



RETAIL PROPERTY FOR LEASE

PENDER VILLAGE CENTER

3903 FAIR RIDGE DRIVE, FAIRFAX, VA 22033



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	976 - 3,967 SF
Lease Rate:	Negotiable
Building Size:	140,030 SF

PROPERTY OVERVIEW

Pender Village Center is a vibrant mixed-use center located in a thriving area of Fairfax County, Virginia. The Harris Teeter anchored center is home to a broad range of retail and office users. The synergist mix of retailers includes Corner Bakery, Subway, VA ABC and Hair Cuttery.

AVAILABLE SPACES

	SF
211	1,492 SF
217	1,574 SF
219	1,198 SF
222	3,967 SF
206	976 SF
P	1,422 SF
S	1,733 SF
210	2,044 SF

PROPERTY HIGHLIGHTS

- 140,030 SF mixed-use center located at the signalized intersection of Lee Jackson Memorial Highway (Route 50) and Fair Ridge Drive with multiple points of ingress and egress.
- Dense, affluent population of 258,647 people within a 5-mile radius with an average household income of \$159,900.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	7,572	36,496	91,961
Total Population:	17,211	97,098	258,647
Average HH Income:	\$123,151	\$162,174	\$159,900

SITE PLAN

FIRST FLOOR

A	FAIRFAX ALLERGY	3,772 SF
A1	LITTLE GYM	3,266 SF
B	CORNER BAKERY	3,814 SF
D	GAMES WORKSHOP	788 SF
E	EYE VISION	1,812 SF
F	NATURAL PET	3,494 SF
H	CRAZY SUSHI	2,602 SF
J	SUBWAY	1,283 SF
K	EUTOPIA MASSAGE	1,278 SF
L	THIBIANT	1,646 SF
M	AVAIL VAPOR	2,422 SF
N	VA ABC	2,758 SF
O	DIVINE SPA	1,652 SF
P	AVAILABLE	1,422 SF
Q	HOME CARE ASSISTANCE	1,805 SF
R	AVAILABLE	1,191 SF
S	AVAILABLE	1,733 SF
S1	KEMPER CARPET	4,248 SF

SECOND FLOOR

200	HARRIS TEETER OFFICE	9,199 SF
203	IMP FITNESS	10,205 SF
206	AVAILABLE	976 SF
207	SKINNER, OSSAKOW ASSOC.	2,501 SF
209	NOVA PHYS. WELLNESS	1,512 SF
210	AVAILABLE	2,044 SF
211	AVAILABLE	1,492 SF
212	ADVANCED COSM. DENTIST	1,816 SF
214	WESTFIELDS DENTAL	3,109 SF
215	ELHADY ORTHO.	2,739 SF
217	AVAILABLE	1,574 SF
218	PRIMA MEDICINE	1,429 SF
219	AVAILABLE	1,198 SF
220	EYE LEVEL LEARNING CENT.	1,470 SF
221	STATE FARM	1,032 SF
222	AVAILABLE	3,967 SF

THE OVERTURE
200 UNIT
ACTIVE ADULT
COMMUNITY

PENDER OAKS
219 UNITS
UNDER CONSTRUCTION



LEE JACKSON MEMORIAL HWY RTE. 50 70,000 VPD



RETAILER MAP

Greenbrier Town Center



Pender Village Center



Fair Lakes Center



Fairfax Town Center



Fair Oaks Mall



Fair Lakes Promenade



Fairfax Corner



chico's



61,000 VPD

70,000 VPD

32,000 VPD

94,000 VPD

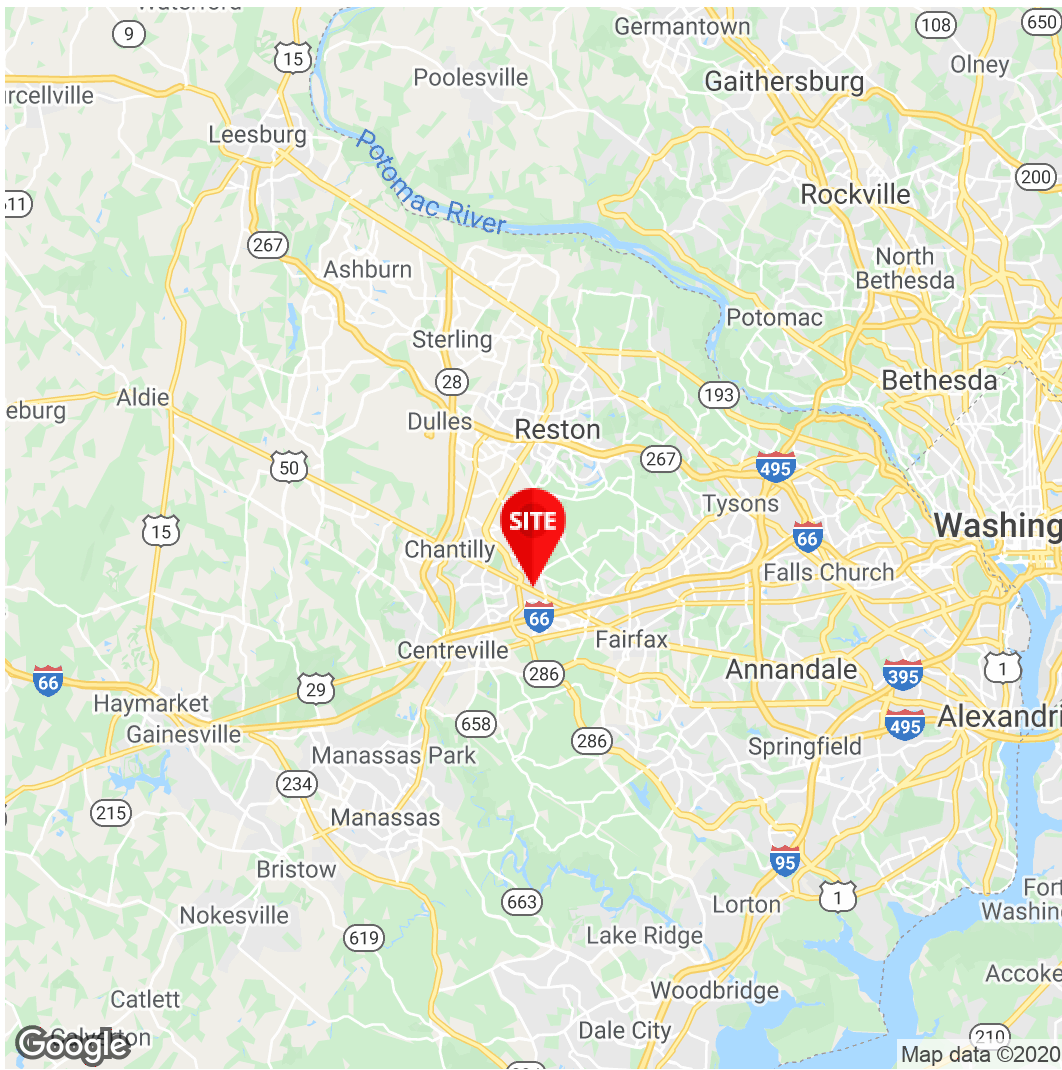
125,000 VPD

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ADDITIONAL PHOTOS

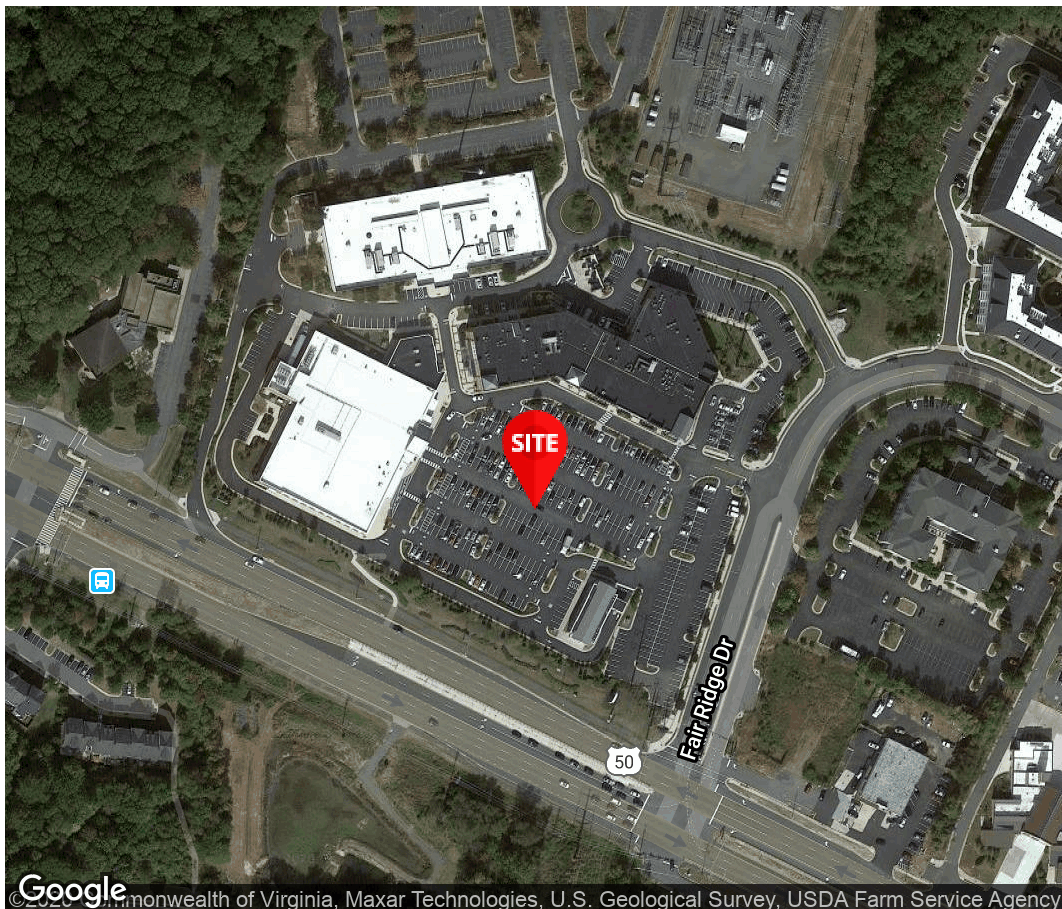




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