



**COMMERCIAL  
DIVISION**

FOR LEASE

# 8550 Lee Highway

8550 LEE HIGHWAY, FAIRFAX, VA 22031



**PRESENTED BY:**

**MICHAEL SHOR**

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**KATHY KILLION**

**Senior Advisor**

**703.600.9295**

**kkillion@LNF.com**



[www.commercialdivision.lnfre.com](http://www.commercialdivision.lnfre.com)

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### PROPERTY HIGHLIGHTS

- Suites from approx. 1,800 sf to 30,000 sf available
- High visibility location with signage possible (call for details)
- Ground floor space available with access to a patio
- Great Views
- Next to restaurants & shops
- A few blocks from Mosaic District & Dunn Loring Metro
- Lee Highway Location with Signage Potential (call for details)
- Convenient location near I-495, I-66, Rt. 29 and Rt. 50

**New Listing:**  
**Special Rates....**

**Lease Rate:**           \$22/SF+ (Full Service)

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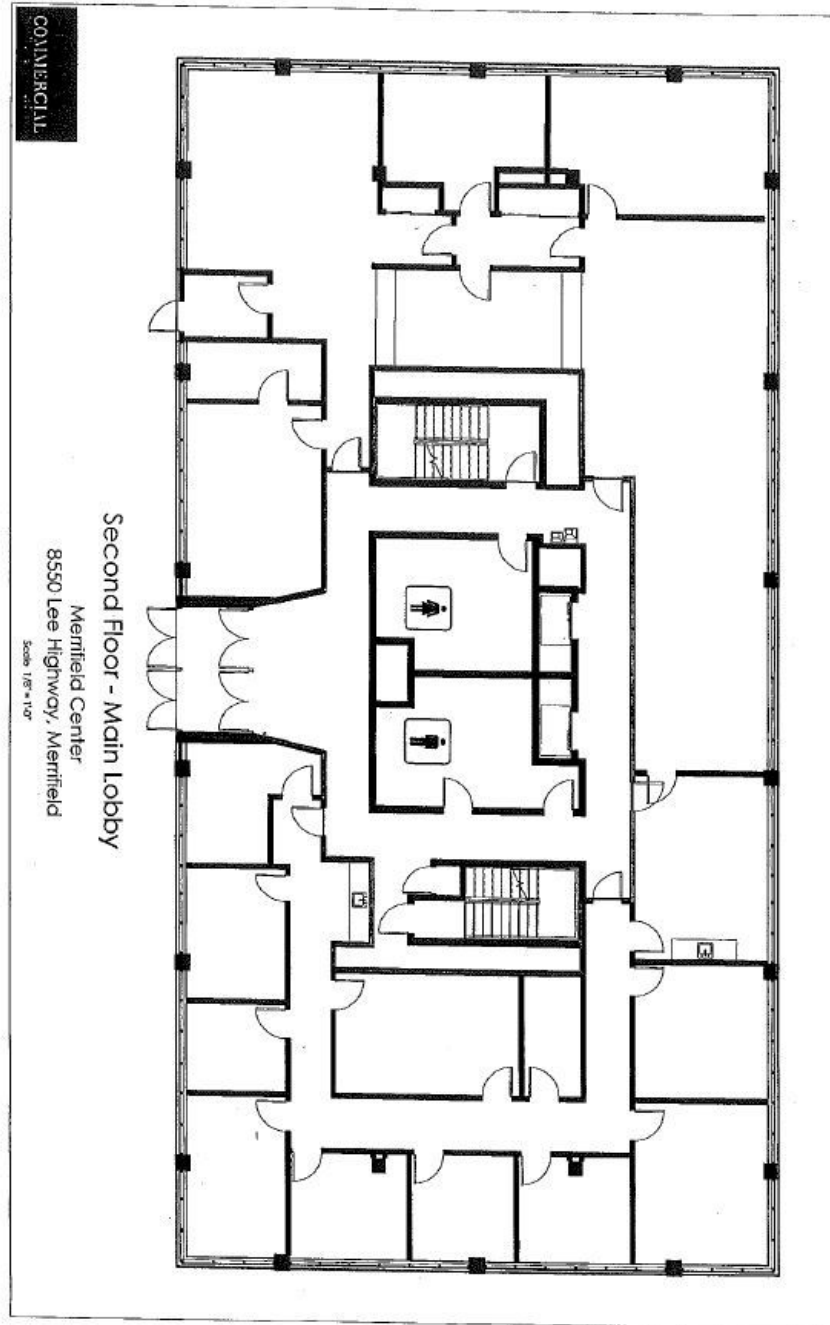
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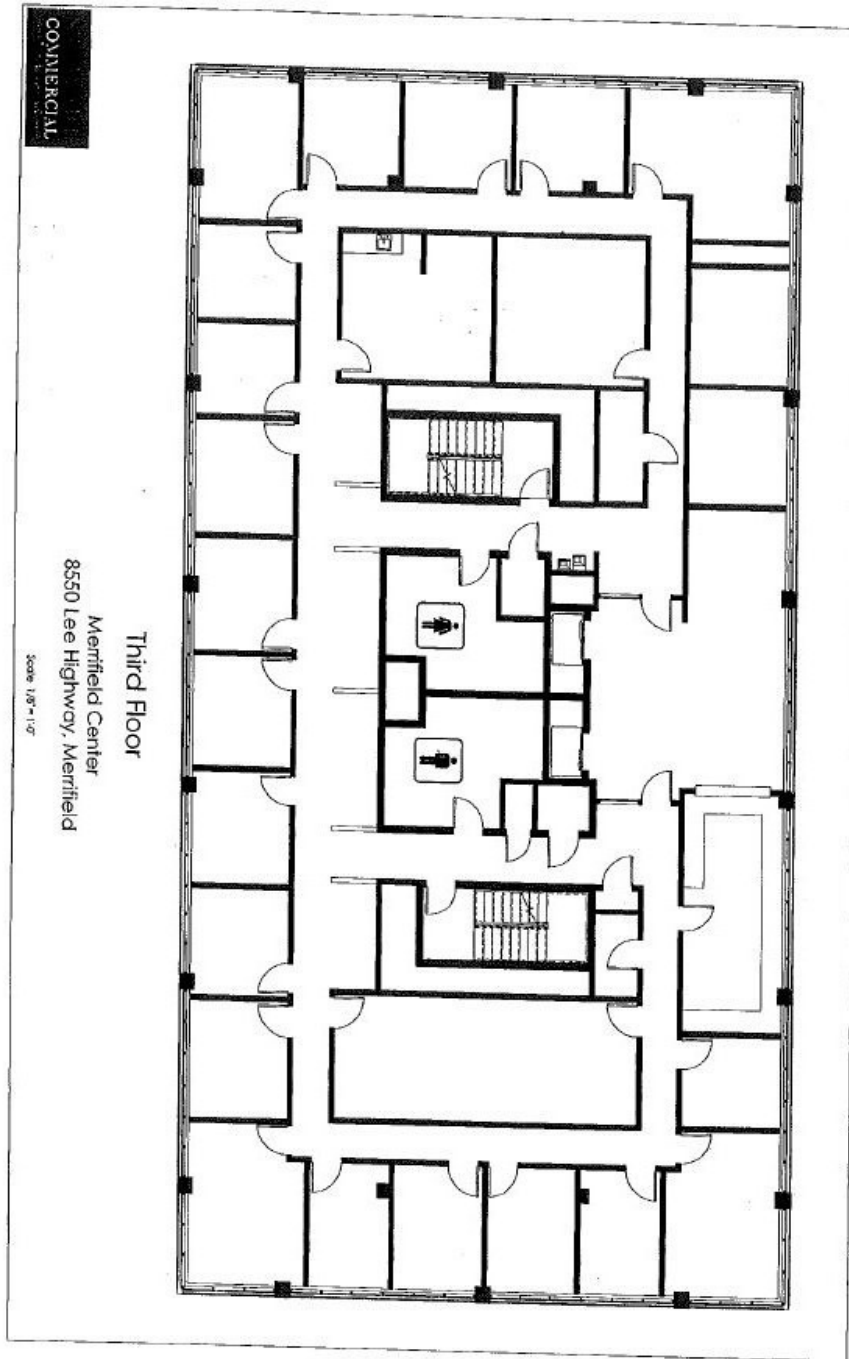
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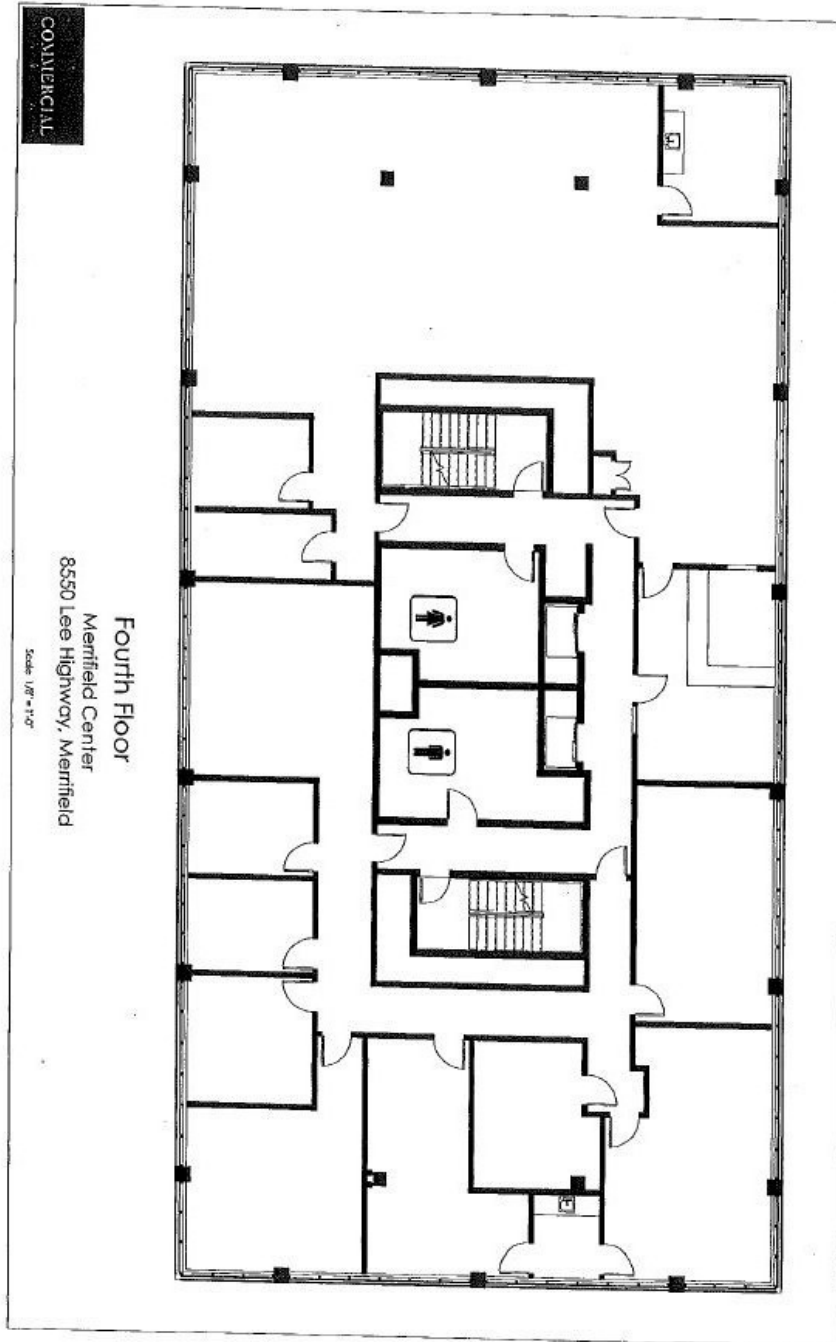
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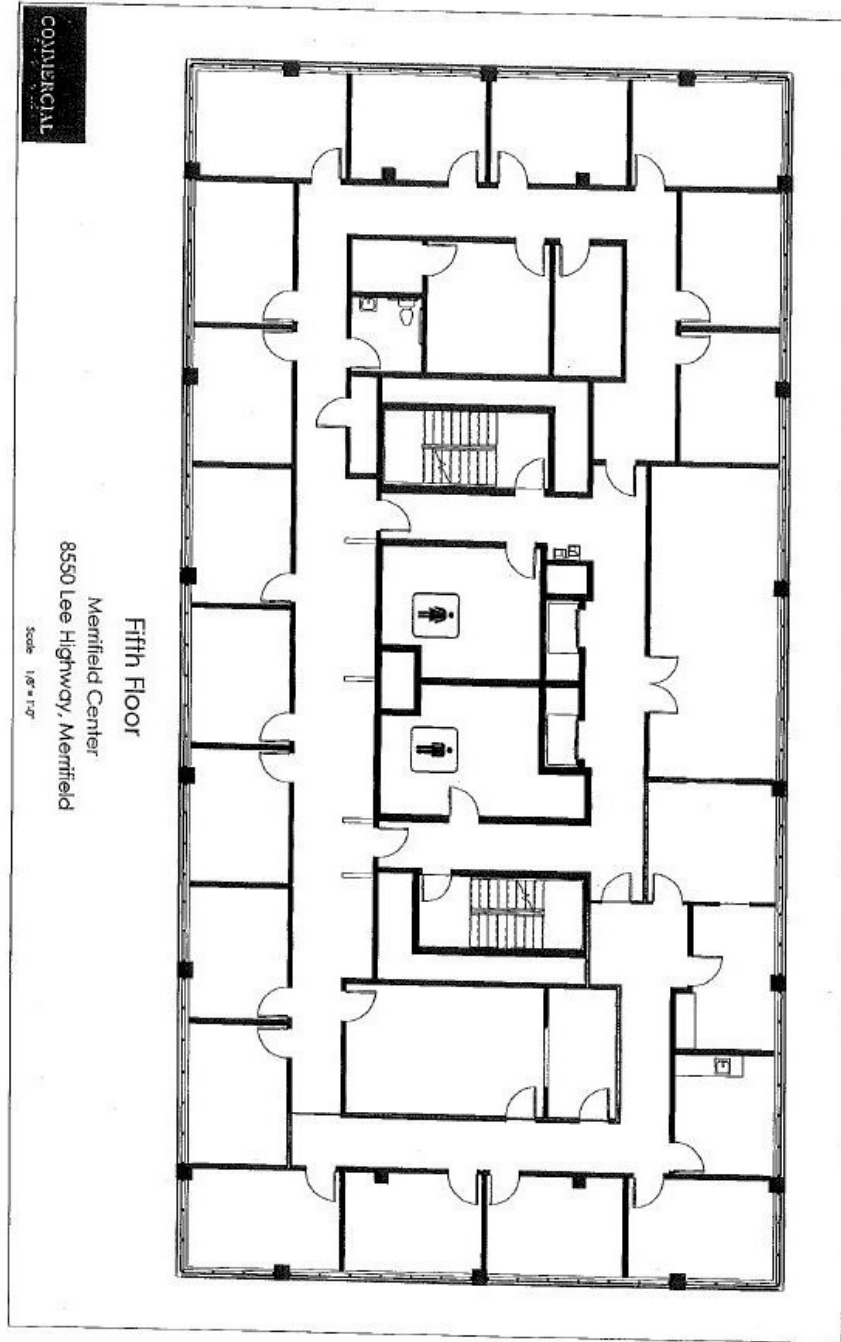
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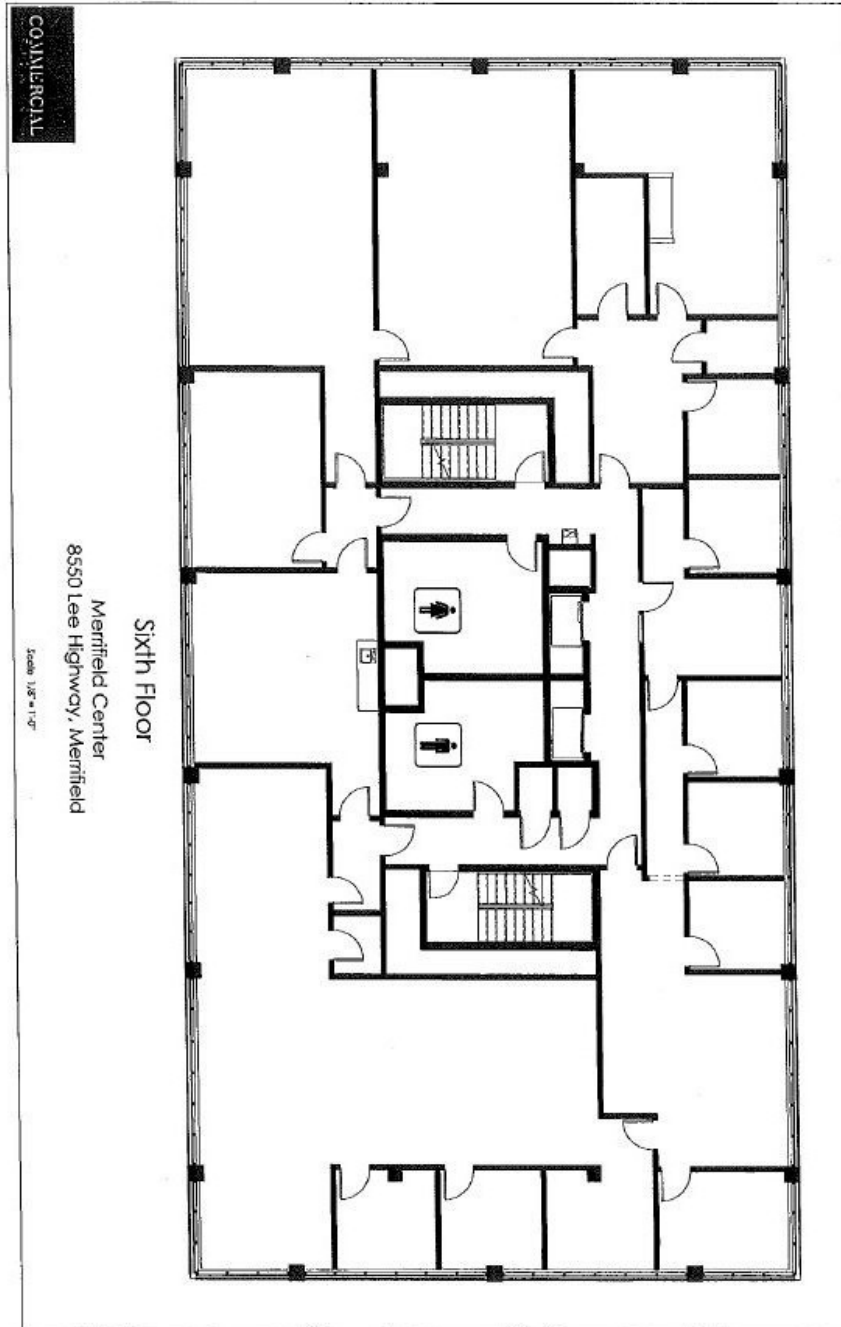
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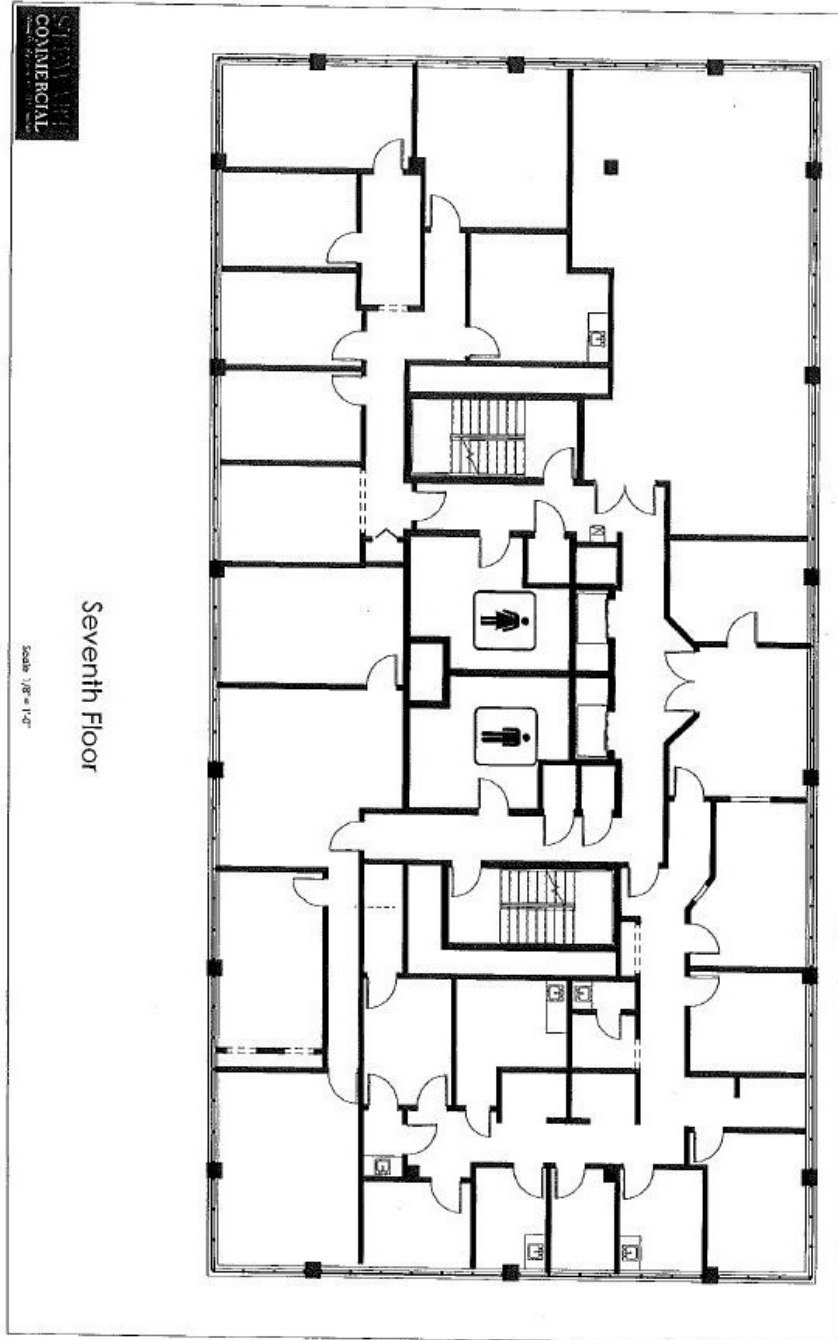
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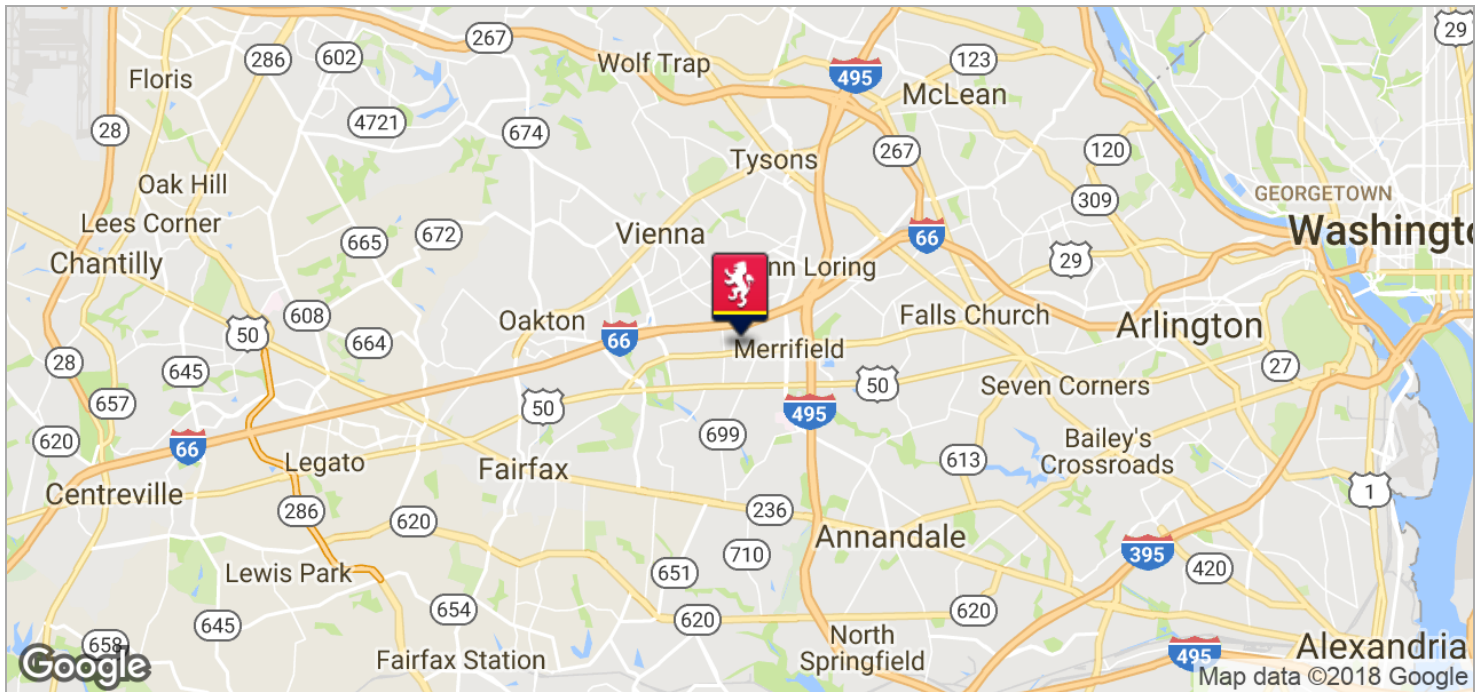
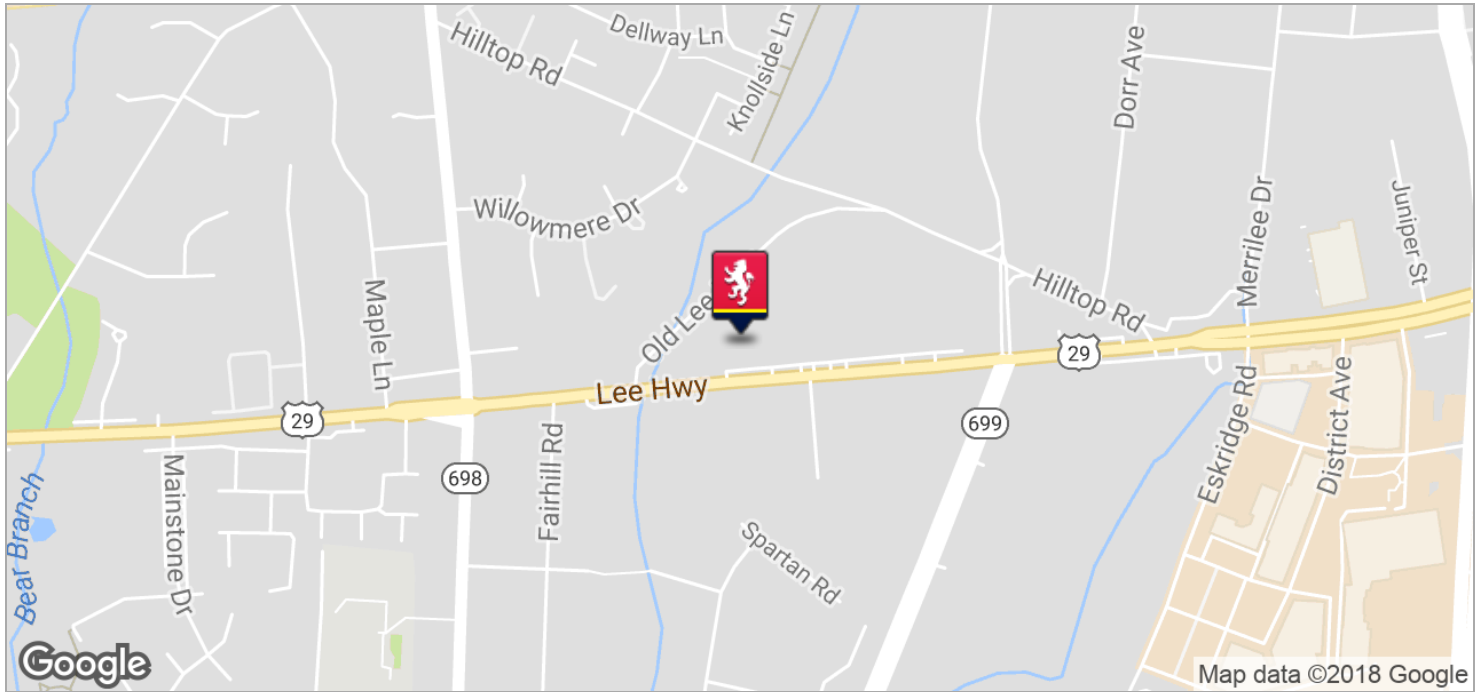
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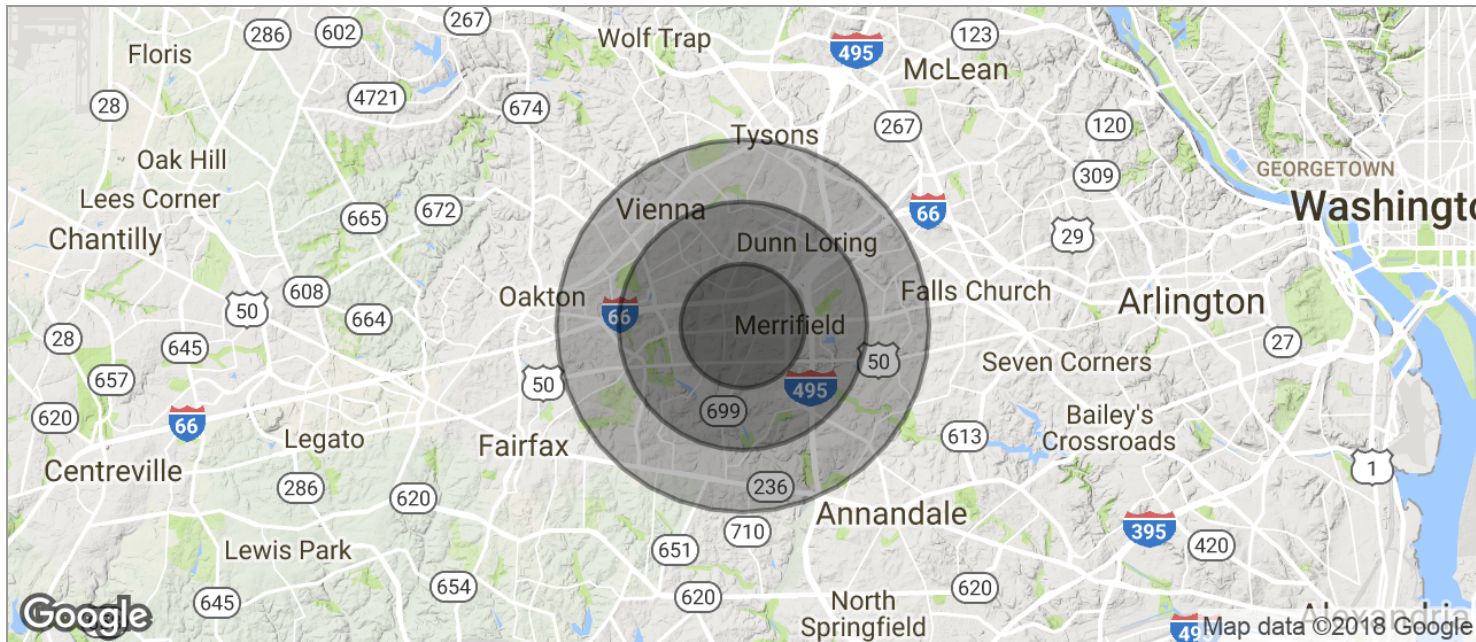
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	15,538	55,669	118,224
MEDIAN AGE	35.9	37.0	37.9
MEDIAN AGE (MALE)	34.8	35.7	36.8
MEDIAN AGE (FEMALE)	37.6	38.4	38.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	6,057	20,757	43,835
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$121,637	\$129,272	\$134,196
AVERAGE HOUSE VALUE	\$500,918	\$561,551	\$591,106

\* Demographic data derived from 2010 US Census

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