

AVAILABLE NOW

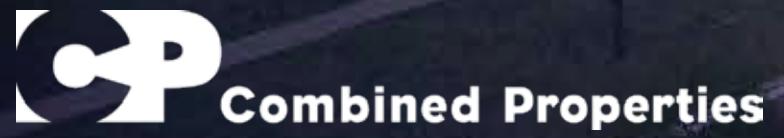


NAIL BAR

Peri Peri
Original

Scout[®]

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.

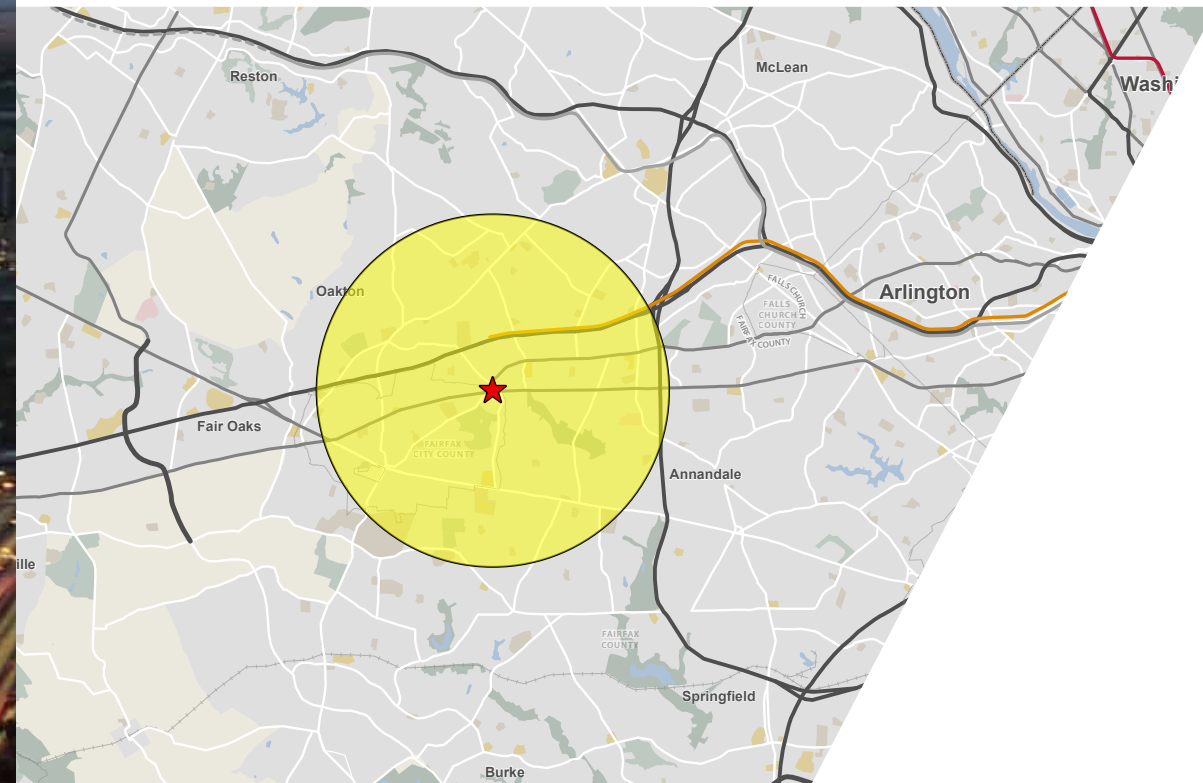
RESIDENTS | Discover bright, spacious homes with smart style and artistic flair. Revel in amenities that include lush courtyards, a sparkling resort-inspired pool, and thoughtfully designed work-from-home spaces. Find true convenience with on-site shops, restaurants, a Giant Food, and ample garage parking. 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[®] 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)

