

# 11,044 SF (Divisible) FOR LEASE

8500 Lee Highway, Fairfax, Virginia 22031



**LONG & FOSTER**  
REAL ESTATE  
COMMERCIAL DIVISION

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## Property Highlights:

- Unique opportunity to lease on Lee Highway in Merrifield
- Great Visibility with sought after Signage
- Easy access to I-495 & Route 50
- High quality build-out includes marble, custom lighting and re-done carpet
- Perfect use for Furniture Showroom, Beer & Wine Store, Kid's Play Gym, Athletic Use, Retail, Medical or Office.

## Space Details:

**Available:** 11,044 SF

**Uses:** Retail, Medical, Warehouse

**Building Size:** 14,044 SF

**Parking:** 38 (3.45/1,000)

**Zoning :** I-5

## Demographics:

	1 Mile	2 Mile	3 Mile
<b>Total Households:</b>	6,015	20,921	44,582
<b>Total Population:</b>	15,111	55,864	119,690
<b>Avg HH Income:</b>	\$121,186	\$128,402	\$132,689

## Traffic Counts:

**Lee Highway (Route 29):** 35,000 VPD

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**AERIAL**

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**FAIRFAX  
MOSAIC DISTRICT**



Google Earth

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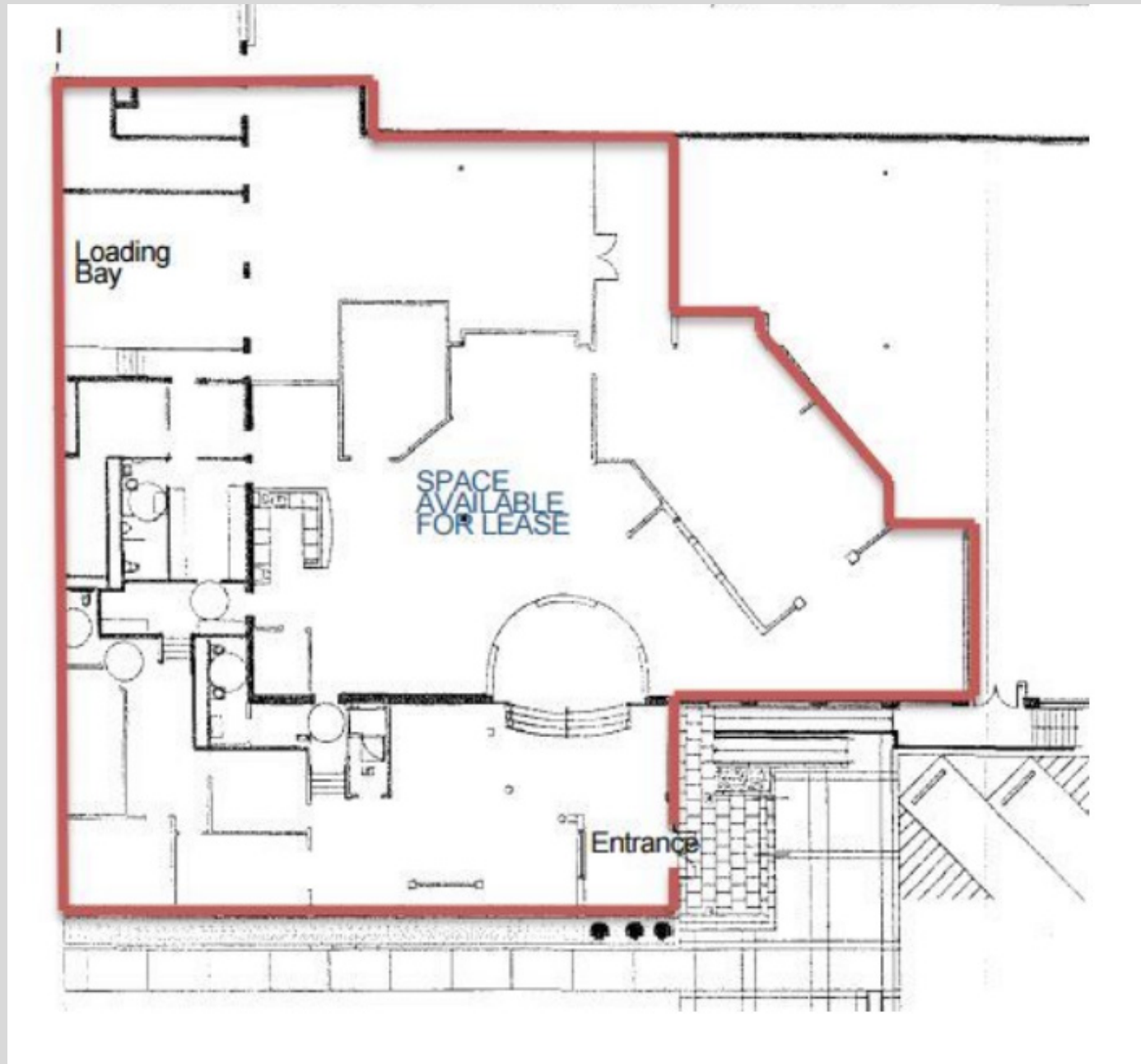
Long & Foster | 703.506.2850 | 8227 Old Courthouse Road Suite 200 | Vienna, Virginia 22182

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**Left Image:**  
Main Outside Photo

**Bottom Left Image:**  
Pylon Signage

**Bottom Right Image:**  
Handicap Ramp



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Interior Images



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