

LEASE / SUBLEASE OPPORTUNITIES



Fairfax Court

11282 James Swart Circle / Fairfax, VA 22030

Overview

Fairfax Court is a regionally traded shopping center located at the intersection of Lee Jackson Highway (Route 50) and Jermantown Road. The project offers a diverse lineup of restaurants and service oriented uses. Anchored by X-Sport Fitness, Great Wall Supermarket, and Burlington. Up to 26,000 square feet is available for sublease adjacent to Burlington.

Quick Facts

Size & Availability

960 SF (Q1 2025) (Lease)
±26,000 SF (Immediate) (Sublease)

Rental Rate

Negotiable

Net Charges

\$6.35 psf CA& INS; \$2.01 psf TAX (Lease)
\$1.80 psf CAM & INS; \$2.63 psf TAX (Sublease)

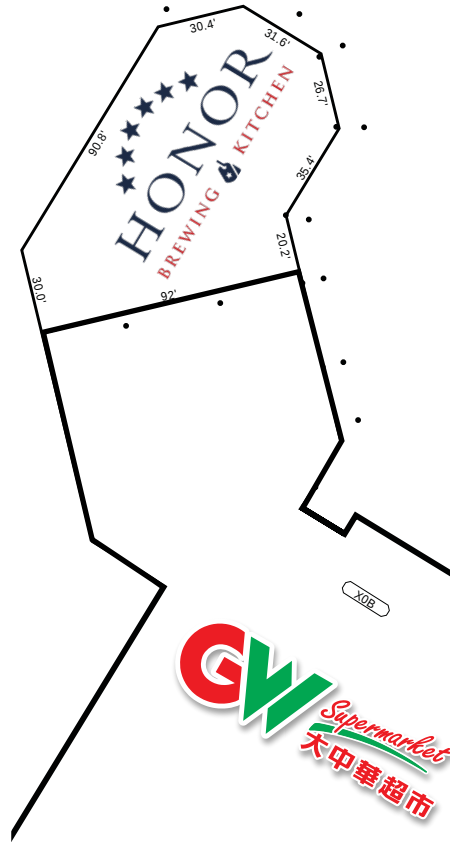
Major Tenants



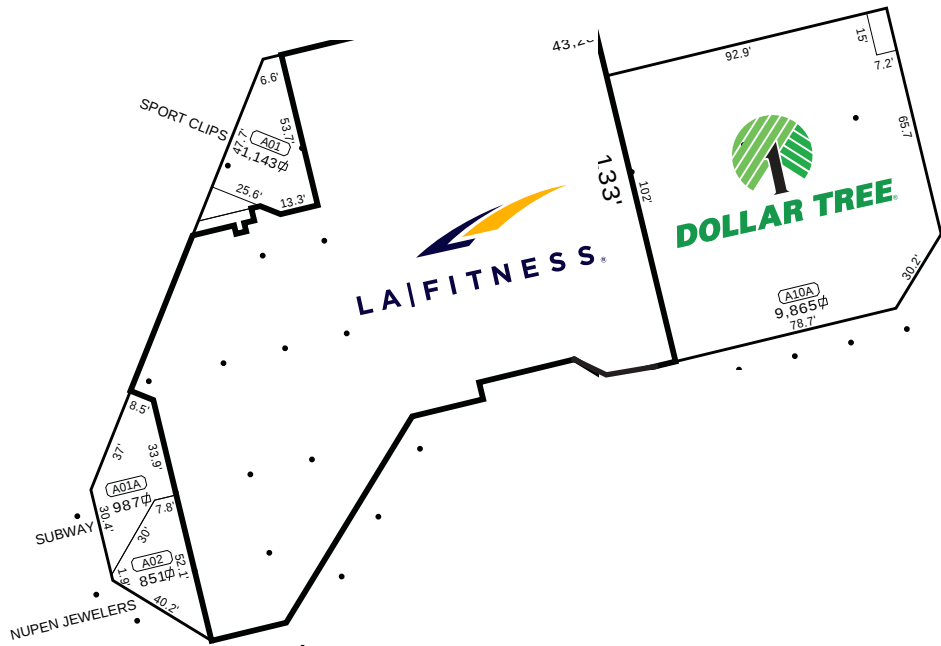
2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	16,867	103,093	263,904
 HOUSEHOLDS	6,730	37,311	92,513
 AVG. HH INCOME	\$150,742	\$177,895	\$200,230
 DAYTIME POPULATION	21,011	163,108	311,577
 TRAFFIC COUNT	51,000 AADT (Lee Jackson Mem Hwy)	26,000 AADT (Waples Mill Rd)	



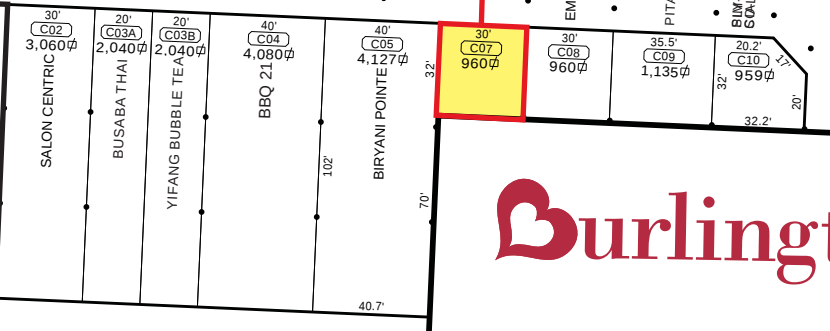
'B' SHOPS



"A" SHOPS

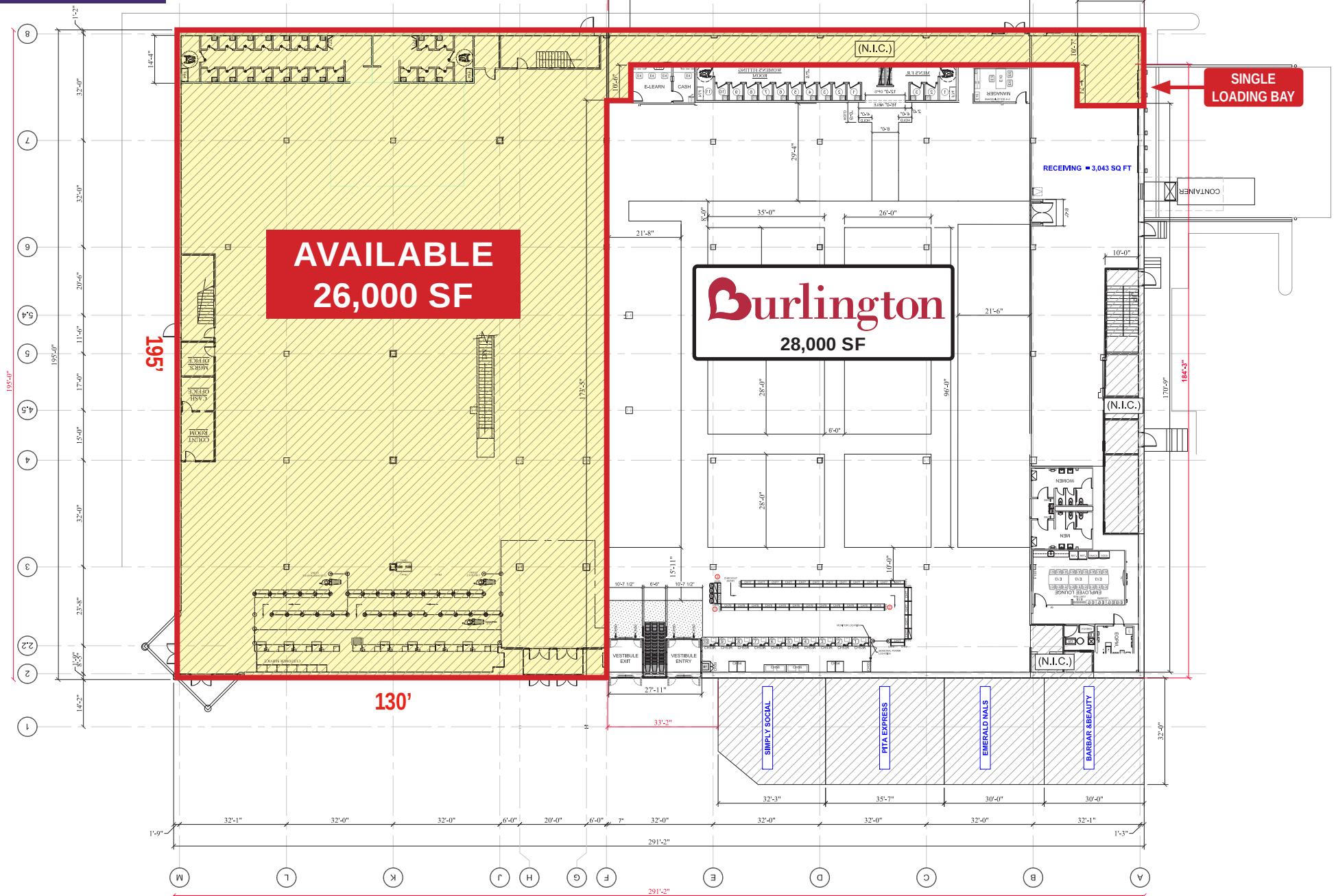