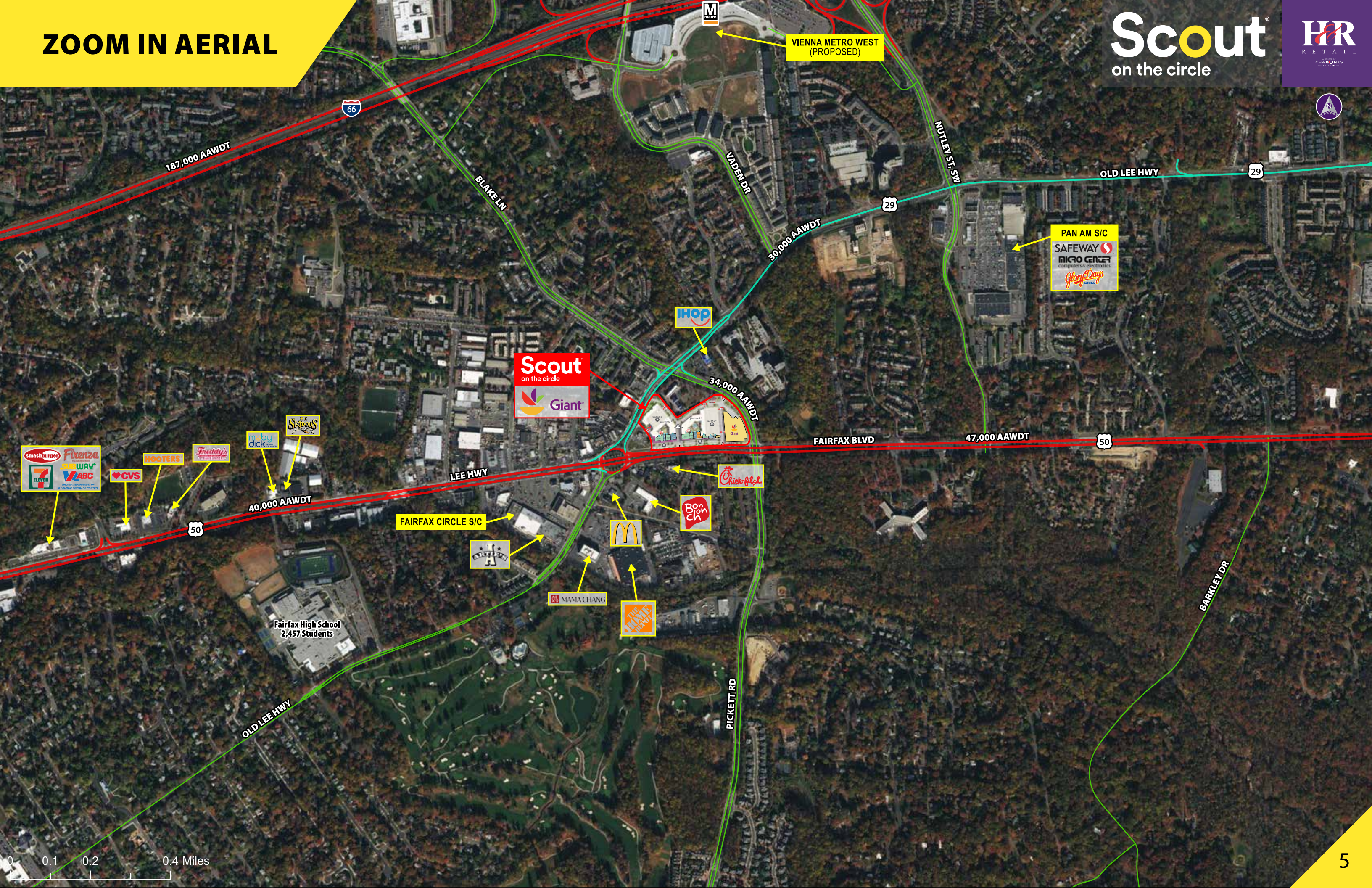
FAIRFAX BLVD (ROUTE 50)

47,000 AAWDT

MARKET AERIAL



ZOOM IN AERIAL



187,000 AAWDT

VIENNA METRO WEST (PROPOSED)

