



9754 LEE HWY

FAIRFAX, VA 22031



0.46 Acre Lot Available For Lease



FirstCash

1ST CHOICE
AUTO SALES

0.46 AC

50.43 FT

**BUILDING TO BE
DEMOLISHED**

72.97 FT

BUILDING SETBACK
(20' MIN, 93' MAX).
APPLIES TO FRONT
OF BUILDING

65.24 FT

73.45 FT

159.43 FT

10' LANDSCAPE STRIP

DRAPER DR

**ADVANCE
AUTO PARTS**

76.00 FT

36,000 AAWDT

FAIRFAX BLVD/LEE HWY

50



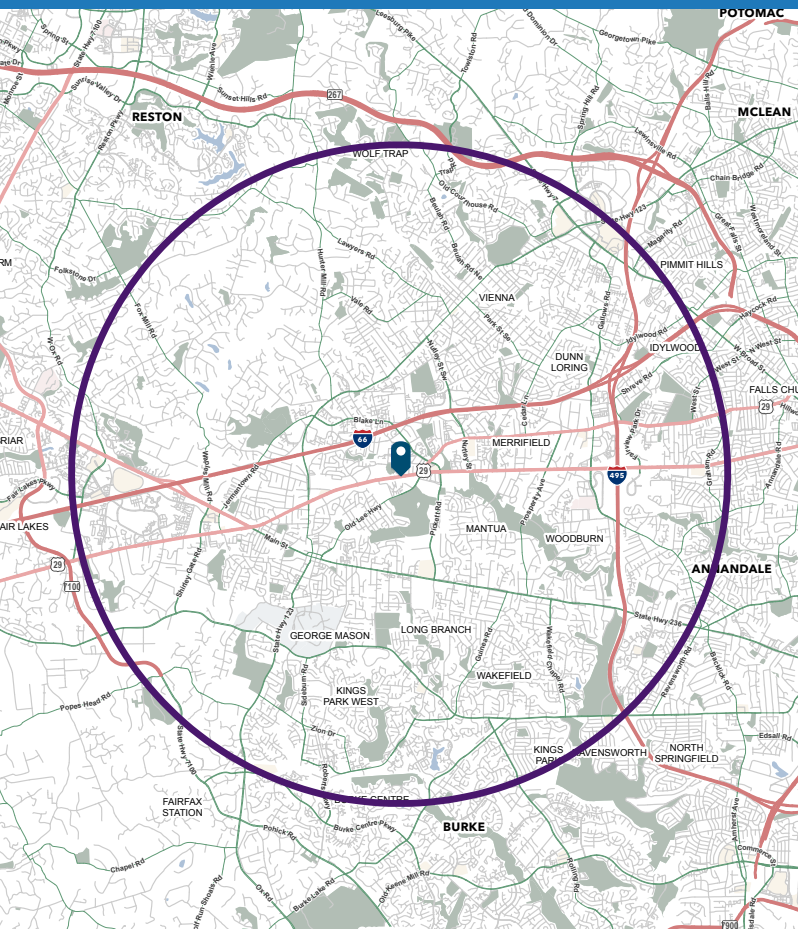




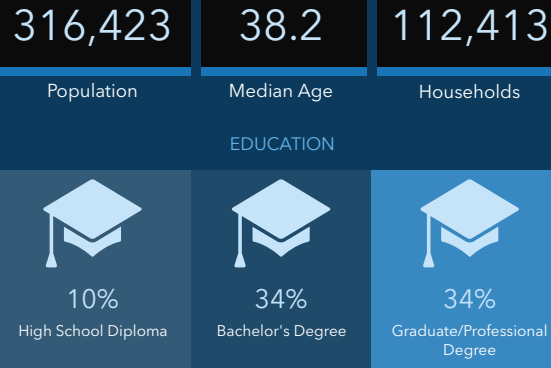
FAIRFAX, VA

DEMOGRAPHIC PROFILE (2025)

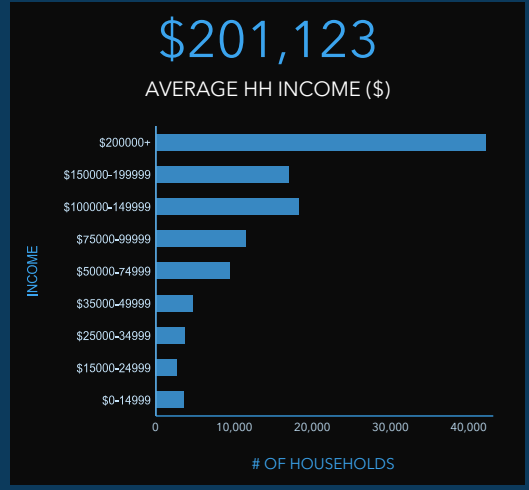
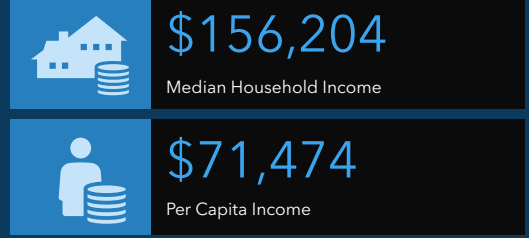
9754 Lee Hwy
5 mile ring



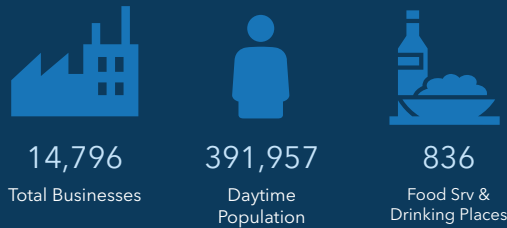
KEY FACTS



INCOME



BUSINESS



TAPESTRY SEGMENTS

L3 Top Tier
37.1k (33%) of households

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.
- Residents tend to listen to the radio and read magazines and newspapers, and they use devices to access media.
- They are politically active, participating in fundraising and donating to organizations. International travel is a common occurrence.

H4 Urban Chic
22.5k (20%) of households

Residents in this segment live in suburban areas with a notable presence in urban vicinities, mostly near large, coastal metropolitan areas, especially in California, New York, Massachusetts, and Washington. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

- They typically have multiple credit cards that offer airline miles, which they use for frequent domestic and international travel.
- They tend to invest in various assets, including valuable homes and 401(k) retirement plans.
- Residents tend to use the internet to trade and monitor investments, research financial and real estate matters, and engage on professional networking platforms.

H3 Neighborhood Spirit
11.3k (10%) of households

Residents in these neighborhoods live in the suburbs of large metropolitan areas, with a high concentration in the West, particularly California. The population skews slightly older, with a higher proportion of people aged 45 to 64. Households tend to be large and multigenerational, including adult children living with parents. Residents are often employed in skilled occupations, with notable self-employment and jobs with local government, and may receive income from interest, dividends, and rental properties. Homeownership is prevalent, with most homes valued at \$500,000 or higher and occupants living in them for many years. Rental prices are among the highest in the country. Homes are generally older, many built before 1970. Commuting is a significant aspect of life, and many households own multiple vehicles.

- Consumers buy computers, printers, and tablets at warehouse clubs or electronics stores.
- Residents tend to own or lease hybrid vehicles and purchase natural and organic foods. Homeowners invest in home improvement projects, frequently enlisting contractors.
- Residents engage with a variety of media, including television, newspapers, magazines, and the internet.
- They maintain passports for foreign travel but often travel domestically.



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