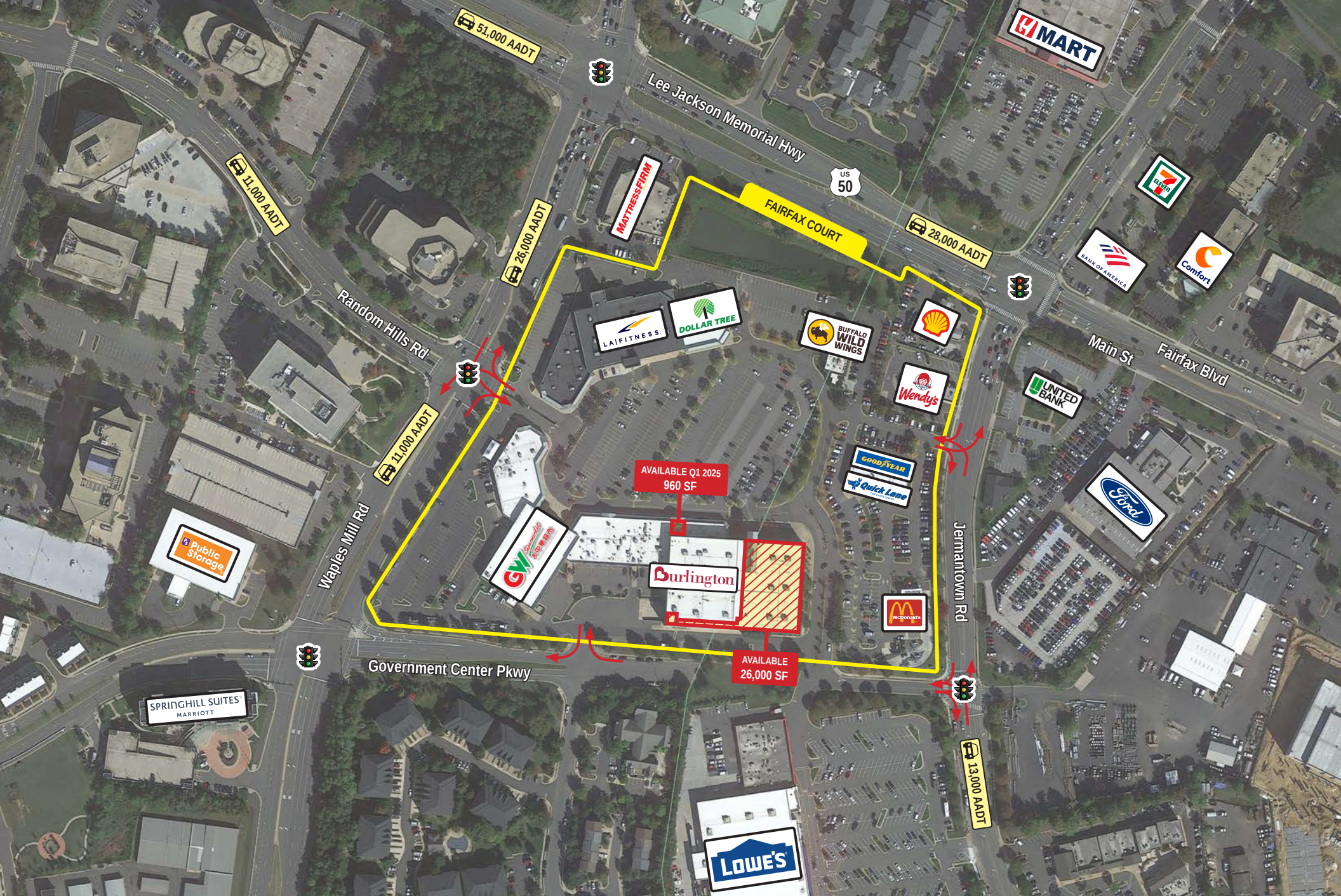
"C" SHOPS



Burlington

SUBLEASE







