

# 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 Compass Coffee, Andy's Pizza, and Big Buns in creating a vibrant retail community. And, coming soon, Whole Foods.



**Jeff Handler**  
[jeff.handler@SVN.com](mailto:jeff.handler@SVN.com)  
Direct: 703.969.3280

**Rob Seidel**  
[robert.seidel@SVN.com](mailto:robert.seidel@SVN.com)  
Direct: 703.946.4984

7918 Jones Branch Drive, 4th Floor  
McLean, VA 22101  
(571) 526-1000  
[SVNprovidence.com](http://SVNprovidence.com)

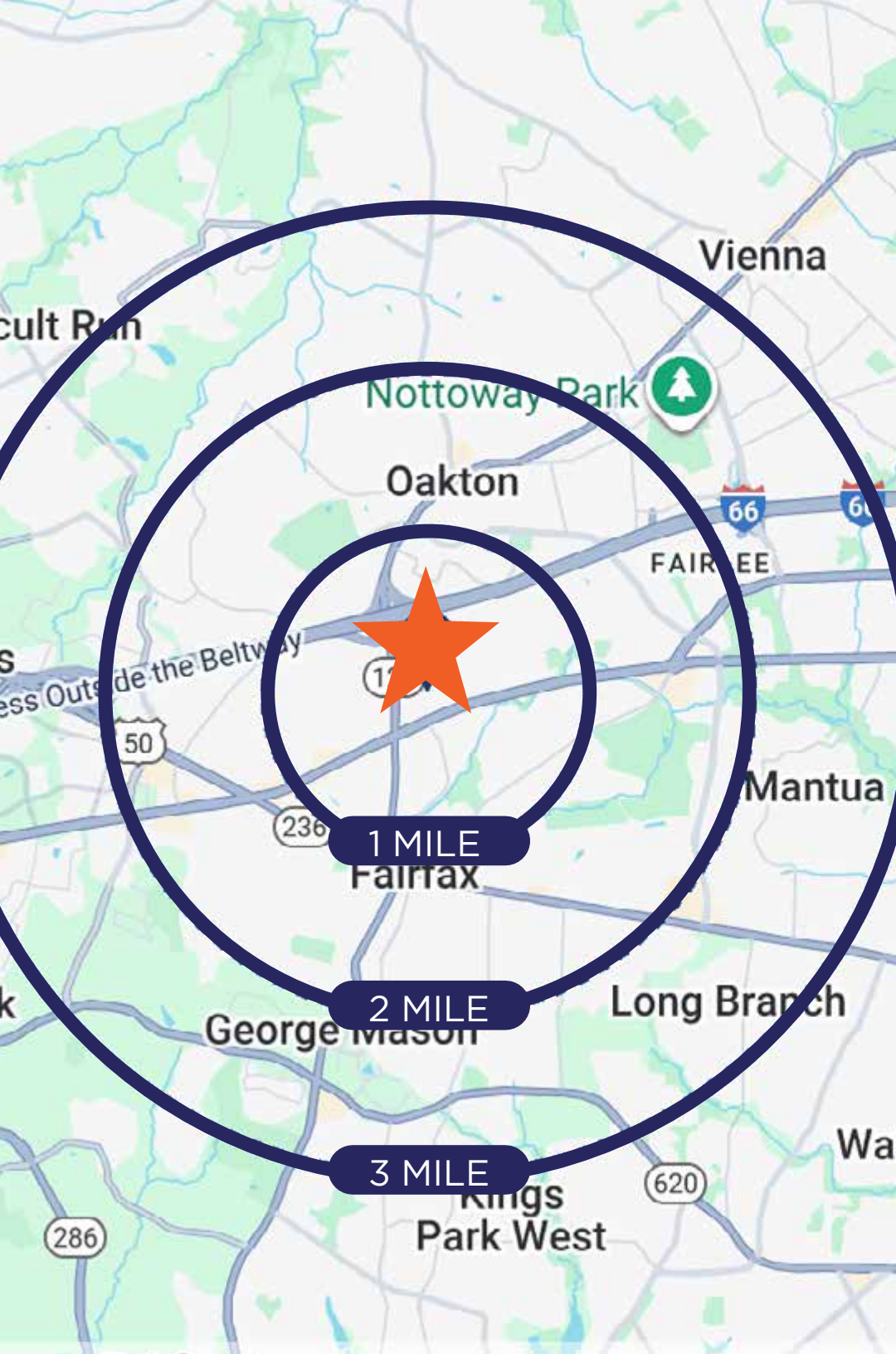


# FAIRFAX, VA

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

66

66

66

## Scout on the Circle

400 Class-A Apartments  
Giant Food  
Genki Izakaya  
Verizon

174,000 VDOT AADV

31,000 VDOT AADV

## The Botanist

260-unit  
Residential  
Community

## Point 50

Whole Foods  
Compass Coffee  
Big Buns  
Andy's Pizza

27,000 VDOT AADV

50

## Brightview Fairfax

200 Senior Living  
Apartment Units  
Opened Summer 2026