PAN AM S/C
SAFEWAY
MICRO CENTER
GloriaDays

Scout
on the circle
Giant

smashburger
Firenza
7 ELEVEN
WAV
ABC

CVS

ROOTERS

Freddy's

40,000 AAWDT

50

Fairfax High School
2,457 Students

FAIRFAX CIRCLE S/C

WALDEN

MAMA CHANG

McDonald's

THE HOME DEPOT

Chick-fil-A

Bonchon

FAIRFAX BLVD

47,000 AAWDT

50

BARKLEY DR

PICKETT RD

LEE HWY

BLAKE LN

WADEN DR

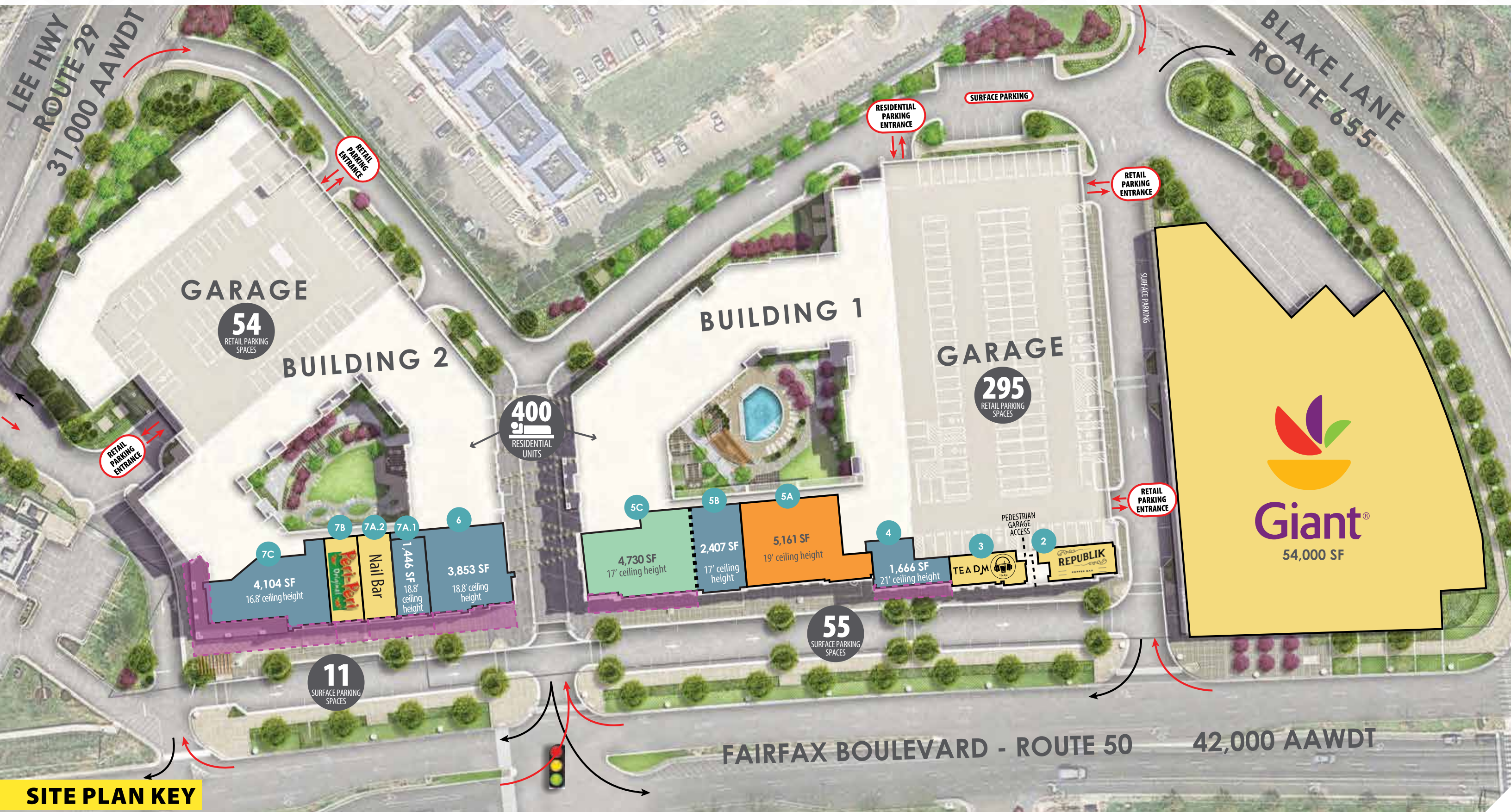
NUTLEY ST SW

OLD LEE HWY

29

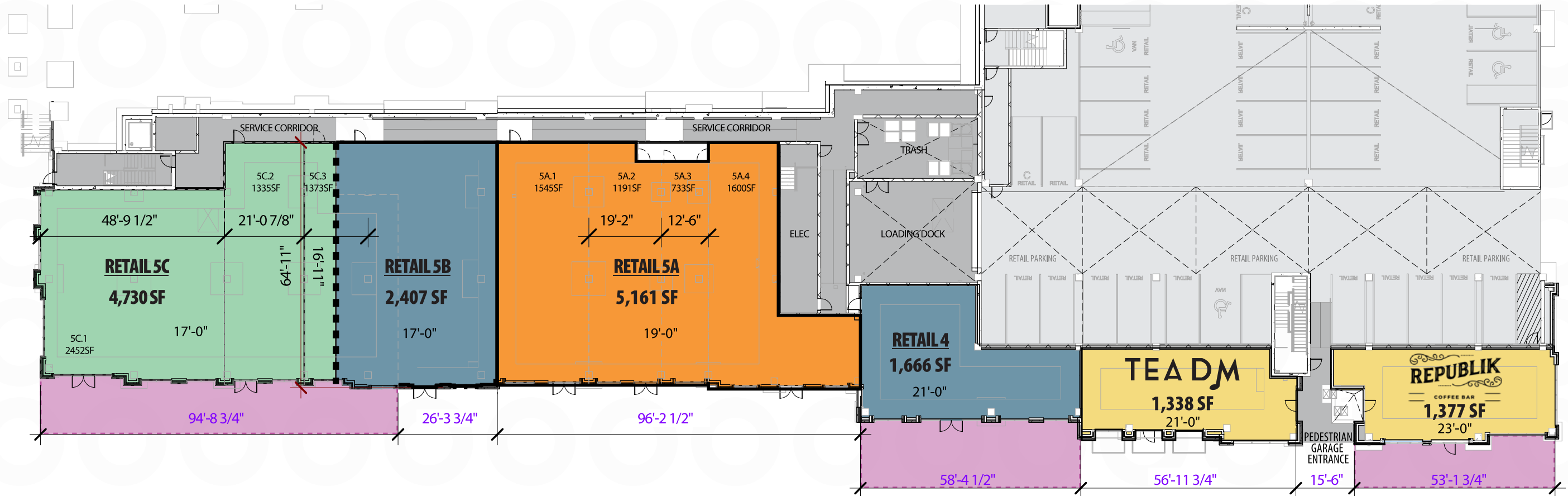
30,000 AAWDT

34,000 AAWDT

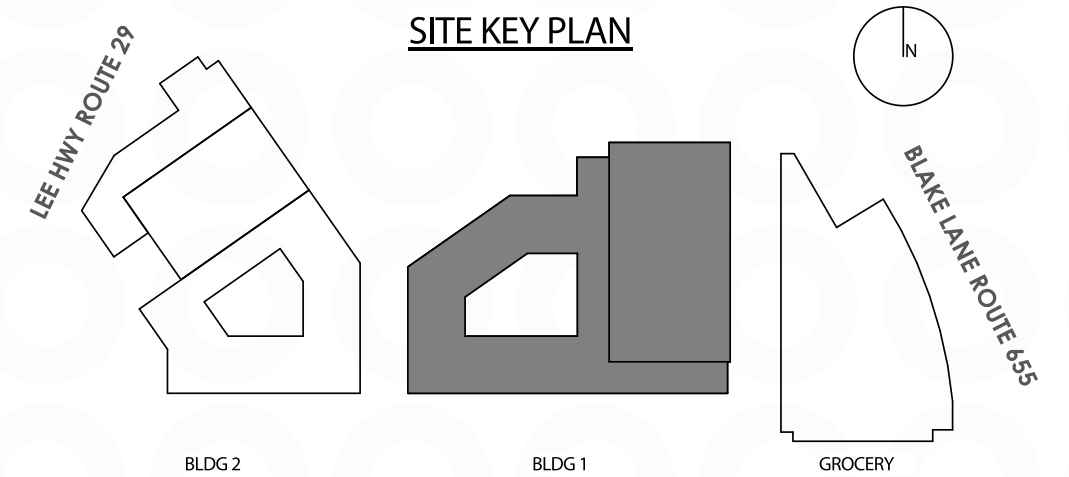


SITE PLAN KEY

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

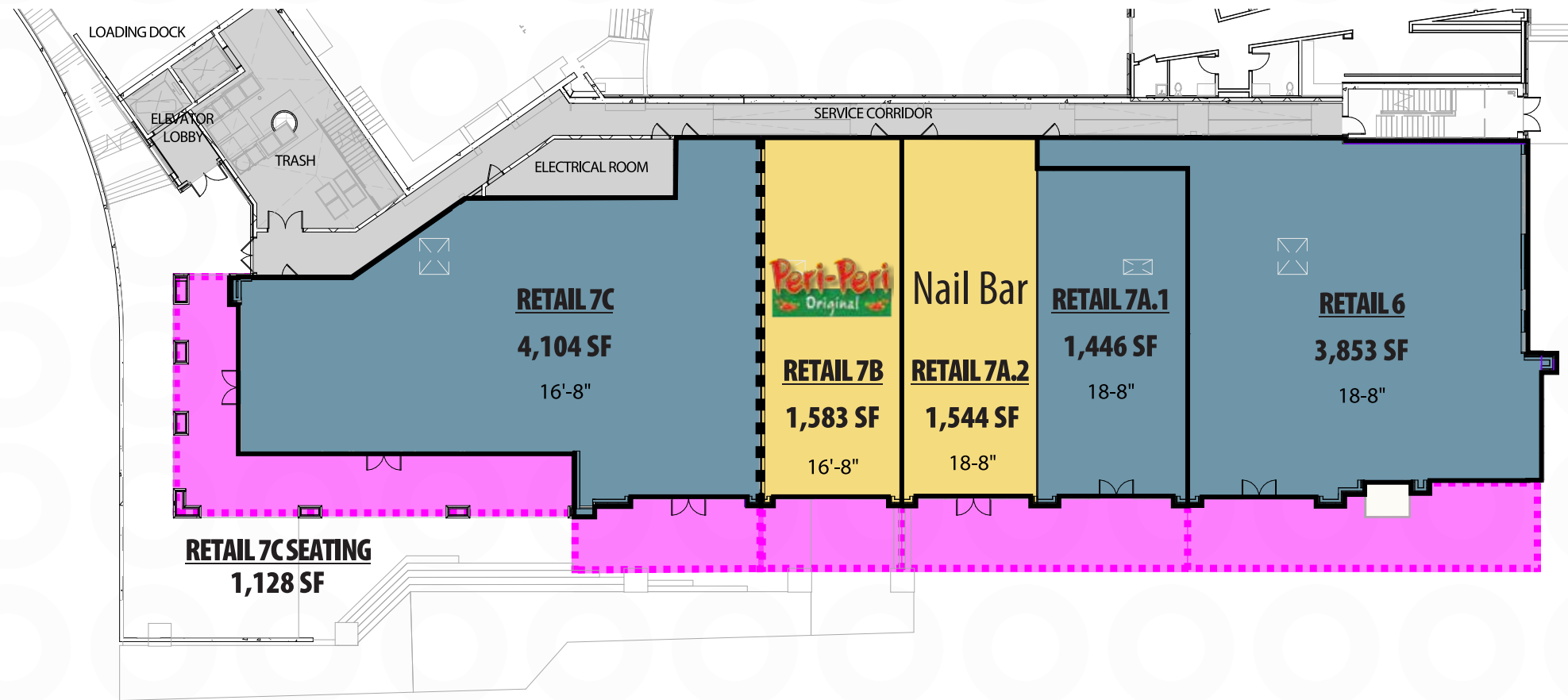


FAIRFAX BOULEVARD - ROUTE 50 42,000 AAWDT

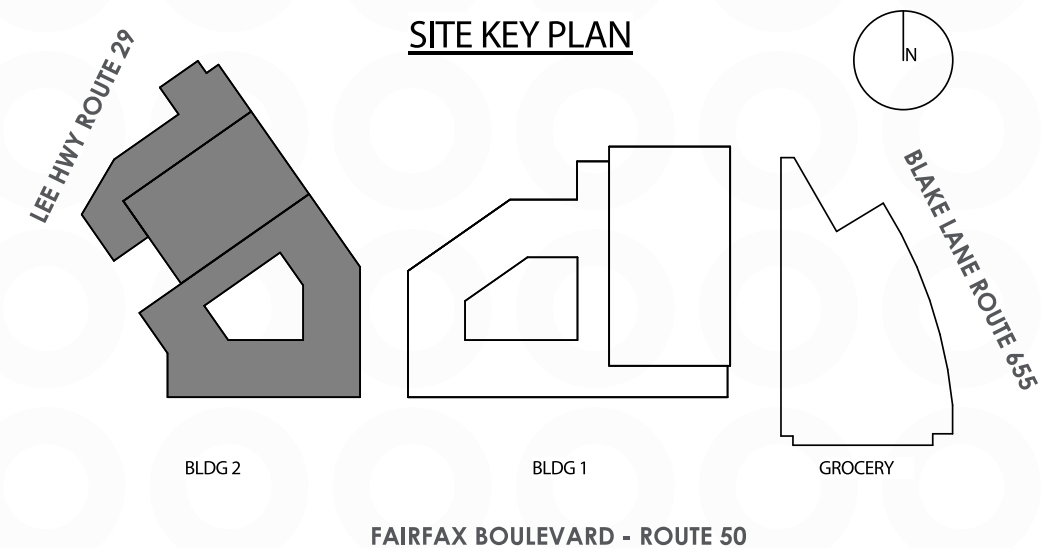


