



MERRIFIELD TOWN CENTER

8190 \$TRAWBERRY LANE | FALLS CHURCH, VA 22042



5,000 SF ENDCAP
RESTAURANT/RETAIL SPACE AVAILABLE

PLEASE CONTACT

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KITE

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PROPERTY HIGHLIGHTS

- Merrifield Town Center consists of 84,928 sf of street-level retail and 270 luxury apartments
- Situated adjacent to the 31 acre the Mosaic District
- Anchored by **LA|FITNESS**
- Fronts Gallows Road 61,000 AAWDT and Lee Highway 31,000 AAWDT
- Strong co-tenancy with



DEMOGRAPHICS

	POPULATION	HH INCOME	EMPLOYEES
1 MILE	19,592	\$179,213	33,777
3 MILES	147,477	\$207,497	169,683
5 MILES	374,664	\$213,071	443,217

MOSAIC DISTRICT

DUNN LORING MERRIFIELD METRO STATION

DUN LORING-MERRIFIELD
3,895 AWP

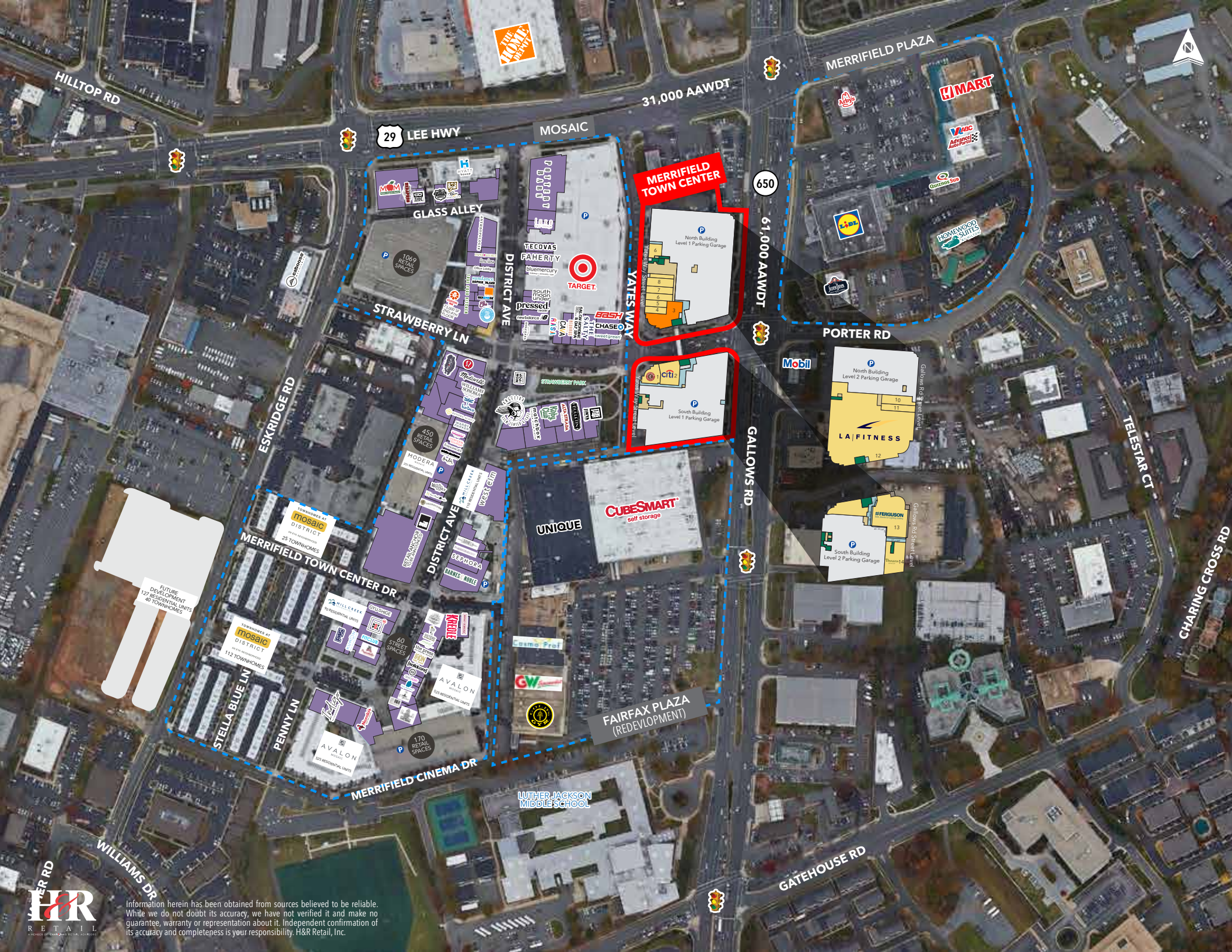


MERRIFIELD PLAZA

MERRIFIELD T/C

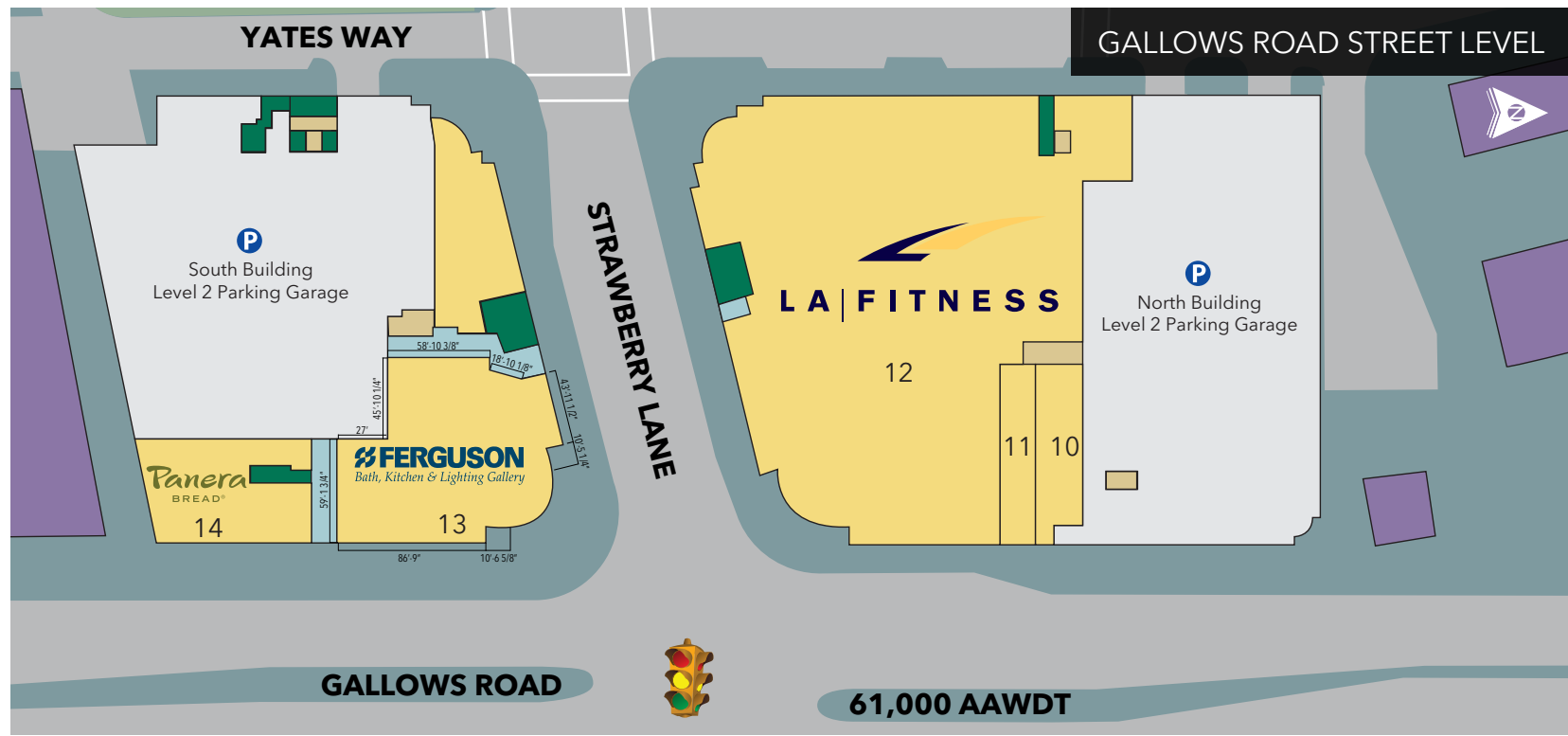
FAIRFAX PLAZA (REDEVELOPMENT)

