

The Botanist

10350 Eaton Place | Fairfax, VA 22030

The Botanist is located near the bustling intersection of Fairfax Boulevard and Chain Bridge Road. The project is transforming a former office building parking lot into a vibrant, seven-story, 260-unit residential community with first-class ground floor retail.

Join high-impact neighboring tenants Amazon Fresh, Compass Coffee, Andy's Pizza, and Big Buns in creating a vibrant retail community.



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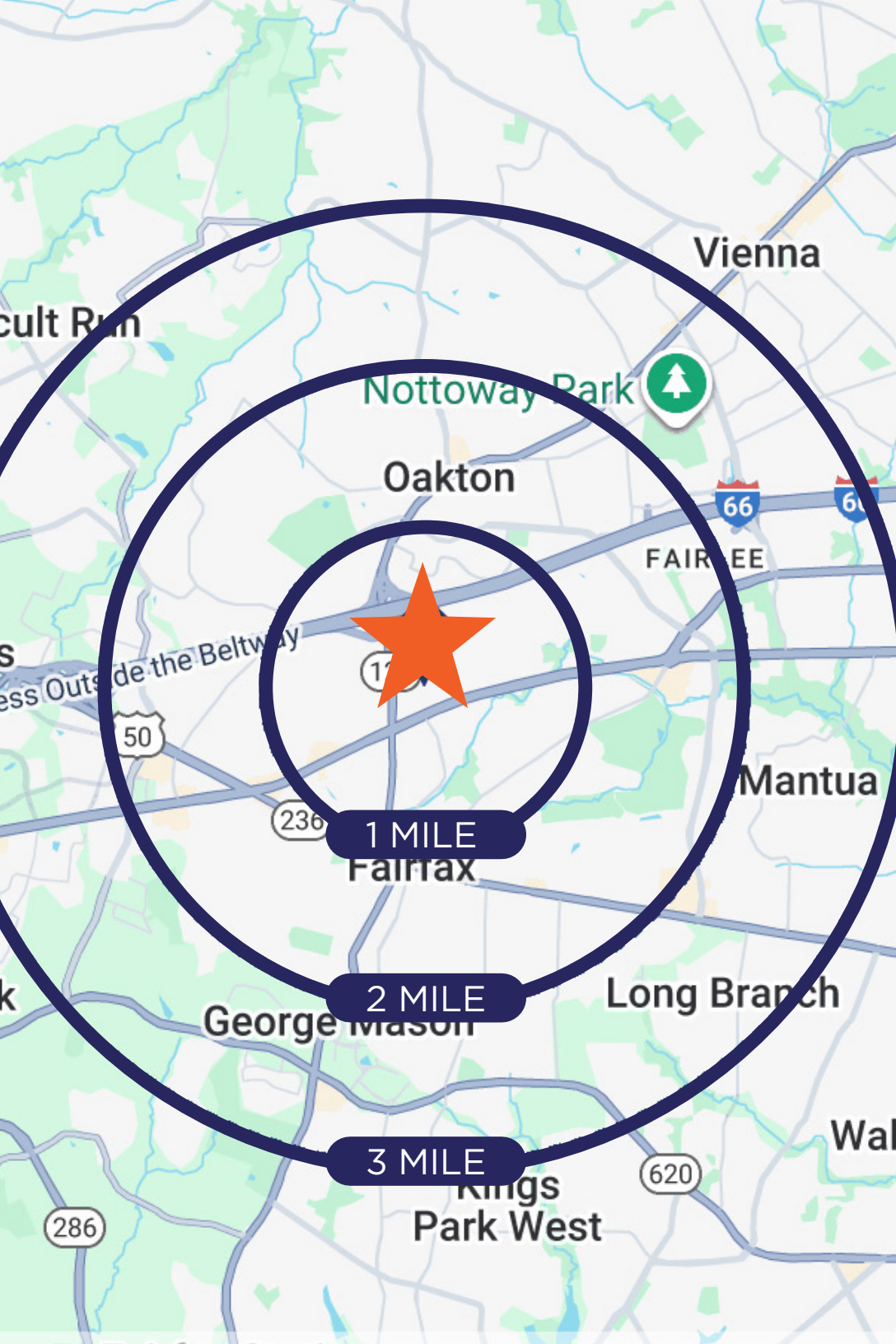


FAIRFAX, VA

Opening a retail store or cafe at The Botanist offers a strategic location advantage because it sits at the confluence of major roadways and thriving employment/residential nodes. The Botanist is near the intersections of Route 50 (Fairfax Boulevard) and Route 123 (Chain Bridge Road), giving excellent vehicular access and visibility for potential customers. Additionally, The Botanist project will deliver 260 more luxury residential units in the neighborhood. This means increased local foot traffic and an evolving “live-work-play” environment that can support retail businesses.

The Botanist is located in Fairfax City with an affluent customer and strong purchasing power. Fairfax City has placed particular emphasis on the redevelopment of the Northfax neighborhood to include mixed-use growth, with new retail fronting on Eaton Place and pedestrian-friendly amenities. This location offers the ideal combination of accessibility, visibility, surrounding retail and office in a modern, urban setting.





FAIRFAX, VA

DEMOGRAPHICS



39

Median Age within 3 Miles (CoStar)



528.4K SF

Surrounding Office Space on Eaton Place which is **92% Leased**



8.4K

AADT on Eaton Place (Source: Placer)



66%

Bachelor's Degree or Above



39.2K

AADT on Chain Bridge Road N of Eaton Place (Source: CoStar)



61K+

Employees within 3 Miles



41,408

AADT on Fairfax Blvd at Eaton Place (Source: CoStar)

| DEMOGRAPHICS | 1 MILE | 2 MILE | 3 MILES |
|-------------------------|-----------|-----------|-----------|
| 2024 POPULATION | 14,831 | 60,114 | 111,158 |
| MEDIAN HOME VALUE | \$683,694 | \$684,196 | \$714,571 |
| MEDIAN HOUSEHOLD INCOME | \$113,825 | \$134,030 | \$142,906 |

