

**AVAILABLE NOW**

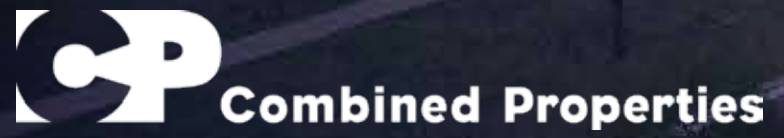


NAIL BAR

**Peri Peri**  
Original

# Scout<sup>®</sup>

on the circle



Combined Properties and H&R Retail are proud to present Scout on the Circle, located within seconds of green spaces, neighborhood shops and restaurants, and a Giant grocer. This is where convenience meets connectivity, where life meets style.

**RETAIL** | 29,000 square feet of small shop retail anchored by a 54,000 square foot Giant. Located at the intersection of bustling Routes 50 & 29, with easy access to I-66 & I-495, Scout will have 400 Class-A apartments, an active streetscape, and unmatched visibility and access.

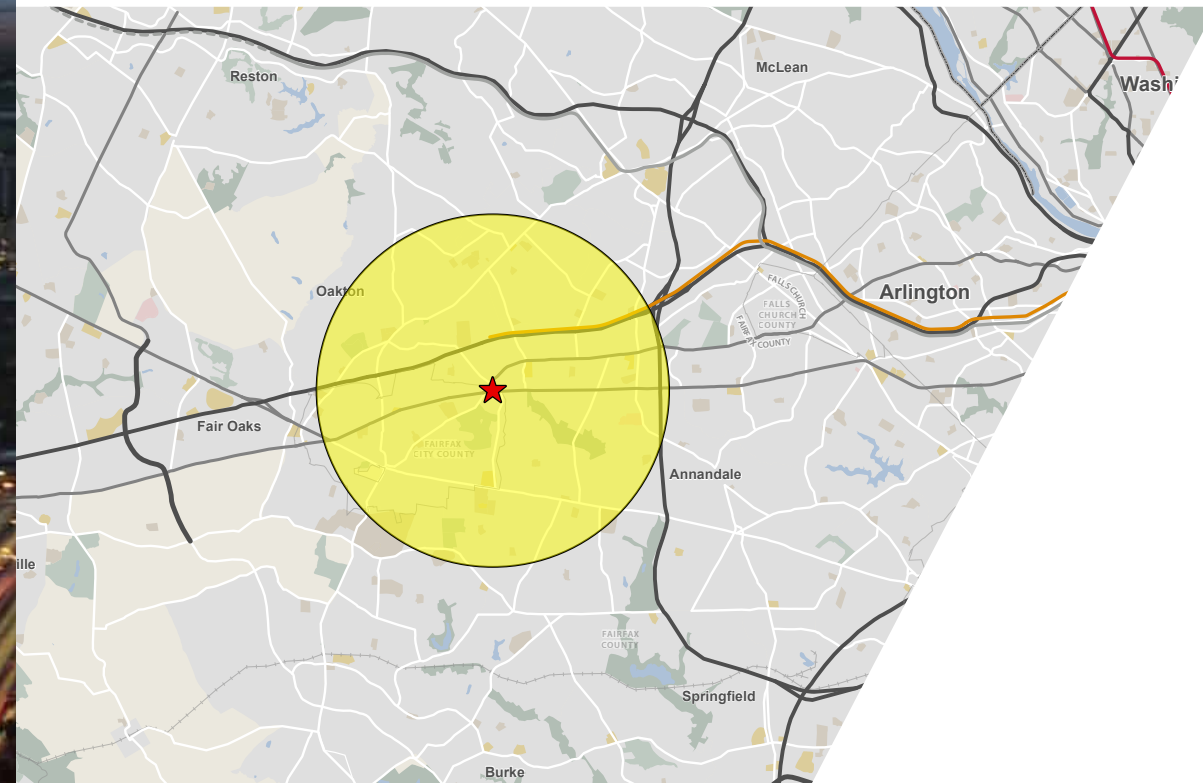
**RESIDENTS** | Discover bright, spacious homes with smart style and artistic flair. Revel in amenities that include lush courtyards, a sparkling resort-inspired pool, and thoughtfully designed work-from-home spaces. Find true convenience with on-site shops, restaurants, a Giant Food, and ample garage parking. Live connected just off the intersection of Routes 50 & 29 within easy reach of the Orange Line Vienna Metro.

**FUTURE** | The City of Fairfax currently contains over 390k square feet of development. By 2023, Fairfax is projected to be home to more than 300,000 residents and 260,000 jobs.

