

This location is a full built out gymnastics and fitness space in a prime location within the Dunn Loring Neighborhood!

With onsite parking, this 9,102 SF space has been kept very clean with specialized flooring and space for additional equipment. Conveniently located close to freeways.

Available for Sublease.

2021 DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$141,563	18,224
3 mile:	\$165,525	143,087
5 mile:	\$176,592	370,130

TRAFFIC COUNT

401,020 vehicles daily on Capital Beltway/Lee Highway

NEARBY METRO STOPS

Dunn Loring Merrifield

SUBLEASE
FULLY BUILT OUT
GYMNASTICS +
FITNESS SPACE

8305
MERRIFIELD AVE
FAIRFAX, VA

NEIGHBORHOOD LOCATION

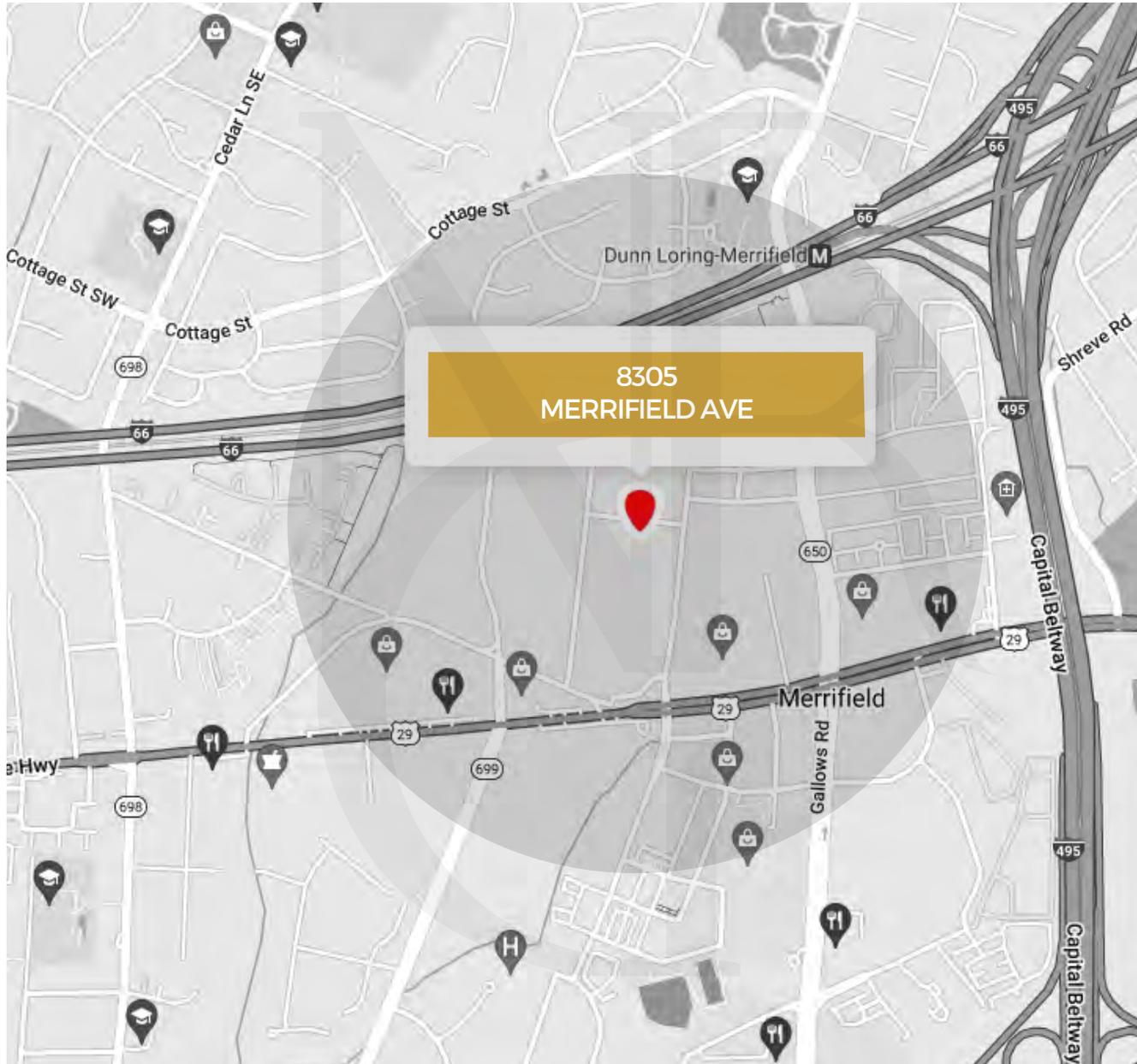
Dunn Loring
8305 Merrifield Ave, Fairfax, VA 22031

SPACE DETAILS

9,102 square feet of fully built out gymnastics and fitness space
DO NOT DISTURB CURRENT TENANT

YOUR SUCCESS IS OUR BUSINESS.