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FAIRFAX BOULEVARD - ROUTE 50 42,000 AAWDT



SITE PLAN KEY

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SPACE 4

SPACE 3

SPACE 2

PEDESTRIAN
ENTRANCE/EXIT TO
PARKING GARAGE





SPACE 6

SPACE 5C

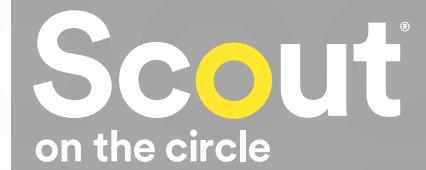
SPACE 7A

CIRCLE DINER



DEMOGRAPHIC SUMMARY

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



	1 MILES	3 MILES	5 MILES
POPULATION SUMMARY			
2000 Total Population	15,320	101,300	269,116
2010 Total Population	17,022	112,253	298,644
2018 Total Population	19,005	121,906	317,433
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%
2018 Total Daytime Population	18,420	174,094	400,498
Workers	10,762	123,168	264,261
Residents	7,658	50,926	136,237

2018 POPULATION BY AGE			
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%
Median Age	36.1	38.4	38.3

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

2018 POPULATION BY RACE/ETHNICITY			
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
2018 POPULATION 15+ BY MARITAL STATUS			
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%

2018 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	13,482	86,063	221,403
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%

HOUSEHOLDS SUMMARY			
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
2018 Households	7,318	45,099	115,637
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%

HOUSING UNIT SUMMARY			
2018 Housing Units	7,584	46,769	120,352
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
2018 HOUSEHOLDS BY INCOME			
<\$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%
Average Household Income	\$129,030	\$156,586	\$154,421
Median Household Income	\$105,235	\$116,144	\$114,138
Per Capita Income	\$48,969	\$58,555	\$56,922

2018 OWNER OCCUPIED HOUSING UNITS BY VALUE			
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%
Average Home Value	\$503,763	\$606,299	\$597,362

2018 EMPLOYED POPULATION 16+ BY INDUSTRY			
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
2018 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	77.2%	76.9%	75.3%
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%
Blue Collar	8.0%	8.3%	9.2%
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%

