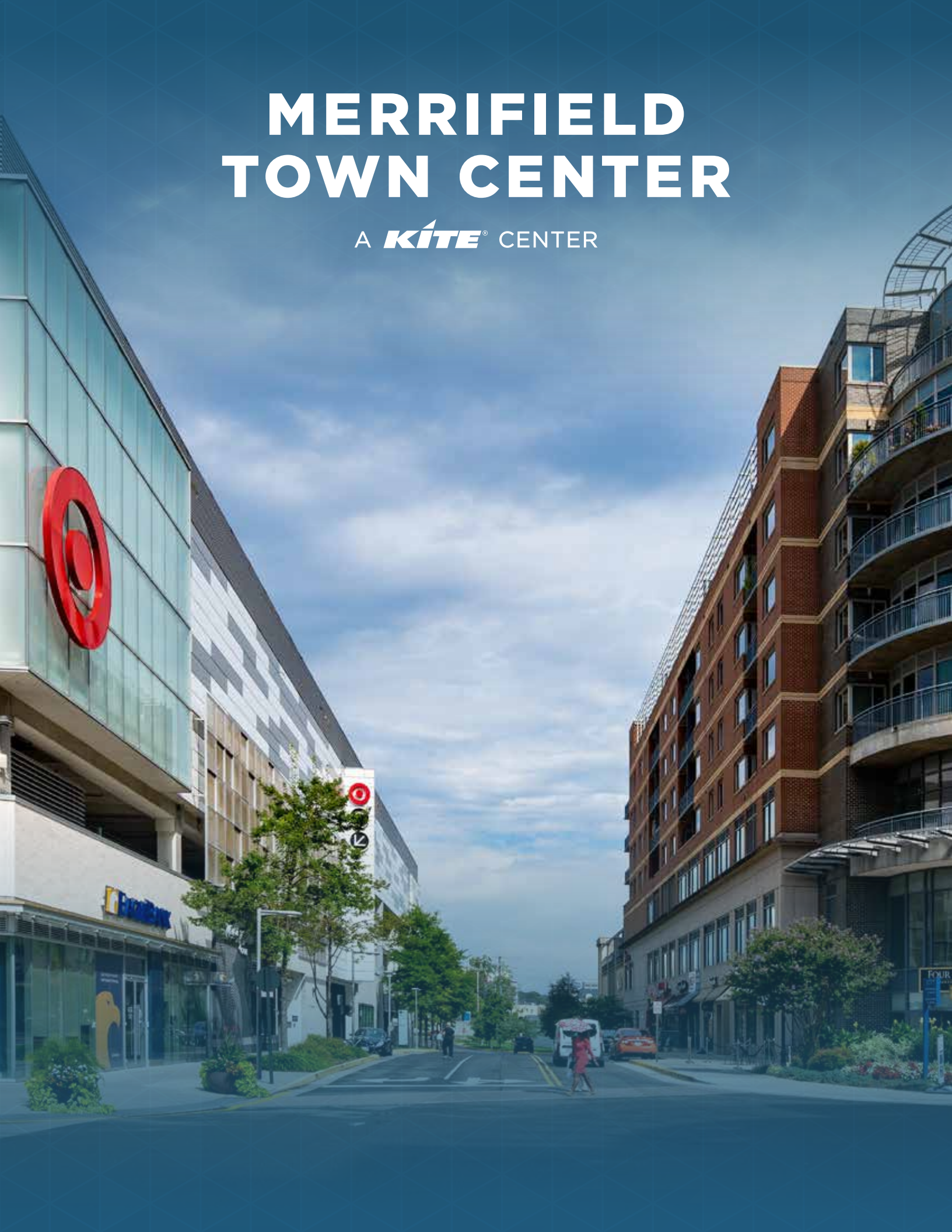


MERRIFIELD TOWN CENTER

A **KITE**® CENTER





MERRIFIELD TOWN CENTER

Ground-level retail component of upscale mixed-use development in affluent D.C. suburb of Falls Church, VA. The project includes 270 high-end apartments and is adjacent to Mosaic District, a contemporary development project focused on community engagement. Tenants at Merrifield Town Center include: Chipotle, Panera Bread, and X Sport Fitness.



mosaic

● RETAIL

ANGELIKA
FILM CENTER & CAFE

west elm

SEPHORA

SHAKE SHACK

BARNES & NOBLE

mosaic

● RETAIL

lululemon bartaco

WILLIAMS SONOMA

KENDRA SCOTT

WARBY PARKER

bloomie's Madewell
SINCE 1937

mosaic

● RETAIL

True Food kitchen PAPER SOURCE

ANTHROPOLOGIE

LATHER

mosaic

● RETAIL

TARGET. TECOVAS

POTTERY BARN

FAHERTY bluemercury
makeup + skincare + spa

CAVA SOUTHERN TIDE
sweetgreen

MERRIFIELD
TOWN CENTER

● RESIDENTIAL
256 UNITS

VANTAGE
MOSAIC
APARTMENTS

● RETAIL

CHIPOTLE
MEXICAN GRILL

Panera COLD STONE
BREAD CREAMERY

FERGUSON
Bulb, Kitchen & Lighting Gallery

XSPORT FITNESS

mosaic

MERRIFIELD
TOWN CENTER II

GALLOWS RD. 50,143 ADT (2024)

LEE HIGHWAY - 45,073 ADT (2024)

MOM's Organic Market

STRAWBERRY LN.

MERRIFIELD CINEMA DR.



