

# Fairfax Station Square

5614-5624 Ox Road  
Fairfax Station, VA 22039



## Property Highlights:

- Strategically located on Ox Road, minutes away from Fairfax County Parkway, Rt. 29, Rt. 50 & Rt. 123.
- Diverse mix of tenants including Hair Cuttery, Gold's Gym, Advance Auto Parts, United States Postal Office, and many others.
- This highly visible location is seen by more than 30,000 vehicles per day and benefits from high household incomes within three miles.



30,741  
(Route 123/Ox Road)  
VPD



Population  
194,789  
(5mi radius)



Avg. HH Income  
\$167,221  
(1 mi radius)



96,064  
Employees  
(5mi radius)

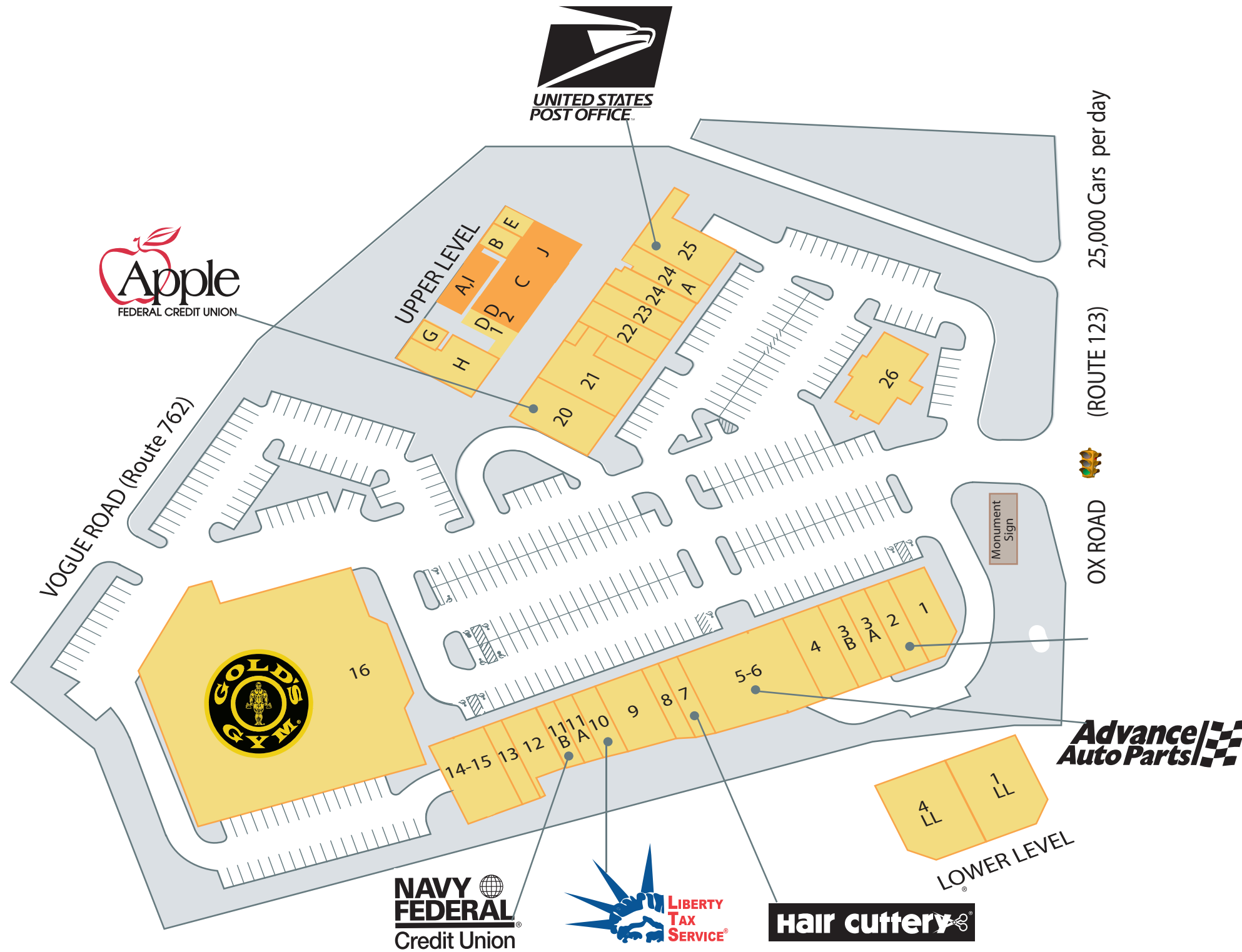
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# Fairfax Station Square

Fairfax, Virginia

**A.J. DWOSKIN**  
& ASSOCIATES, INC.  
Real Estate Development & Management



25,000 Cars per day  
(ROUTE 123)

Space	SF	Tenant
1	2,251	Sushijin
1ll	4,691	Andrew Gause Martial Arts
2	1,508	Pizza Bolis
3A	1,520	Steak N' Things
3B	1,498	Golden Nails
4-4LL	6,870	Monro Muffler Brake, Inc.
5-6	6,767	Advance Auto Parts
7	1,050	Hair Cuttery
8	1,025	D & S Floor Coverings
9	2,499	Cholez Cafe
10	1,164	Liberty Tax Service
11A	834	Fairfax Station Barber Shop
11B	819	Navy Federal Credit Union
12	1,651	Peking Chef
13	1,026	Sun Splash
14-15	3,370	Shapes Salon & Day Spa
16	37,147	Gold's Gym
20	3072	Apple Federal Credit Union
21	2476	Burke Sporting Goods
22	1,187	Simply Upholstery
23	1,224	Regal Cleaners
24	921	Fairfax Station Pharmacy
24A	825	29th Parallel Coffee
25	4,079	United States Post Office
26	3,992	La Tolteca Mexican Restaurant
<b>Office Space</b>		
A,I	1,399	Available
B	483	JD Moore Construction
C	1,179	Available
D-1	944	State Farm
D-2	879	Available
E	2,201	VP Electric
G	454	Progress Rehabilitation Network
H	2,298	Progress Rehabilitation Network
J	1584	Available

Total GLA 102,124