NEIGHBORHOODRETAIL.COM



8305
MERRIFIELD AVE
FAIRFAX, VA

DEMOGRAPHICS
(2021 / 3-5 MILE RADIUS)

TOTAL POPULATION:
370,130

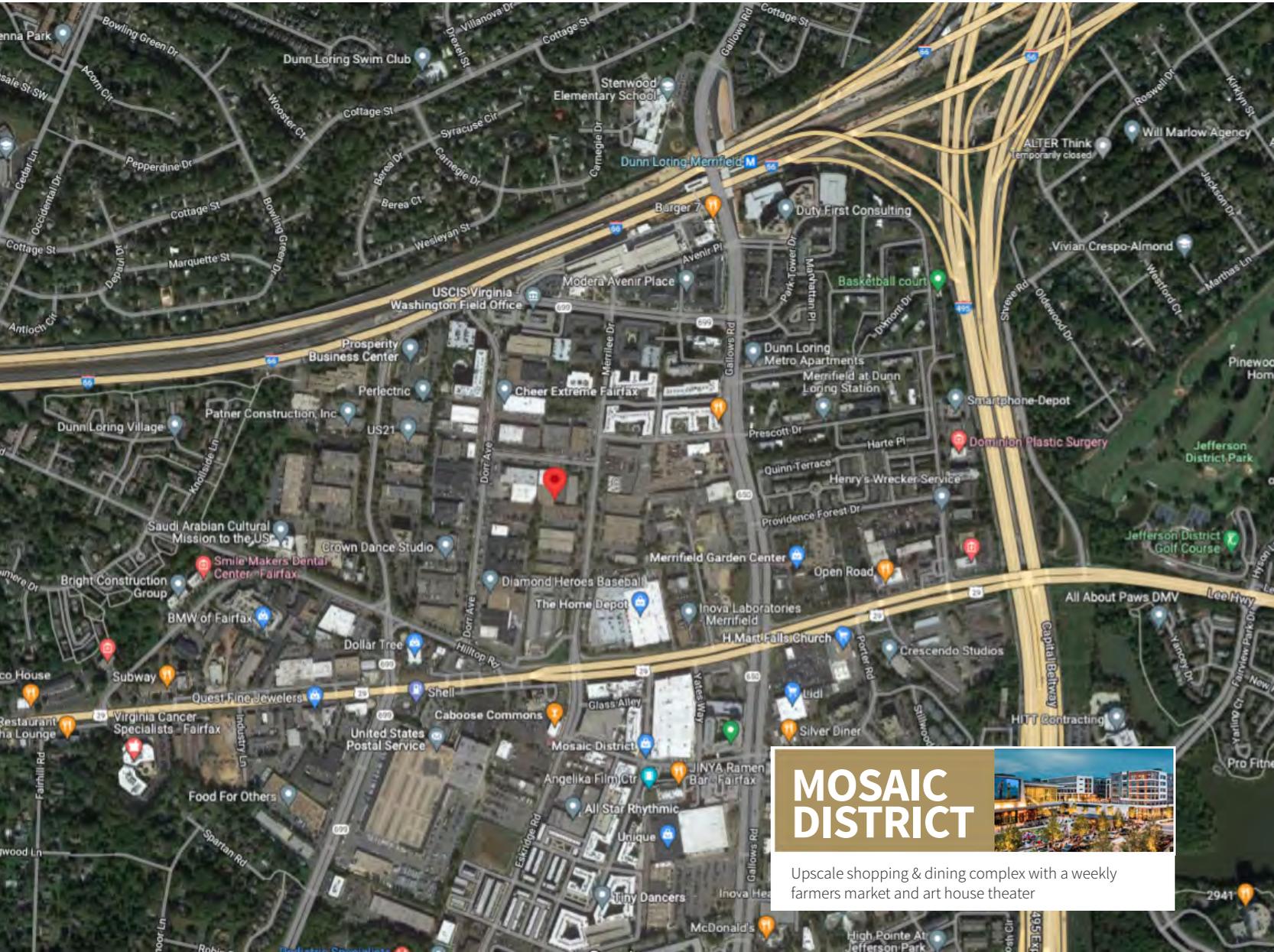
AVERAGE INCOME:
\$176,592

VEHICLES DAILY:
(CAPITAL BELTWAY / LEE HIGHWAY/
CURTIS MEMORIAL PARKWAY)
401,020

*This location is a fully built out
gymnastics and fitness space
in a prime location!*

YOUR SUCCESS IS OUR BUSINESS.

NEIGHBORHOODRETAIL.COM



- Courtyard by Marriott
- Lost Dog Cafe
- Capital Electric
- CD Camera
- Cyson Service Center
- The Home Depot
- CorePower Yoga
- Dollar Tree
- Mosaic District Shopping
- Anthropologie
- XSport Fitness
- Chipotle Mexican Grill
- JUNYA Ramen Bar
- West Elm
- Bloomies

MOSAIC DISTRICT



Upscale shopping & dining complex with a weekly farmers market and art house theater

8305 MERRIFIELD AVE
FAIRFAX, VA



SPACE DETAILS

9,102 SF - Bay F & G

Onsite parking available | Fully built out gymnastics and fitness space

DO NOT DISTURB TENANT

YOUR SUCCESS IS OUR BUSINESS.

NEIGHBORHOODRETAIL.COM



BETHANY SUSAN KAZABA

(202) 617.3113 : OFFICE

(302) 507.7500 : MOBILE

BETHANY@NEIGHBORHOODRETAIL.COM

YOUR SUCCESS IS OUR BUSINESS.

The information contained herein is believed to be accurate but the Landlord or Agent does not warrant or guaranty the accuracy and therefore is subject to change without notice.

NEIGHBORHOODRETAIL.COM