# Scout<sup>®</sup> on the circle



## 3 Mile Radius



  
**POPULATION** **121,906**  
people within 3 miles

  
**POPULATION** **115,968**  
people within 10 min uber ride

  
**DAYTIME POPULATION** **123,168**  
workers within 3 miles

  
**DAYTIME POPULATION** **122,623**  
workers within 10 min uber ride

  
**STRONG INCOME** **\$156,586**  
average household income within 3 miles

  
**STRONG INCOME** **\$146,449**  
average household income within 10 min uber ride

**400**  
LUXURY APARTMENTS

**349**  
DEDICATED RETAIL  
GARAGE PARKING SPACES

**54,000 SF**  
GIANT FOOD GROCER ANCHOR

**66**  
ADDITIONAL SURFACE  
PARKING SPACES

**29,200 SF**  
SMALL SHOP RETAIL

30,000 AAWDT  
LEE HWY (ROUTE 29)

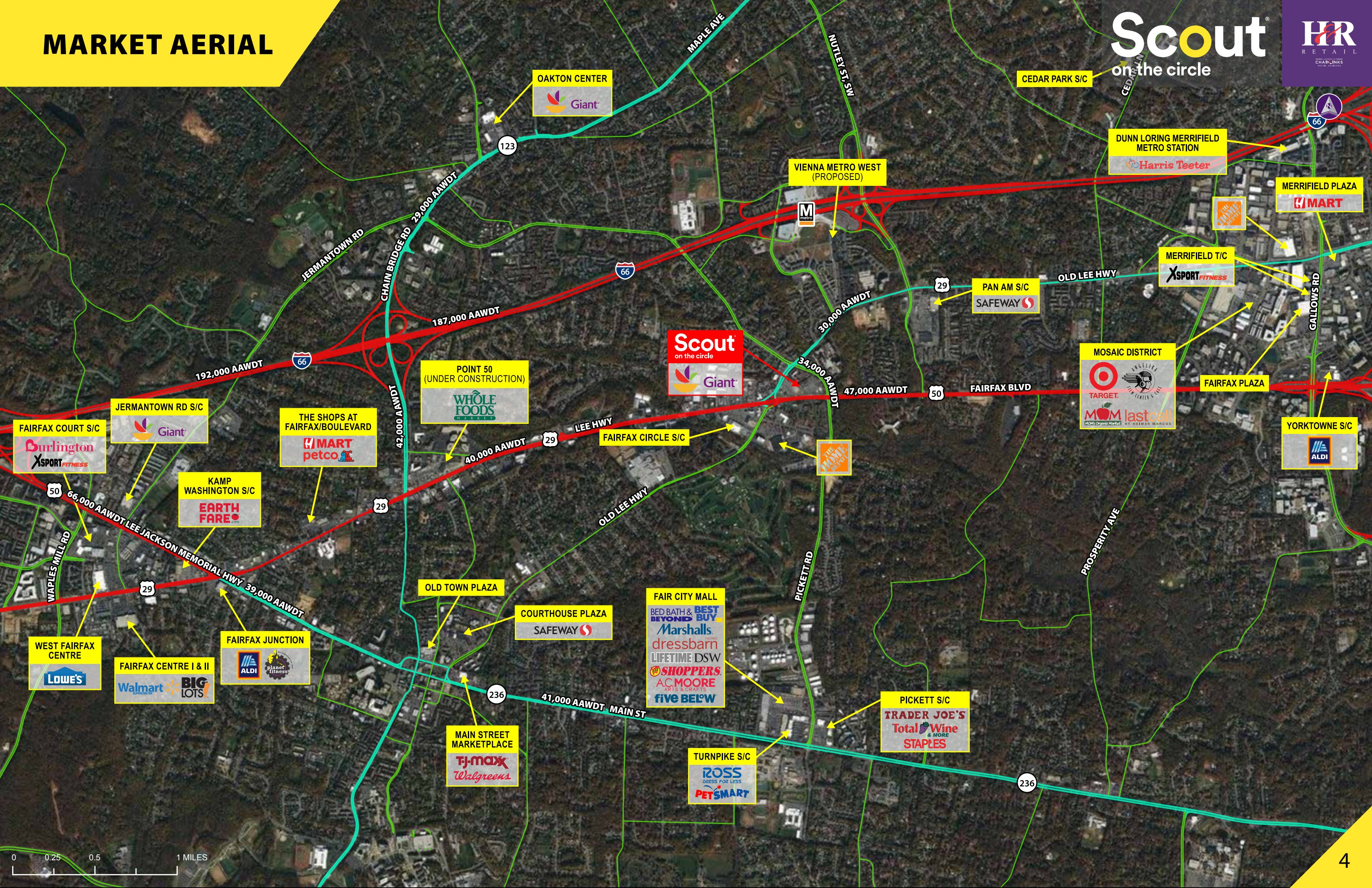
FAIRFAX BLVD (ROUTE 50)

47,000 AAWDT

# MARKET AERIAL

# Scout

on the circle



OAKTON CENTER  
Giant

CEDAR PARK S/C

DUNN LORING MERRIFIELD METRO STATION  
Harris Teeter

VIENNA METRO WEST (PROPOSED)  
M metro

MERRIFIELD PLAZA  
MART

MERRIFIELD T/C  
XSPORT FITNESS

PAN AM S/C  
SAFEWAY

Scout on the circle  
Giant

POINT 50 (UNDER CONSTRUCTION)  
WHOLE FOODS MARKET

MOSAIC DISTRICT  
TARGET  
MOM last call

FAIRFAX PLAZA

YORKTOWNE S/C  
ALDI

FAIRFAX COURT S/C  
Burlington  
XSPORT FITNESS

JERMANTOWN RD S/C  
Giant

THE SHOPS AT FAIRFAX/BOULEVARD  
MART  
petco

FAIRFAX CIRCLE S/C

KAMP WASHINGTON S/C  
EARTH FARE

OLD TOWN PLAZA

COURTHOUSE PLAZA  
SAFEWAY

FAIR CITY MALL  
BED BATH & BEYOND  
BEST BUY  
Marshalls  
dressbarn  
LIFETIME DSW  
SHOPPERS  
AC MOORE  
ARTS & CRAFTS  
FIVE BELOW