YORKTOWNE S/C

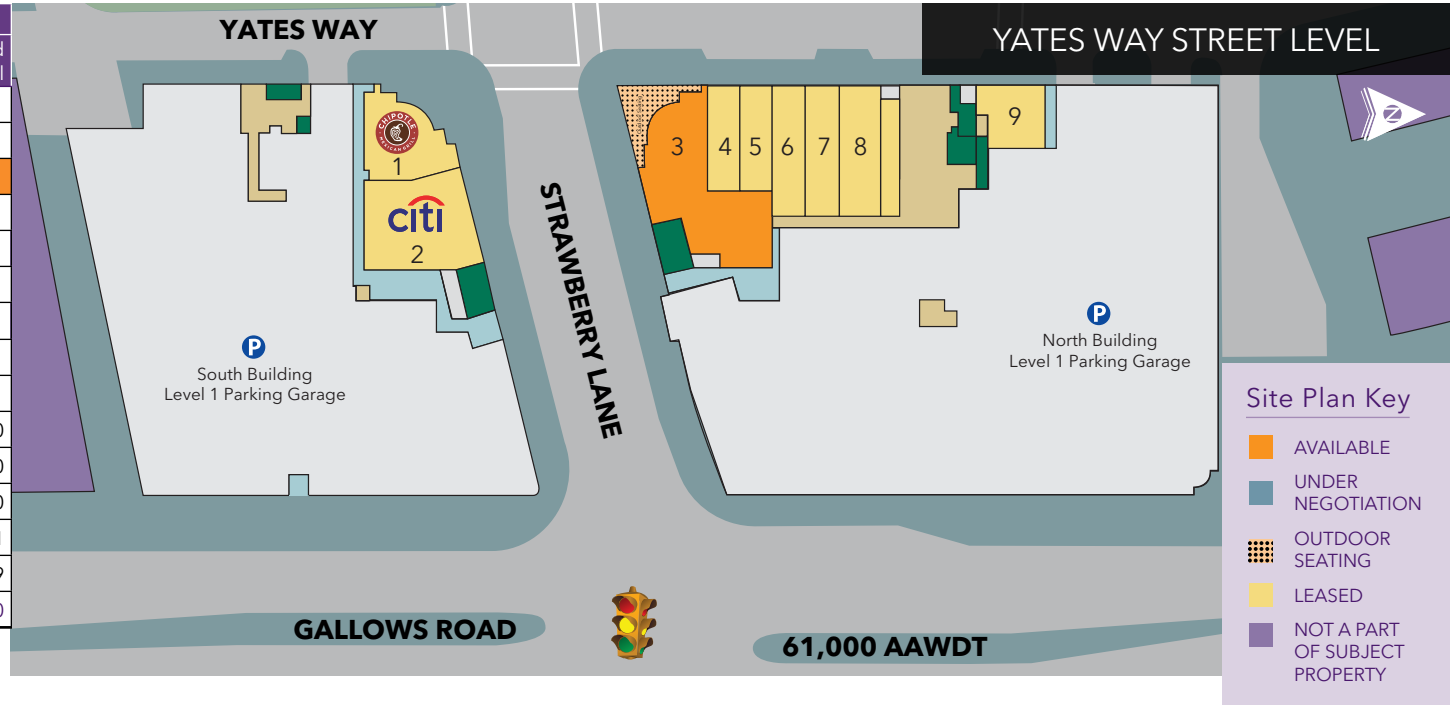


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Space #	Tenant Name	GROSS FLOOR AREA (SF)	
		Yates Way Street Level	Gallows Road Street Level
1	Chipotle Mexican Grill	2,428	
2	Citibank	4,200	
3	AVAILABLE	5,000	
4	Merrifield Tailor	955	
5	Neon Nails	990	
6	Tru Kabob Kitchen	2,260	
7	Teamo	1,215	
8	Pastry Expo	2,156	
9	Cold Stone Creamery	1,284	
10	Merrifield Smiles		2,330
11	FedEx		2,000
12	LA Fitness		45,000
13	Ferguson		10,121
14	Panera Bread		4,989
SUBTOTAL		20,488	64,440



Site Plan Key

AVAILABLE
UNDER NEGOTIATION
OUTDOOR SEATING
LEASED
NOT A PART OF SUBJECT PROPERTY



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