AVG HH INCOME

● 3 MILE ● 5 MILE ● 7 MILE



\$202,886

\$213,253

\$205,757

POPULATION

● 3 MILE ● 5 MILE ● 7 MILE



148,274

378,309

726,072

PROJECTED POPULATION

3 MILE
149,815

5 MILE
385,761

7 MILE
732,708



HOUSEHOLDS

3 MILE
54,606

5 MILE
137,082

7 MILE
269,619



BACHELORS DEGREE OR HIGHER



● 3 MILE

66.95%

● 5 MILE

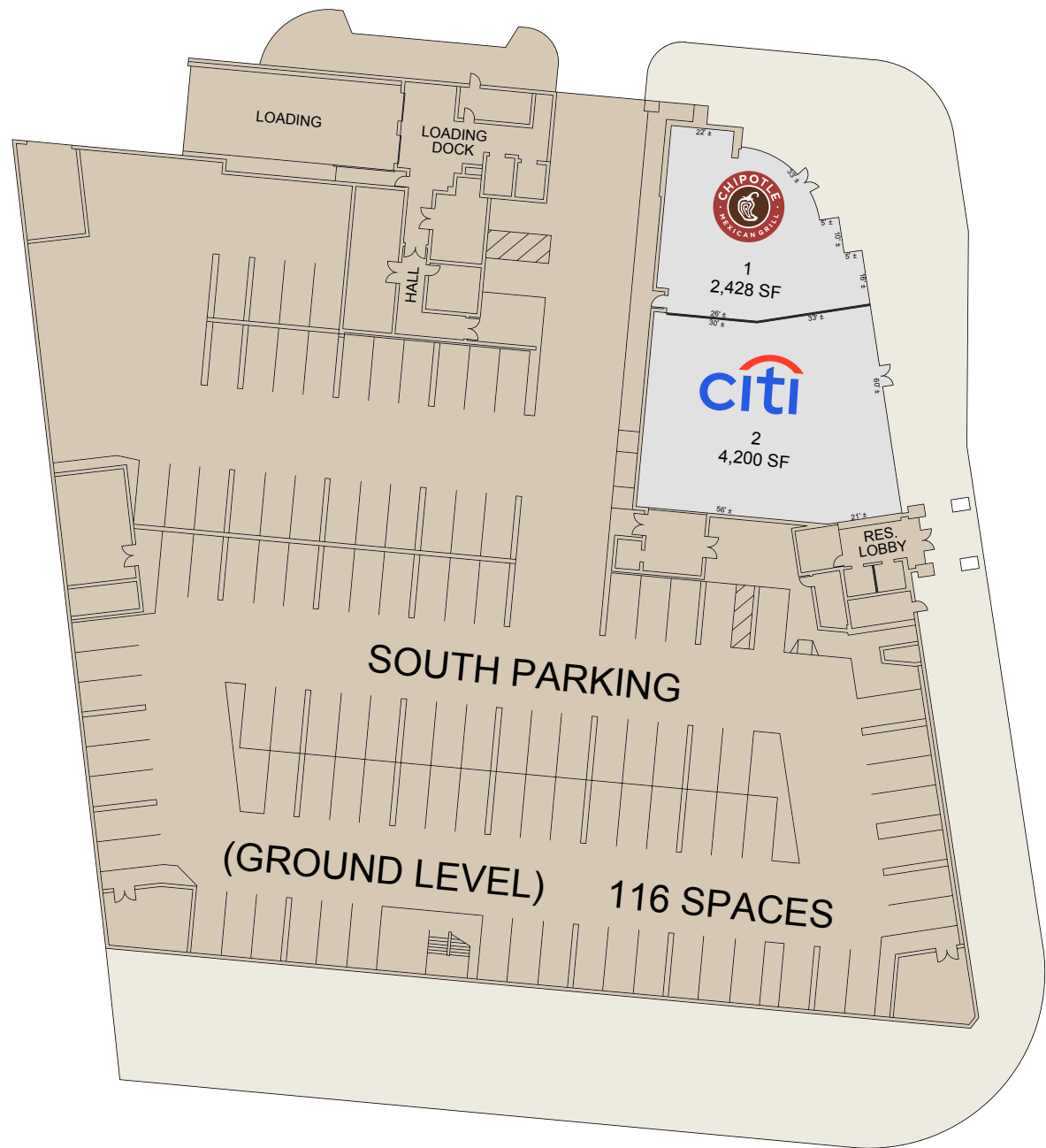
66.62%

● 7 MILE

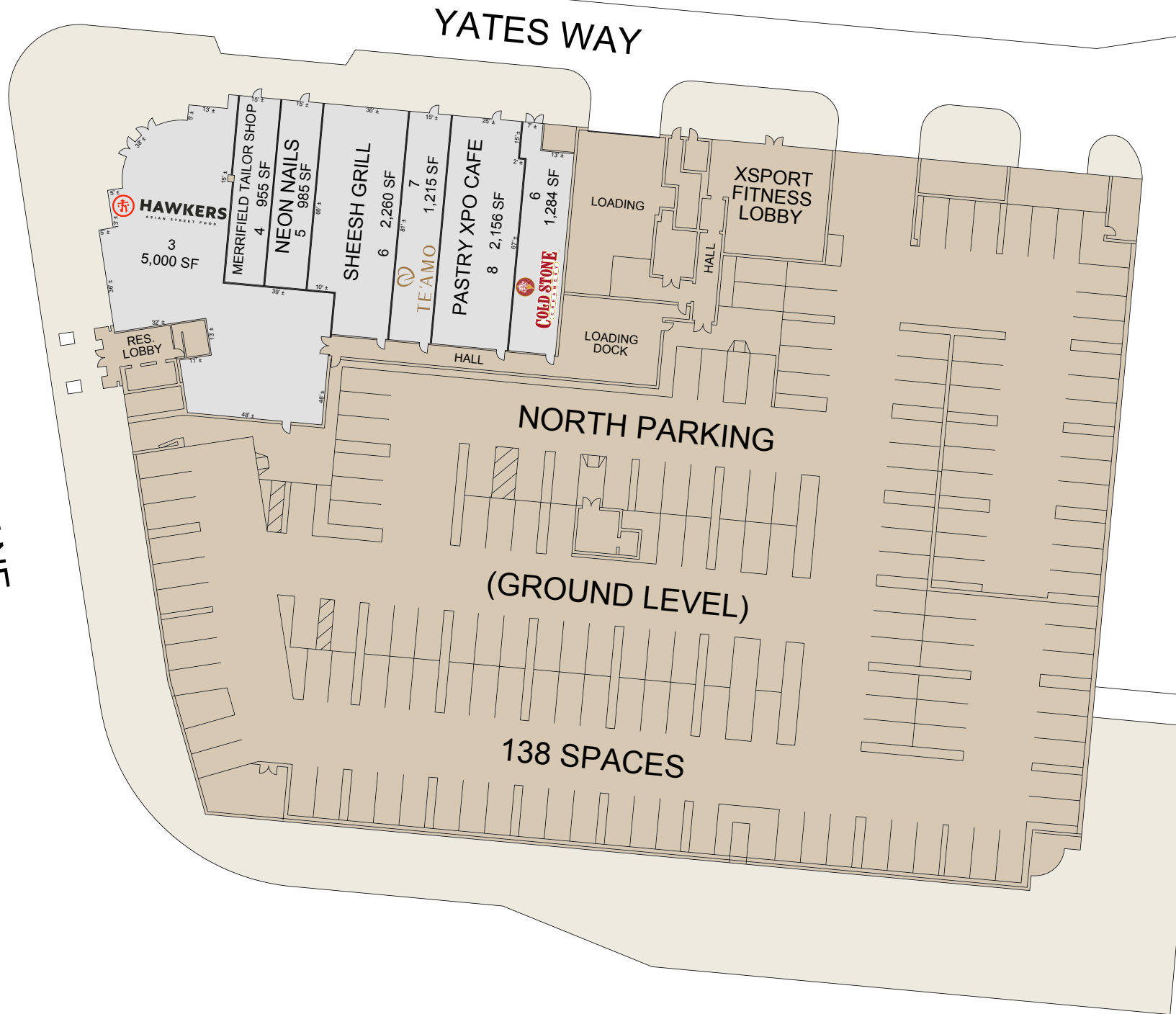
65.38%

MERRIFIELD TOWN CENTER

2025 DEMOGRAPHICS | SOURCE: POPSTATS



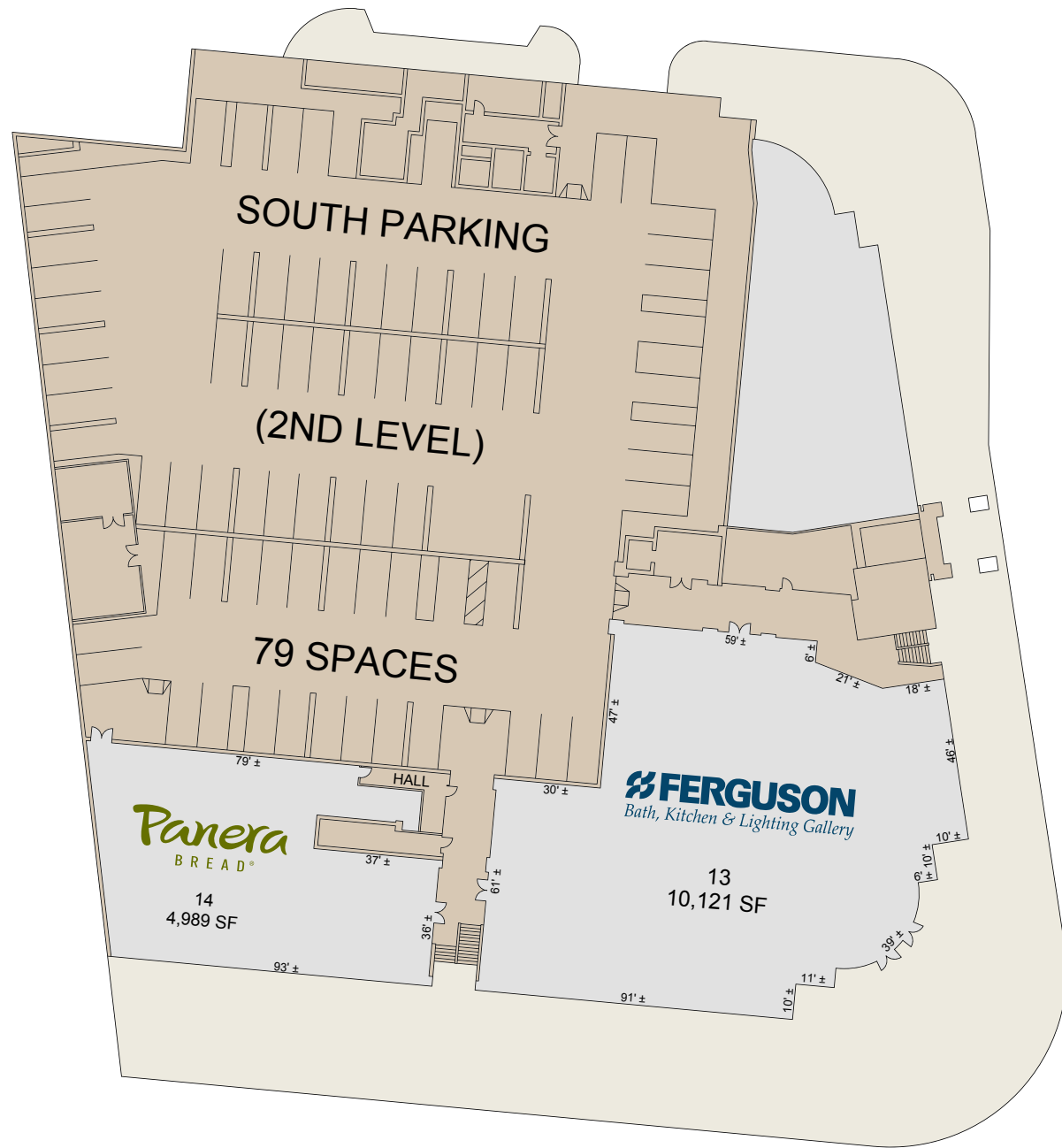
GALLOWS RD. - 50,143 ADT



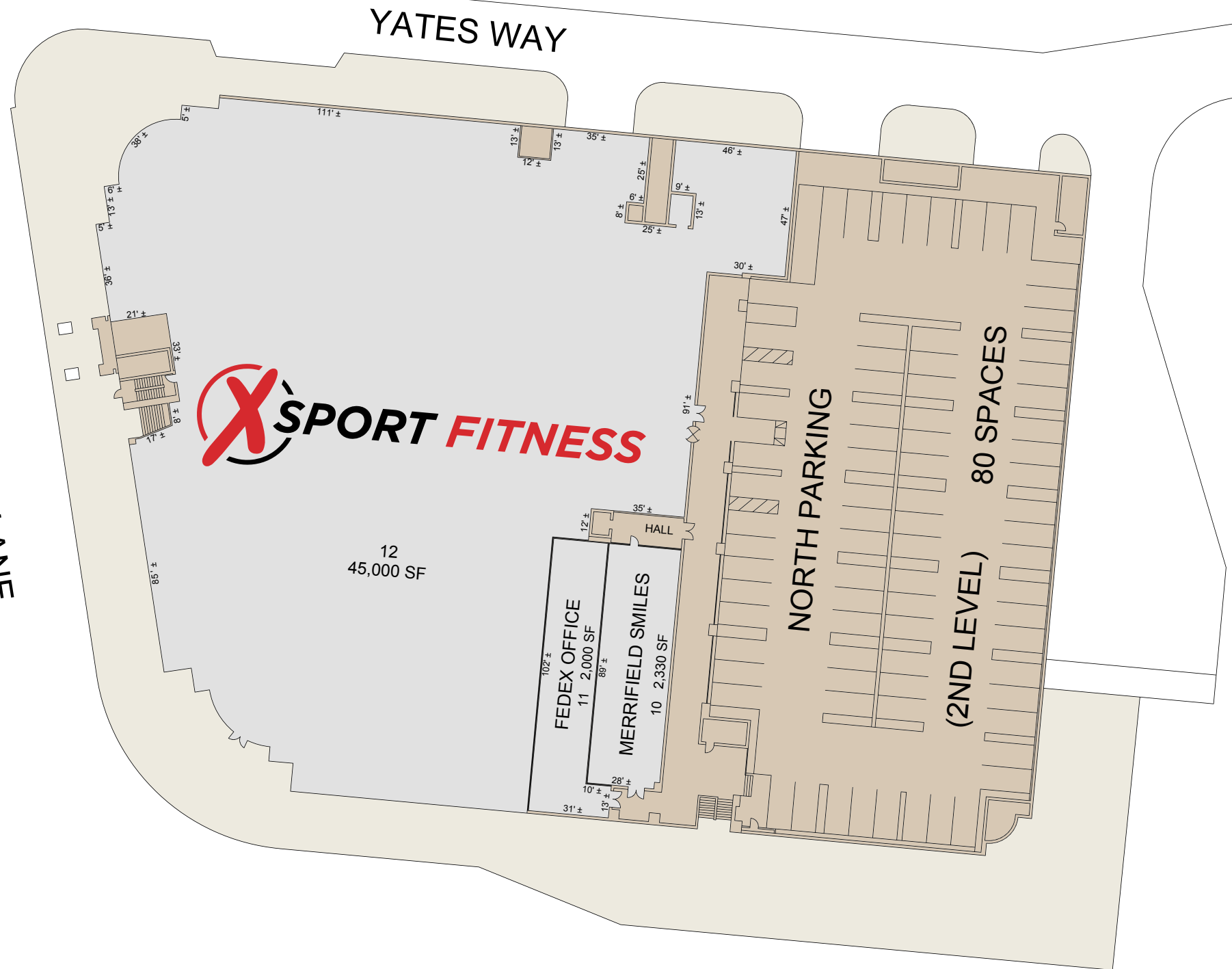
TOTAL PARKING: 609 SPACES
(*THREE LEVELS PARKING TOTAL)

RETAIL LEVELS

YATES LEVEL



GALLOWS RD. - 50,143 ADT



TOTAL PARKING: 609 SPACES
(*THREE LEVELS PARKING TOTAL)

RETAIL LEVELS

GALLOWS LEVEL



KRG
LISTED
NYSE

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410 246 5599

**MERRIFIELD
TOWN CENTER**

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