PICKETT S/C  
TRADER JOE'S  
Total Wine & MORE  
STAPLES

WEST FAIRFAX CENTRE  
LOWE'S

FAIRFAX CENTRE I & II  
Walmart  
BIG LOTS

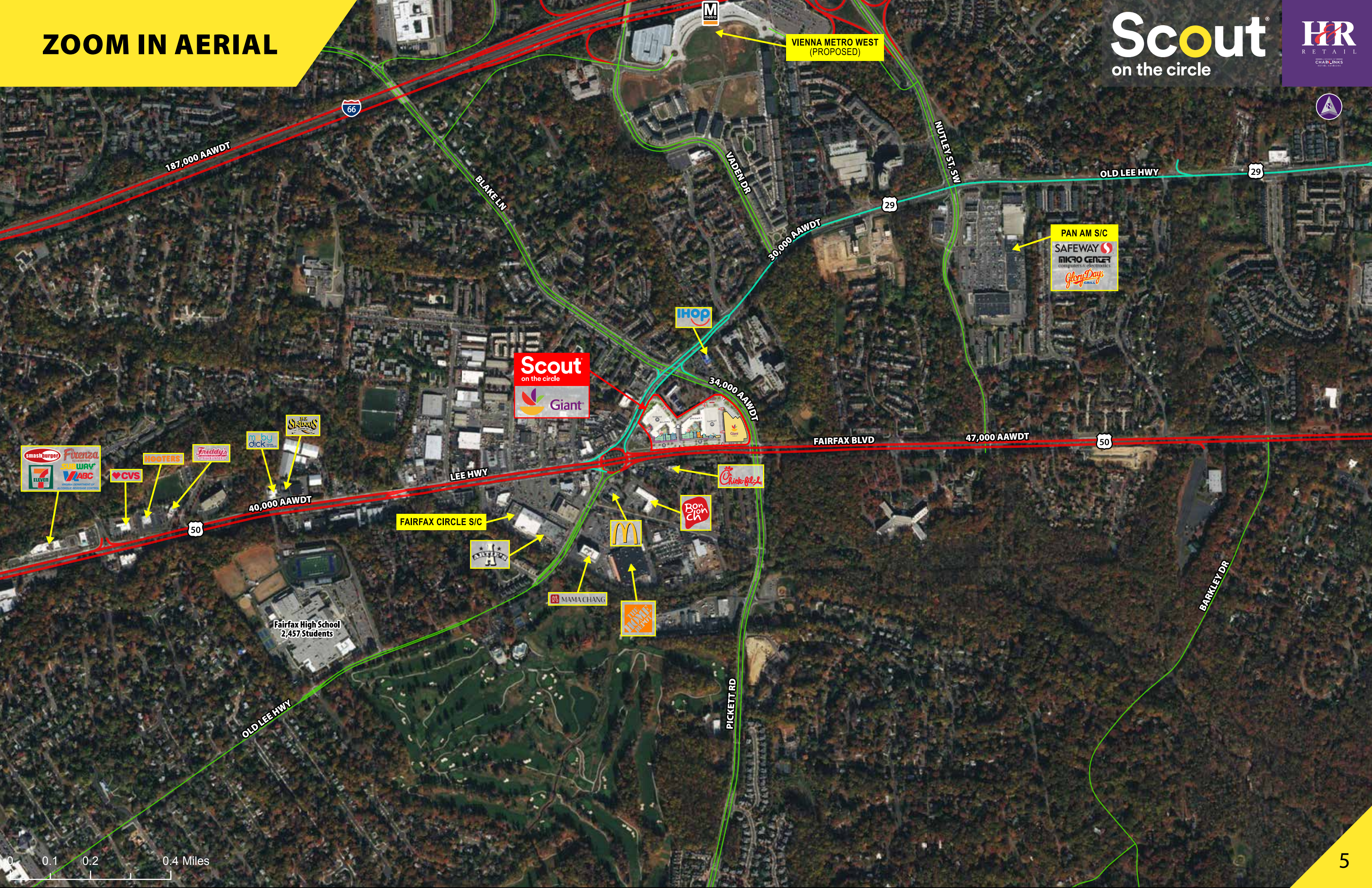
FAIRFAX JUNCTION  
ALDI  
planet fitness

MAIN STREET MARKETPLACE  
TJ-maxx  
Walgreens

TURNPIKE S/C  
ROSS  
DRESS FOR LESS  
PETSMART



# ZOOM IN AERIAL



40,000 AAWDT



Fairfax High School  
2,457 Students

FAIRFAX CIRCLE S/C

MAMA CHANG

34,000 AAWDT

FAIRFAX BLVD

47,000 AAWDT



VIENNA METRO WEST  
(PROPOSED)



187,000 AAWDT



30,000 AAWDT



OLD LEE HWY



OLD LEE HWY

PICKETT RD

BARKLEY DR

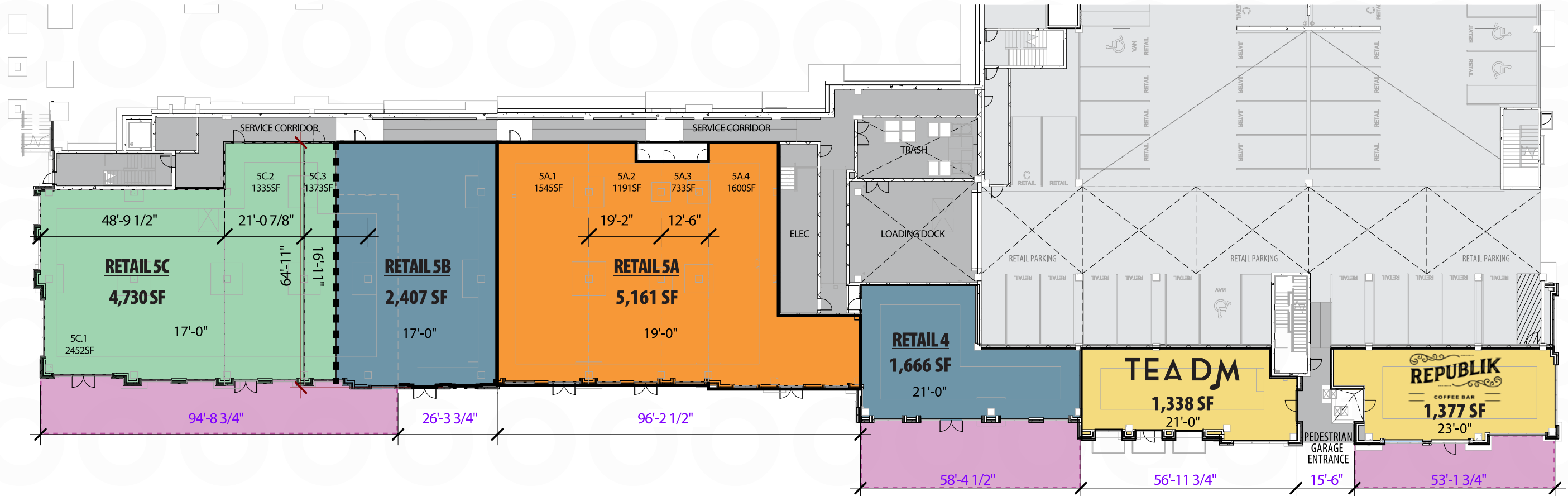


# SITE PLAN

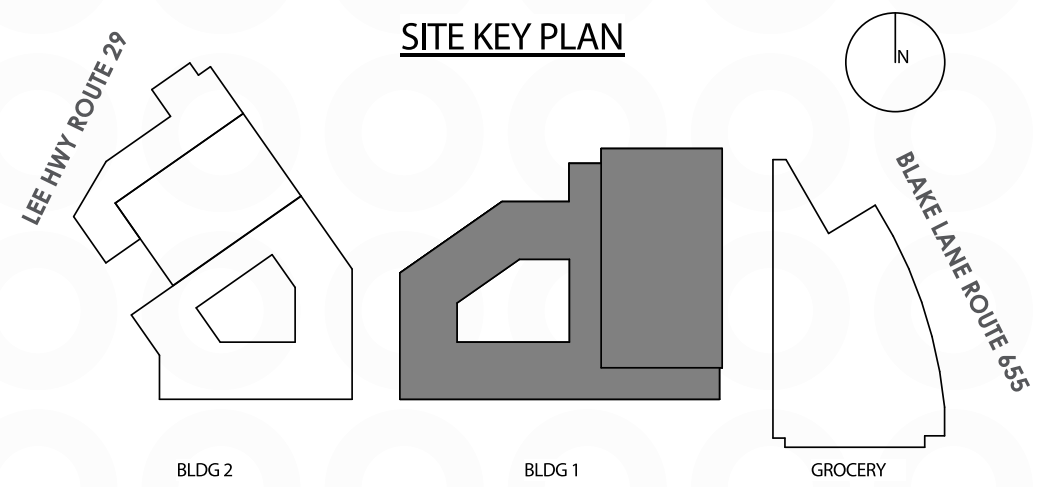


## SITE PLAN KEY

- VENTED
- NON-VENTED
- LEASED
- UNDER NEGOTIATION