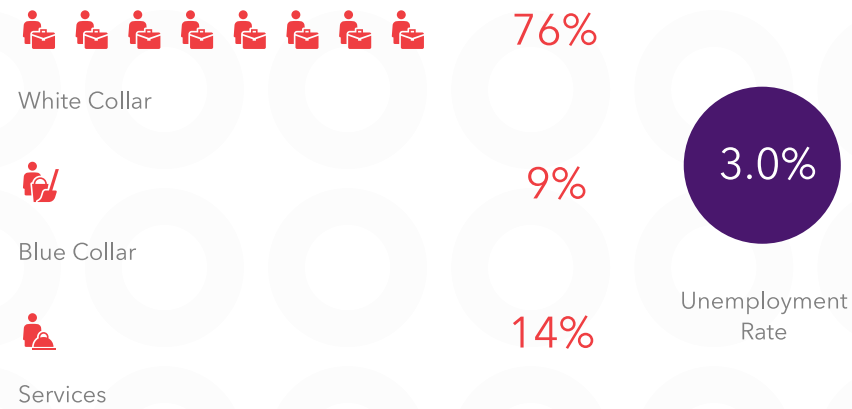
2018 CONSUMER SPENDING			
Apparel & Services: Total \$	\$25,081,271	\$181,999,050	\$459,797,579
Average Spent	\$3,427.34	\$4,035.55	\$3,976.22
Education: Total \$	\$17,277,525	\$134,116,660	\$341,430,170
Average Spent	\$2,360.96	\$2,973.83	\$2,952.60
Entertainment/Recreation: Total \$	\$35,098,318	\$261,479,059	\$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)



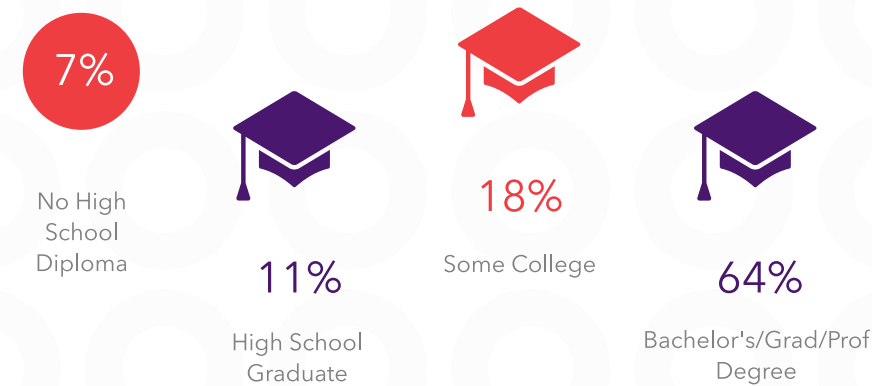
Tapestry Segments (5 MILES)

2D Enterprising Professionals 26,976 households	23% of Households
1A Top Tier 25,240 households	22% of Households
2A Urban Chic 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.

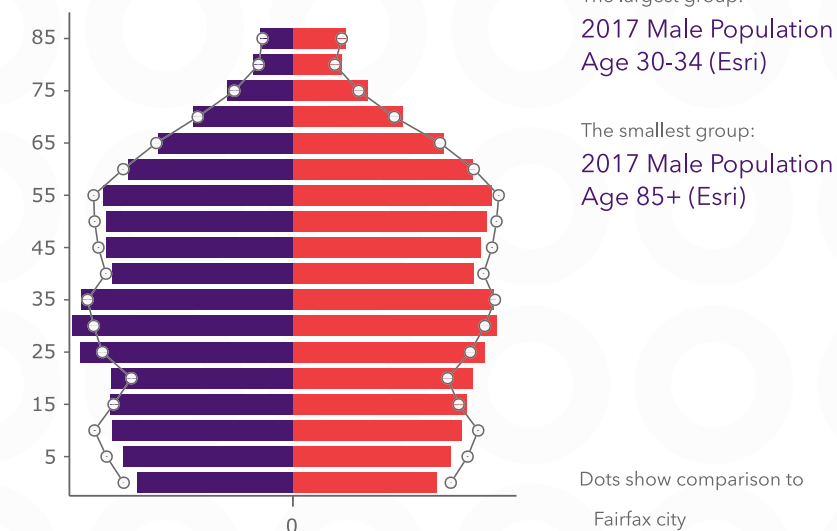
Urban Chic

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.

BUSINESS (5 MILES)



Age Pyramid (5 MILES)





Leased By:

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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Scout®

on the circle



Developed By:

