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.



Jeff Handler
jeff.handler@SVN.com
Direct: 703.969.3280

Rob Seidel
robert.seidel@SVN.com
Direct: 703.946.4984

9718 Jones Beach Drive, 4th Floor
106 McLean, VA 22101
(571) 526-1000
SVNprovidence.com

SVN
PROVIDENCE REALTY ADVISORS

Information from sources deemed reliable but subject to change or withdrawal without notice

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.

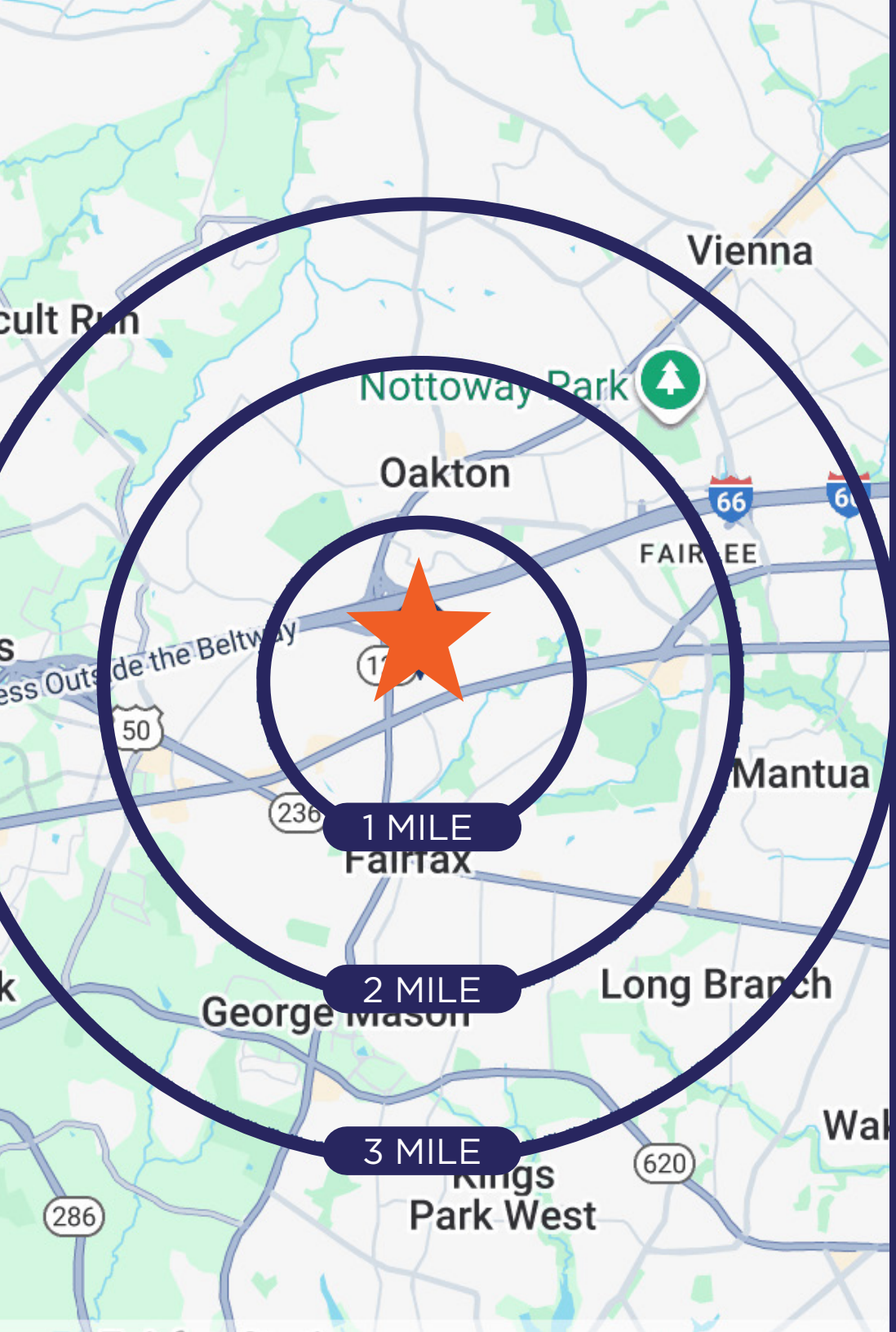
The Botanist is located in Fairfax City with an affluent customer and strong purchasing power. Fairfax City has placed particular emphasis on the redevelopment of the Northfax neighborhood to include mixed-use growth, with new retail fronting on Eaton Place and pedestrian-friendly amenities. This location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











Fairfax, VA
Demographics

SVN
PROVIDENCE REALTY ADVISORS

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



Scout on the Circle
400 Class-A Apartments
Giant Food
Genki Isakaya
Verizon

The Botanist
260-unit Residential Community

Point 50
Compass Coffee
Big Buns
Andy's Pizza

Brightview Fairfax
200 Senior LIving Apartment Units
Opening planned for Summer 2026

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

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

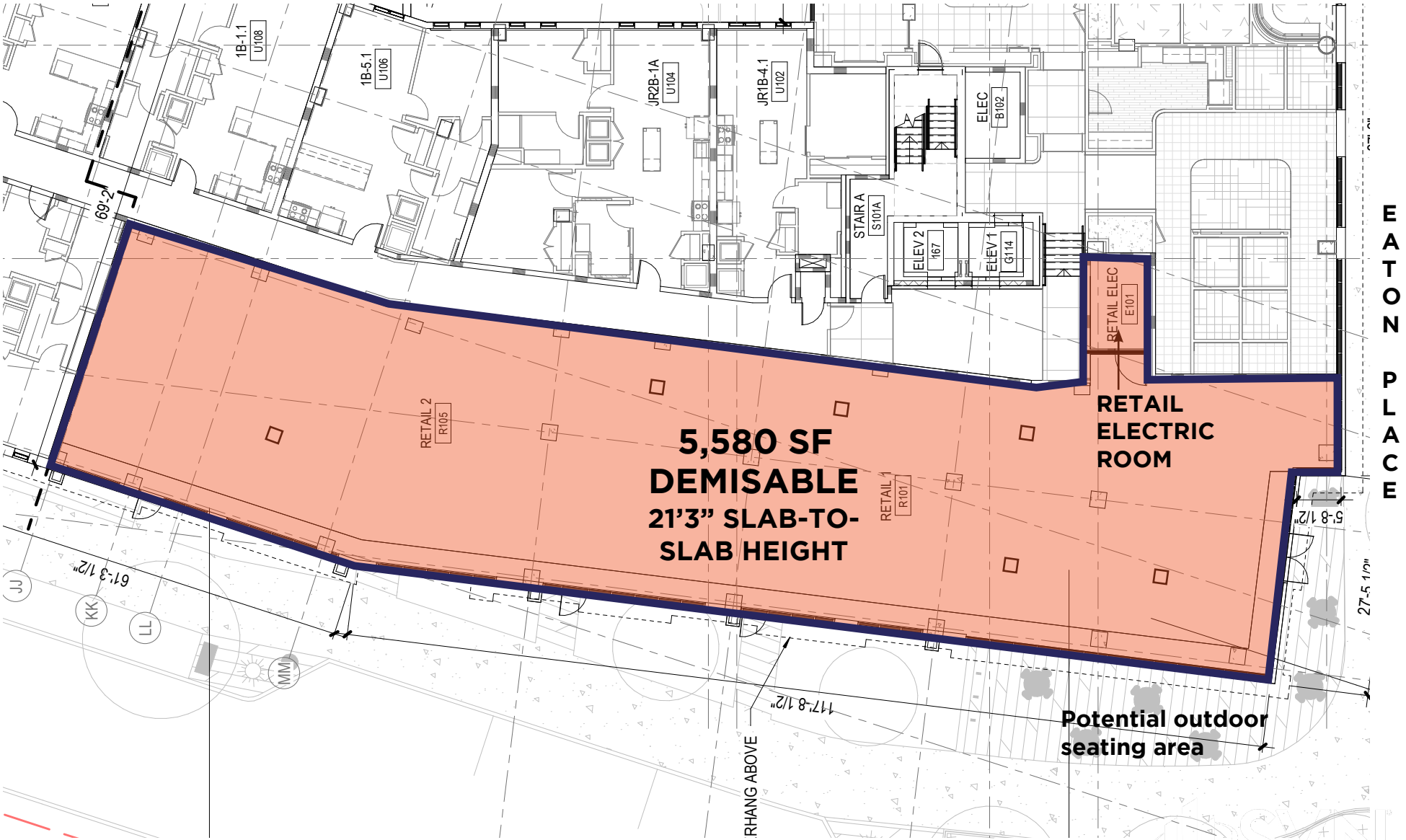
Northfax West Townhomes
56 Townhouses by DRB
Sold Out

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
THE BOTANIST
RETAIL SPACE
TPG Pediatrics
Organic Nails & Spa
POINT 50 • FAIRFAX
Ideal Image
orangetheory FITNESS
Point 50
BIG BUNS
Red Lobster
Holiday Inn Express
BIF
George Mason University
Main Fairfax Campus
38,089 Students (Fall 2024)
10 MInutes Away
FAIRFAX BLVD
UNIVERSITY BLVD
COMPASS COFFEE
Andy's PIZZA
EATON PLACE
UNIVERSITY BLVD
Best Western
Residence INN BY MARRIOTT
3575 Chain Bridge Road Development
271 Luxury Apartments
2,250 SF Retail Space
50
Denny's
123
SVN
PROVIDENCE REALTY ADVISORS

Floor Plan



PROVIDENCE REALTY ADVISORS

The Botanist

10350 Eaton Place | Fairfax, VA 22030



FOR LEASING INFORMATION:

Jeff Handler
jeff.handler@SVN.com
Direct: 703.969.3280

Rob Seidel
robert.seidel@SVN.com
Direct: 703.946.4984

7918 Jones Beach Drive, 4th Floor
McLean, VA 22101
(571) 526-1000
SVNprovidence.com

SVN
PROVIDENCE REALTY ADVISORS

Information from sources deemed reliable but subject to change or withdrawal without notice