- OUTDOOR SEATING

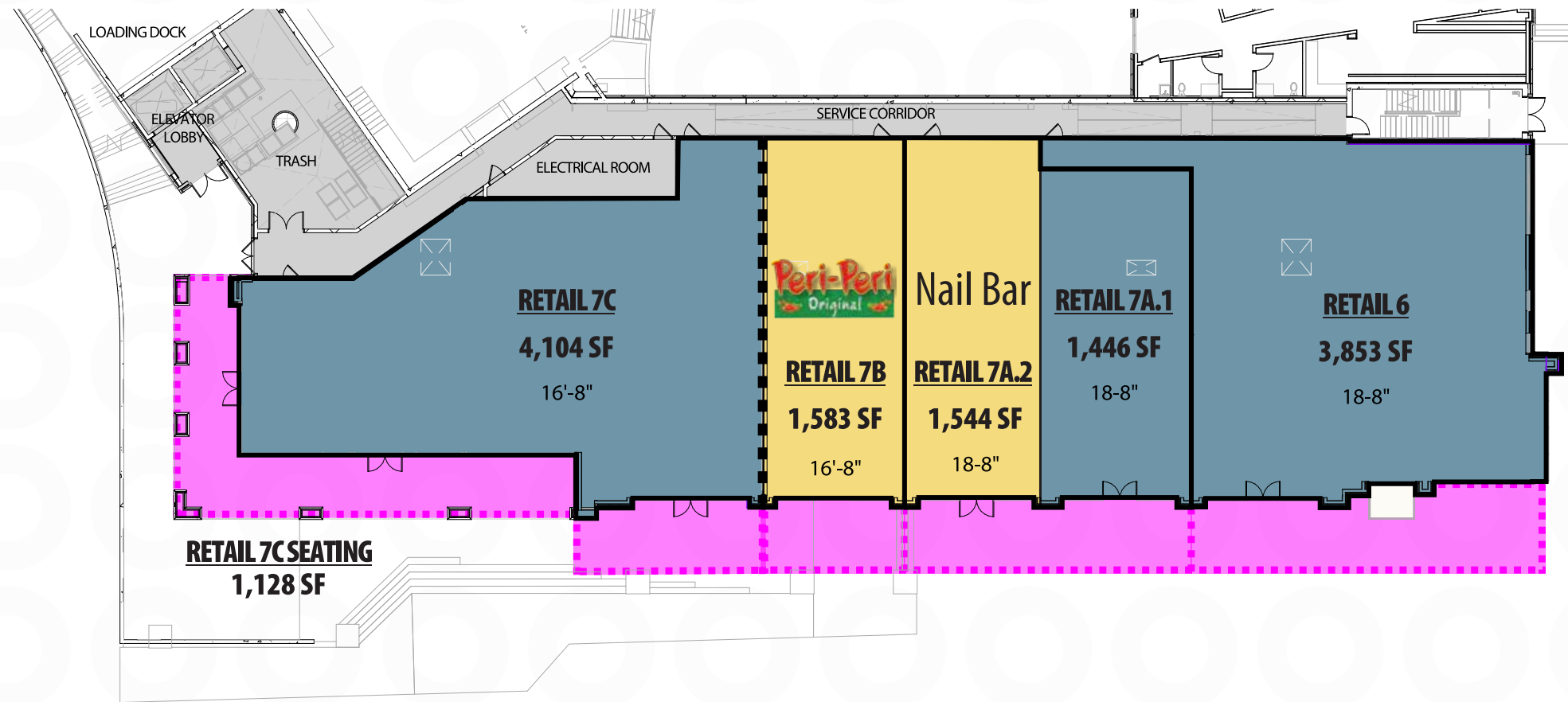


**FAIRFAX BOULEVARD - ROUTE 50 42,000 AAWDT**

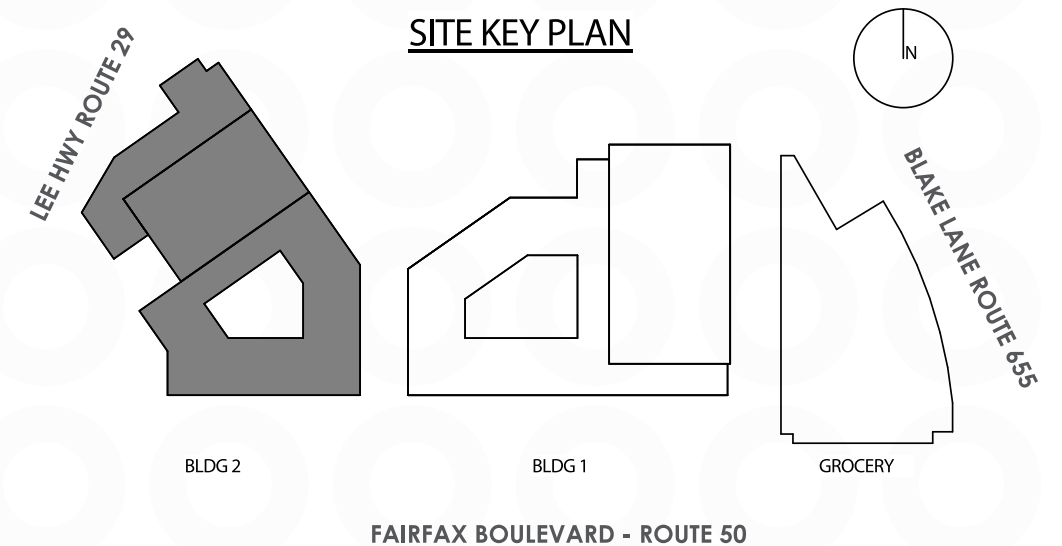


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**FAIRFAX BOULEVARD - ROUTE 50 42,000 AAWDT**



**SITE PLAN KEY**

- VENTED
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SPACE 4

SPACE 3

SPACE 2

PEDESTRIAN  
ENTRANCE/EXIT TO  
PARKING GARAGE





SPACE 6

SPACE 7A

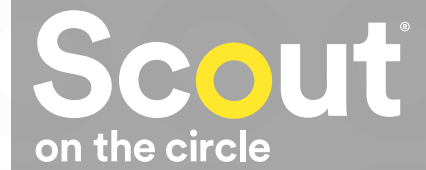
SPACE 5C

CIRCLE DINNER



# DEMOGRAPHIC SUMMARY

2018 Estimates with 2023 Projections  
Lat/Lon: 38.86545/-77.27276



	1 MILES	3 MILES	5 MILES
<b>POPULATION SUMMARY</b>			
2000 Total Population	15,320	101,300	269,116
2010 Total Population	17,022	112,253	298,644
<b>2018 Total Population</b>	<b>19,005</b>	<b>121,906</b>	<b>317,433</b>
2018 Group Quarters	54	3,320	7,875
2023 Total Population	21,266	127,484	327,987
2016-2021 Annual Rate	2.27%	0.90%	0.66%
<b>2018 Total Daytime Population</b>	<b>18,420</b>	<b>174,094</b>	<b>400,498</b>
Workers	10,762	123,168	264,261
Residents	7,658	50,926	136,237

<b>2018 POPULATION BY AGE</b>			
Population Age 0 - 4	5.6%	5.1%	5.3%
Population Age 5 - 9	5.6%	5.6%	5.8%
Population Age 10 - 14	5.2%	6.0%	6.3%
Population Age 15 - 24	12.7%	12.7%	12.8%
Population Age 25 - 34	19.1%	15.7%	14.8%
Population Age 35 - 44	14.7%	13.5%	13.9%
Population Age 45 - 54	12.2%	13.3%	13.5%
Population Age 55 - 64	11.9%	13.4%	13.1%
Population Age 65 - 74	8.0%	8.7%	8.8%
Population Age 75 - 84	3.5%	4.2%	4.1%
Population Age 85 +	1.6%	1.8%	1.5%
Population Age 18 +	80.6%	79.8%	79.0%
<b>Median Age</b>	<b>36.1</b>	<b>38.4</b>	<b>38.3</b>

<b>2018 POPULATION BY SEX</b>			
Male Population	9,643	61,228	158,091
Female Population	9,362	60,679	159,341

<b>2018 POPULATION BY RACE/ETHNICITY</b>			
White Alone	51.4%	60.9%	60.2%
Black Alone	7.3%	5.7%	5.9%
American Indian Alone	0.3%	0.4%	0.3%
Asian Alone	31.0%	23.7%	23.0%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	5.2%	4.8%	6.0%
Two or More Races	4.8%	4.4%	4.5%
Hispanic Origin	16.3%	14.1%	16.2%
Diversity Index	73.4	67.4	69.5

	1 MILES	3 MILES	5 MILES
<b>2018 POPULATION 15+ BY MARITAL STATUS</b>			
Total Population 15+	15,888	101,522	262,069
Never Married	34.4%	33.8%	34.7%
Married	54.4%	54.7%	54.0%
Widowed	2.6%	4.0%	3.7%
Separated or Divorced	8.5%	7.5%	7.6%

<b>2018 POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
<b>Total</b>	<b>13,482</b>	<b>86,063</b>	<b>221,403</b>
Less than 9th Grade	2.9%	3.5%	4.0%
9th - 12th Grade, No Diploma	2.2%	2.9%	3.1%
High School Graduate	8.9%	9.2%	10.1%
GED/Alternative Credential	0.7%	1.0%	0.9%
Some College, No Degree	13.1%	11.7%	12.3%
Associate Degree	5.7%	4.7%	5.3%
Bachelor's Degree	30.2%	32.7%	32.2%
Graduate/Professional Degree	36.3%	34.3%	32.1%

<b>HOUSEHOLDS SUMMARY</b>			
2000 Households	5,920	36,977	98,363
2000 Average Household Size	2.55	2.66	2.68
2010 Households	6,647	41,141	108,139
2010 Average Household Size	2.55	2.65	2.69
<b>2018 Households</b>	<b>7,318</b>	<b>45,099</b>	<b>115,637</b>
2018 Average Household Size	2.59	2.63	2.68
2023 Households	8,104	47,230	119,808
2023 Average Household Size	2.62	2.63	2.67
2016-2021 Annual Rate	2.06%	0.93%	0.71%
2010 Families	4,108	28,231	75,106
2010 Average Family Size	3.07	3.12	3.16
2018 Families	4,488	30,269	78,692
2016 Average Family Size	3.15	3.15	3.19
2023 Families	4,958	31,458	80,793
2023 Average Family Size	3.19	3.16	3.21
2016-2021 Annual Rate	2.01%	0.77%	0.53%

<b>HOUSING UNIT SUMMARY</b>			
<b>2018 Housing Units</b>	<b>7,584</b>	<b>46,769</b>	<b>120,352</b>
Owner Occupied Housing Units	51.0%	60.7%	61.2%
Renter Occupied Housing Units	45.5%	35.7%	34.9%
Vacant Housing Units	3.5%	3.6%	3.9%