10,000 VDOT AADV

## 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

Jermantown Rd

Lushman Dr

Blenheim Blvd

Pickett Road

Pickett Road

# Retail Map

**WillowWood Place**  
528.4K SF  
92% leased

TPG  
Pediatrics

Coming Soon  
**WHOLE FOODS MARKET**

Red Lobster

Holiday Inn Express

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

Biff

Chevrolet

SUBARU

**THE BOTANIST**

Point 50

Orangetheory FITNESS

COMPASS COFFEE

Andy's PIZZA

BIG BUNS

**RETAIL SPACE**

BW Best Western

Residence INN BY MARRIOTT

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

Denny's

SVN  
PROVIDENCE REALTY ADVISORS

50

123

10,000 VDOT AADV

21,000 VDOT AADV

Eaton Pl

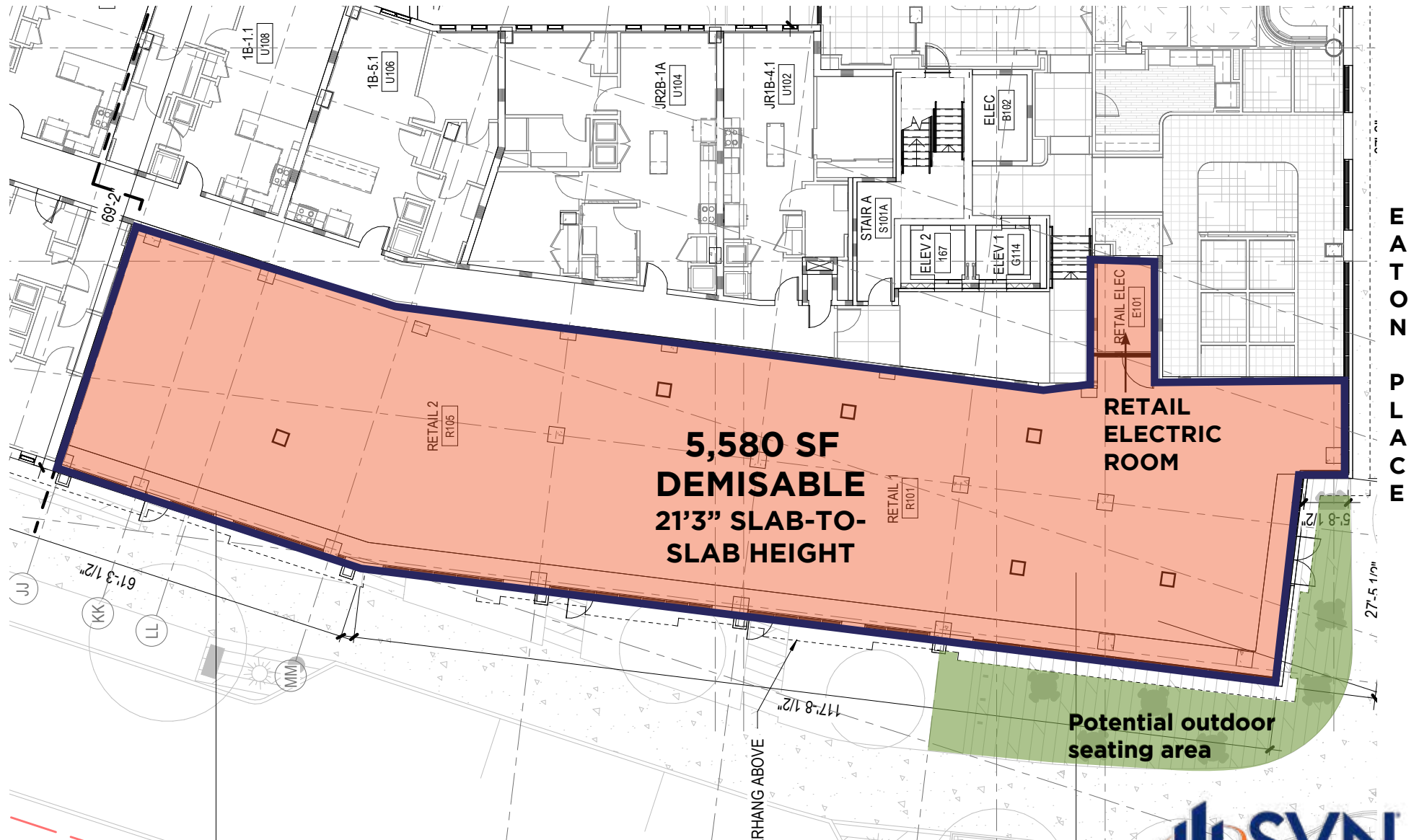
FAIRFAX BLVD

UNIVERSITY DR

University Dr

Old Lee Rd Service Rd

# Floor Plan



# The Botanist

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## FOR LEASING INFORMATION:

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