Surrounding Developments

123

INTERSTATE
66

50

Scout on the Circle

400 Class-A Apartments
Giant Food
Genki Isakaya
Verizon

The Botanist

260-unit
Residential
Community

Point 50

Amazon Fresh
Compass Coffee
Big Buns
Andy's Pizza

Brightview Fairfax

200 Senior Living
Apartment Units
Opening planned
for Summer 2026

Boulevard Flats

259 Condo Units,
Townhomes, and
Single Family Homes
Retail Space

3575 Chain Bridge Road

271 Luxury Apartments
2,250 SF Retail Space

Northfax West Townhomes

56 Townhouses by DRB
Sold Out

Breezeway Motel Redevelopment

40 Towns
20 Two Over Twos Condos
8,000-10,000 SF Retail Space

Retail Map

WillowWood Place
528.4K SF
92% leased

TPG
Pediatrics

amazon
fresh

Bill

**George Mason University
Main Fairfax Campus**
38,089 Students (Fall 2024)
10 Minutes Away

Organic
Nails & Spa
POINT 50 • FAIRFAX

Ideal
Image

Point 50

Orangetheory
FITNESS

COMPASS
COFFEE

BIG BUNS
BB
THE GOOD BURGERS

Andy's
PIZZA

**THE
BOTANIST**



BW
Best
Western

**RETAIL
SPACE**

Residence
INN
BY MARRIOTT

3575 Chain Bridge
Road Development
271 Luxury Apartments
2,250 SF Retail Space

Denny's

SVN
PROVIDENCE REALTY ADVISORS

123

50

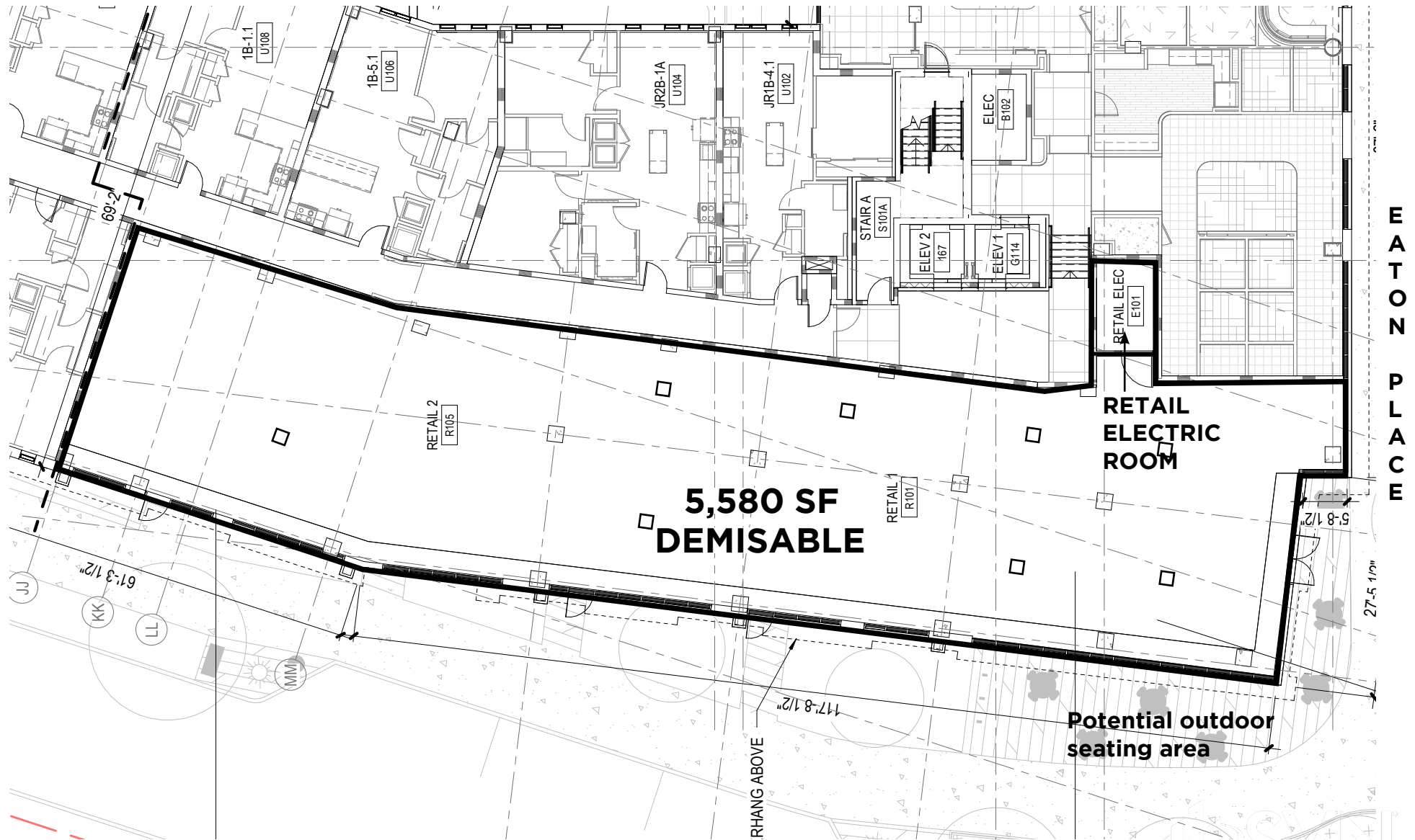
EATON PLACE

UNIVERSITY BLVD

FAIRFAX BLVD

UNIVERSITY BLVD

Floor Plan



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FOR LEASING INFORMATION:

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