	1 MILES	3 MILES	5 MILES
<b>2018 HOUSEHOLDS BY INCOME</b>			
<\$15,000	4.1%	3.5%	3.7%
\$15,000 - \$24,999	3.0%	3.1%	2.8%
\$25,000 - \$34,999	3.9%	3.2%	3.4%
\$35,000 - \$49,999	6.4%	5.7%	6.2%
\$50,000 - \$74,999	14.5%	12.2%	12.9%
\$75,000 - \$99,999	14.1%	12.5%	12.7%
\$100,000 - \$149,999	24.6%	23.0%	22.0%
\$150,000 - \$199,999	14.1%	13.7%	13.9%
\$200,000+	15.3%	23.1%	22.4%
<b>Average Household Income</b>	<b>\$129,030</b>	<b>\$156,586</b>	<b>\$154,421</b>
Median Household Income	\$105,235	\$116,144	\$114,138
Per Capita Income	\$48,969	\$58,555	\$56,922

<b>2018 OWNER OCCUPIED HOUSING UNITS BY VALUE</b>			
Total	3,866	28,384	73,629
<\$50,000	0.2%	0.5%	0.5%
\$50,000 - \$99,999	0.7%	0.5%	0.6%
\$100,000 - \$149,999	4.0%	1.7%	1.4%
\$150,000 - \$199,999	1.8%	1.4%	1.6%
\$200,000 - \$249,999	2.0%	2.9%	2.9%
\$250,000 - \$299,999	3.6%	2.9%	4.0%
\$300,000 - \$399,999	20.3%	10.1%	11.6%
\$400,000 - \$499,999	25.9%	18.8%	19.1%
\$500,000 - \$749,999	31.5%	39.9%	37.7%
\$750,000 - \$999,999	8.1%	15.1%	14.3%
\$1,000,000 +	1.4%	5.5%	5.1%
<b>Average Home Value</b>	<b>\$503,763</b>	<b>\$606,299</b>	<b>\$597,362</b>

<b>2018 EMPLOYED POPULATION 16+ BY INDUSTRY</b>			
Total	11,530	70,711	182,508
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	3.4%	4.4%	5.3%
Manufacturing	4.2%	3.2%	2.8%
Wholesale Trade	1.2%	1.3%	1.3%
Retail Trade	9.0%	6.9%	7.4%
Transportation/Utilities	2.1%	2.3%	2.6%
Information	2.7%	2.2%	2.3%
Finance/Insurance/Real Estate	4.8%	6.6%	6.6%
Services	63.1%	61.7%	61.0%
Public Administration	9.4%	11.2%	10.6%

	1 MILES	3 MILES	5 MILES
<b>2018 EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
<b>White Collar</b>	<b>77.2%</b>	<b>76.9%</b>	<b>75.3%</b>
Management/Business/Financial	23.3%	25.1%	24.4%
Professional	34.8%	33.7%	32.2%
Sales	9.2%	8.2%	8.3%
Administrative Support	9.8%	9.9%	10.5%
Services	14.8%	14.8%	15.5%
<b>Blue Collar</b>	<b>8.0%</b>	<b>8.3%</b>	<b>9.2%</b>
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	2.2%	2.7%	3.5%
Installation/Maintenance/Repair	1.8%	1.5%	1.7%
Production	1.6%	1.4%	1.4%
Transportation/Material Moving	2.4%	2.6%	2.6%

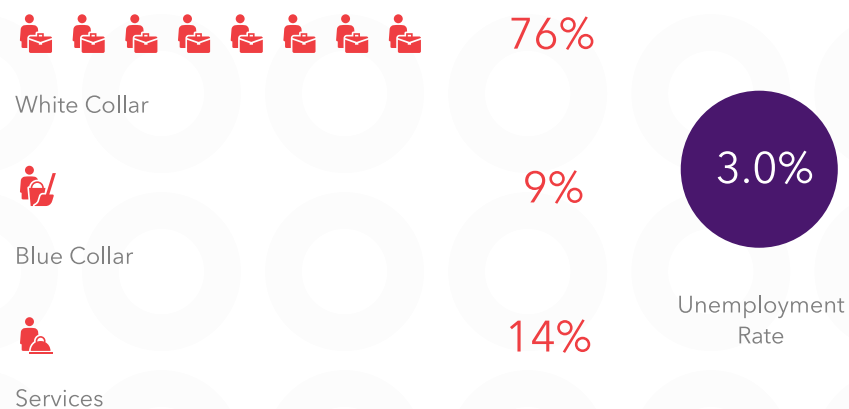
<b>2018 CONSUMER SPENDING</b>			
Apparel & Services: Total \$	\$25,081,271	\$181,999,050	\$459,797,579
Average Spent	\$3,427.34	\$4,035.55	\$3,976.22
Education: Total \$	\$17,277,525	\$134,116,660	\$341,430,170
Average Spent	\$2,360.96	\$2,973.83	\$2,952.60
Entertainment/Recreation: Total \$	\$35,098,318	\$261,479,059	\$660,926,991
Average Spent	\$4,796.16	\$5,797.89	\$5,715.53
Food at Home: Total \$	\$54,722,690	\$392,951,709	\$994,101,535
Average Spent	\$7,477.82	\$8,713.09	\$8,596.74
Food Away from Home: Total \$	\$40,120,427	\$289,697,387	\$731,295,703
Average Spent	\$5,482.43	\$6,423.59	\$6,324.06
Health Care: Total \$	\$58,426,106	\$439,801,385	\$1,113,649,705
Average Spent	\$7,983.89	\$9,751.91	\$9,630.57
HH Furnishings & Equipment: Total \$	\$22,930,159	\$171,071,176	\$432,043,503
Average Spent	\$3,133.39	\$3,793.24	\$3,736.20
Personal Care Products & Services: Total \$	\$9,355,552	\$68,799,934	\$173,659,707
Average Spent	\$1,278.43	\$1,525.53	\$1,501.77
Shelter: Total \$	\$195,772,027	\$1,428,291,964	\$3,605,081,563
Average Spent	\$26,752.12	\$31,670.15	\$31,175.85
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$27,333,512	\$212,997,168	\$538,131,165
Average Spent	\$3,735.11	\$4,722.88	\$4,653.62
Travel: Total \$	\$24,835,036	\$191,748,771	\$483,883,726
Average Spent	\$3,393.69	\$4,251.73	\$4,184.51
Vehicle Maintenance & Repairs: Total \$	\$11,493,354	\$84,643,084	\$214,073,264
Average Spent	\$1,570.56	\$1,876.83	\$1,851.25

