MILE 124,833 3 MILES 265,956 5 MILES

LIFESTYLES: 2 Mile Radius

43% ENTERPRISING PROFESSIONALS 2 MILES These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median. LEARN MORE	19% METRO RENTERS 2 MILES The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology. LEARN MORE	13% PLEASANTVILLE 2 MILES Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount. LEARN MORE	9% TOP TIER 2 MILES The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects. LEARN MORE
2.48 AVERAGE HH SIZE 35.3 MEDIAN AGE \$86,600 MEDIAN HH INCOME	1.67 AVERAGE HH SIZE 32.5 MEDIAN AGE \$67,000 MEDIAN HH INCOME	2.88 AVERAGE HH SIZE 42.6 MEDIAN AGE \$92,900 MEDIAN HH INCOME	2.84 AVERAGE HH SIZE 47.3 MEDIAN AGE \$173,200 MEDIAN HH INCOME



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