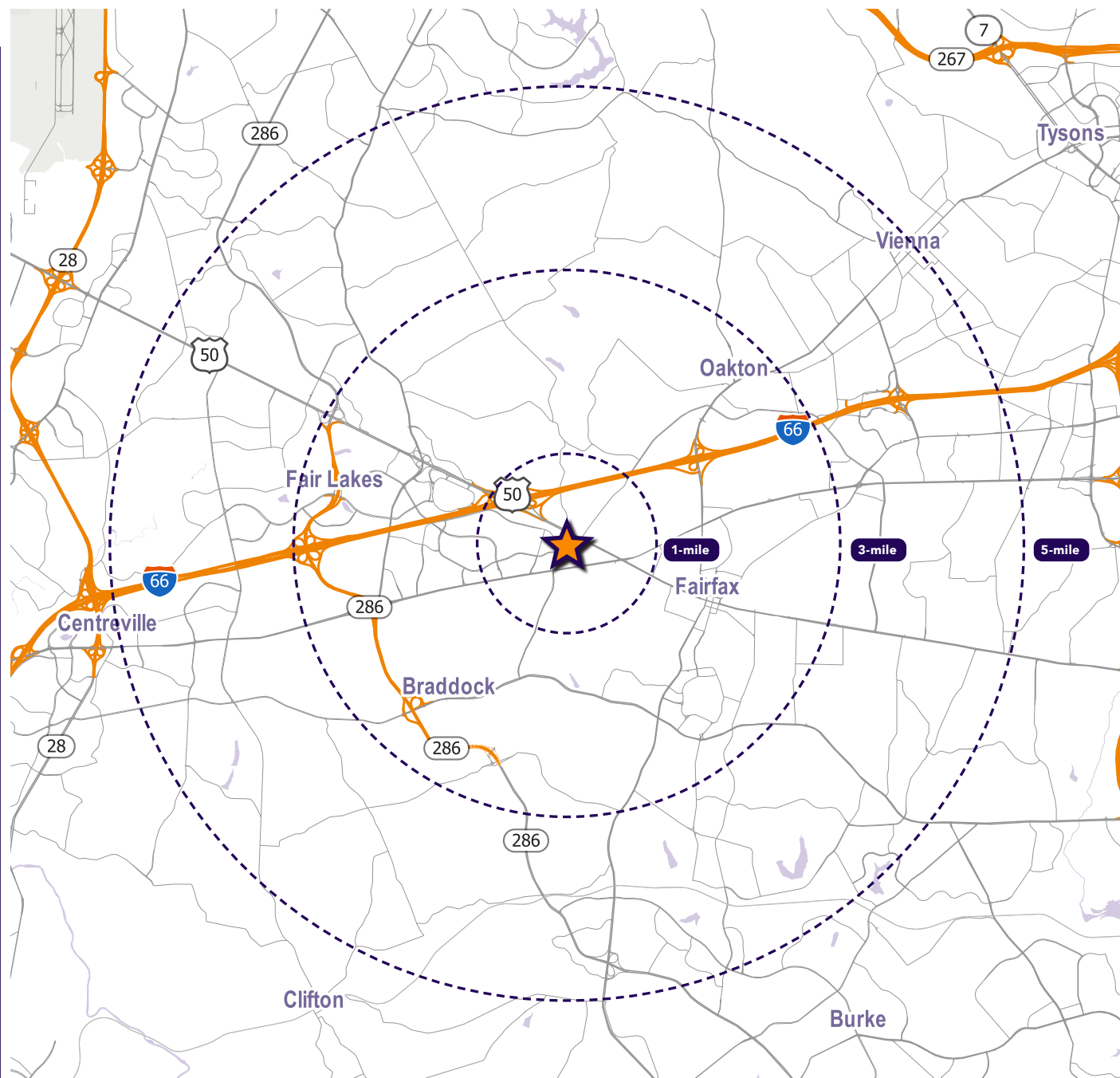
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