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc. Source: (ArcGIS Business Analyst) <http://www.arcgis.com>

### POPULATION (5 MILES)



### EMPLOYMENT (5 MILES)



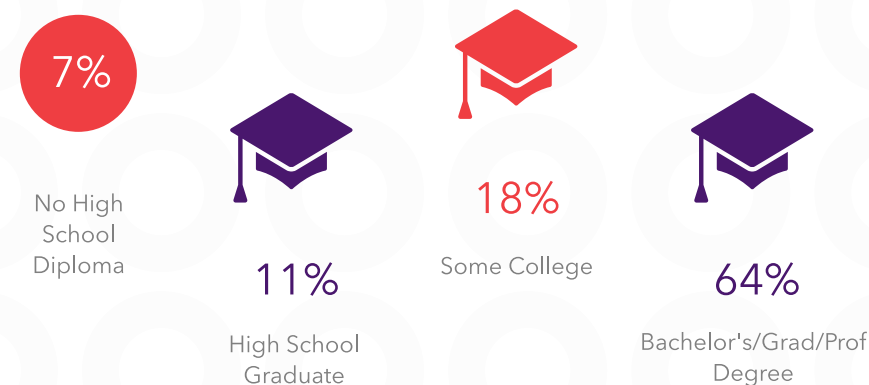
### Tapestry Segments (5 MILES)

<b>Enterprising Professionals</b> 26,976 households	23% of Households
<b>Top Tier</b> 25,240 households	22% of Households
<b>Urban Chic</b> 11,936 households	10% of Households

### INCOME (5 MILES)



### EDUCATION (5 MILES)



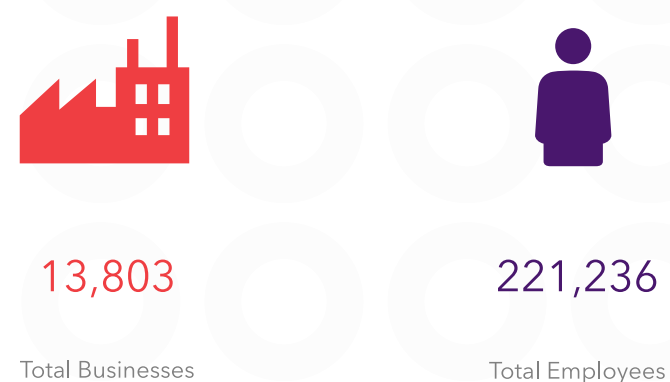
### Enterprising Professionals

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

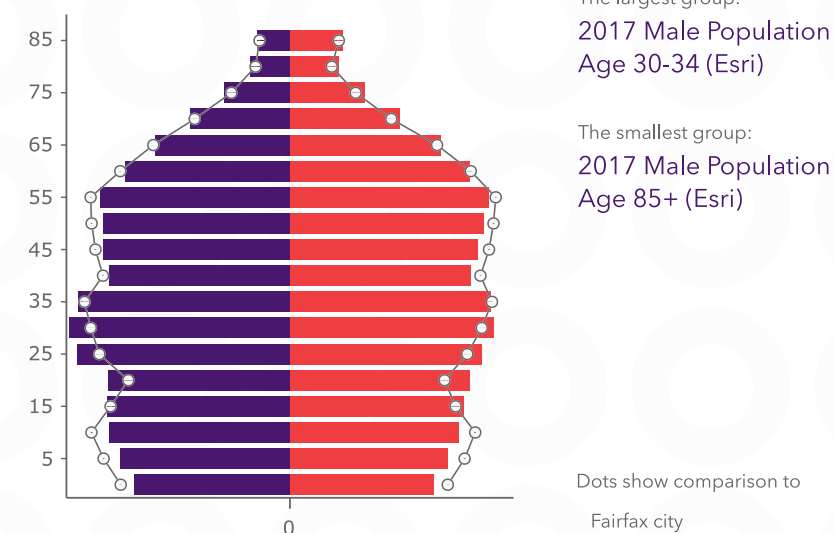
### Top Tier

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

### BUSINESS (5 MILES)



### Age Pyramid (5 MILES)



### Urban Chic

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.



Leased By:

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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# Scout<sup>®</sup>

## on the circle



Developed By:

