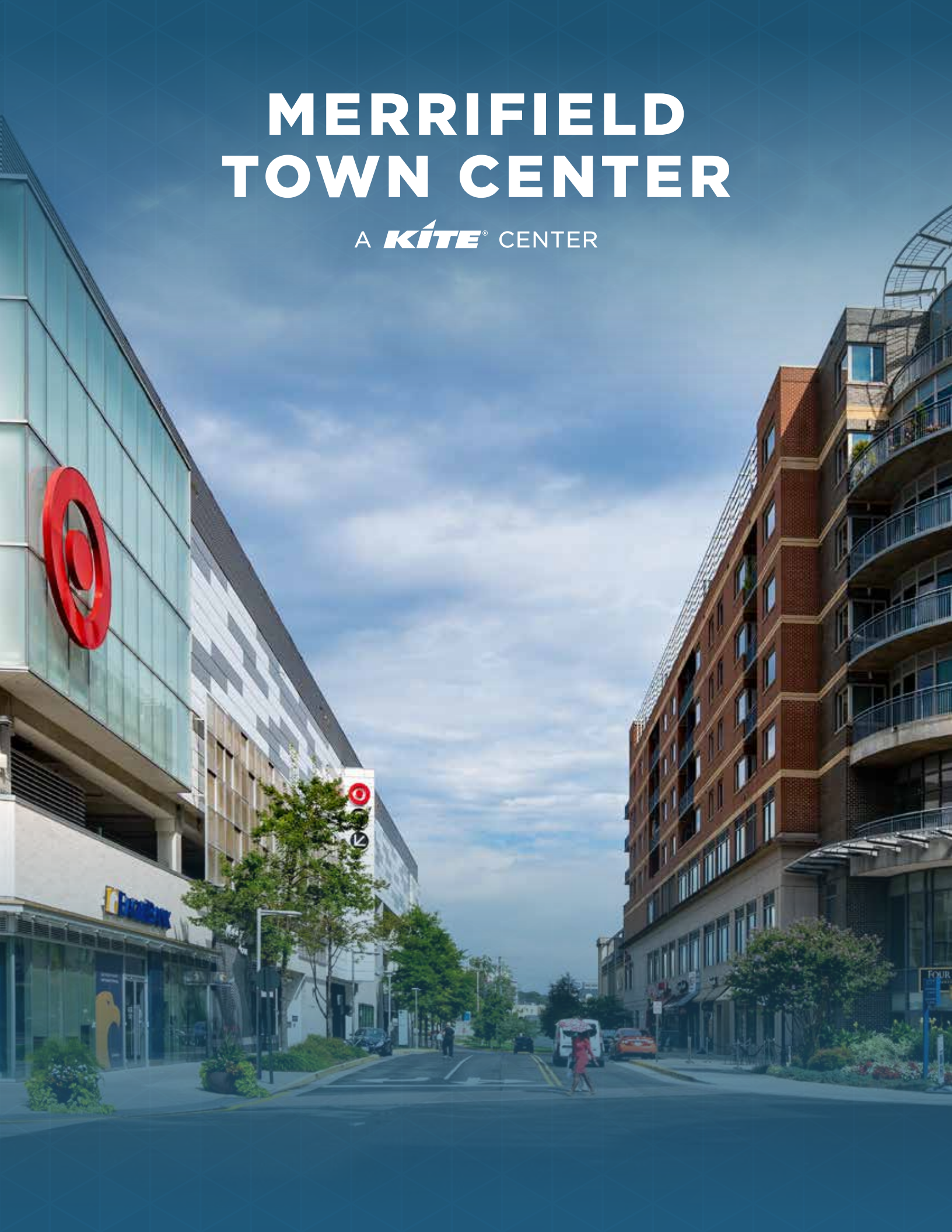
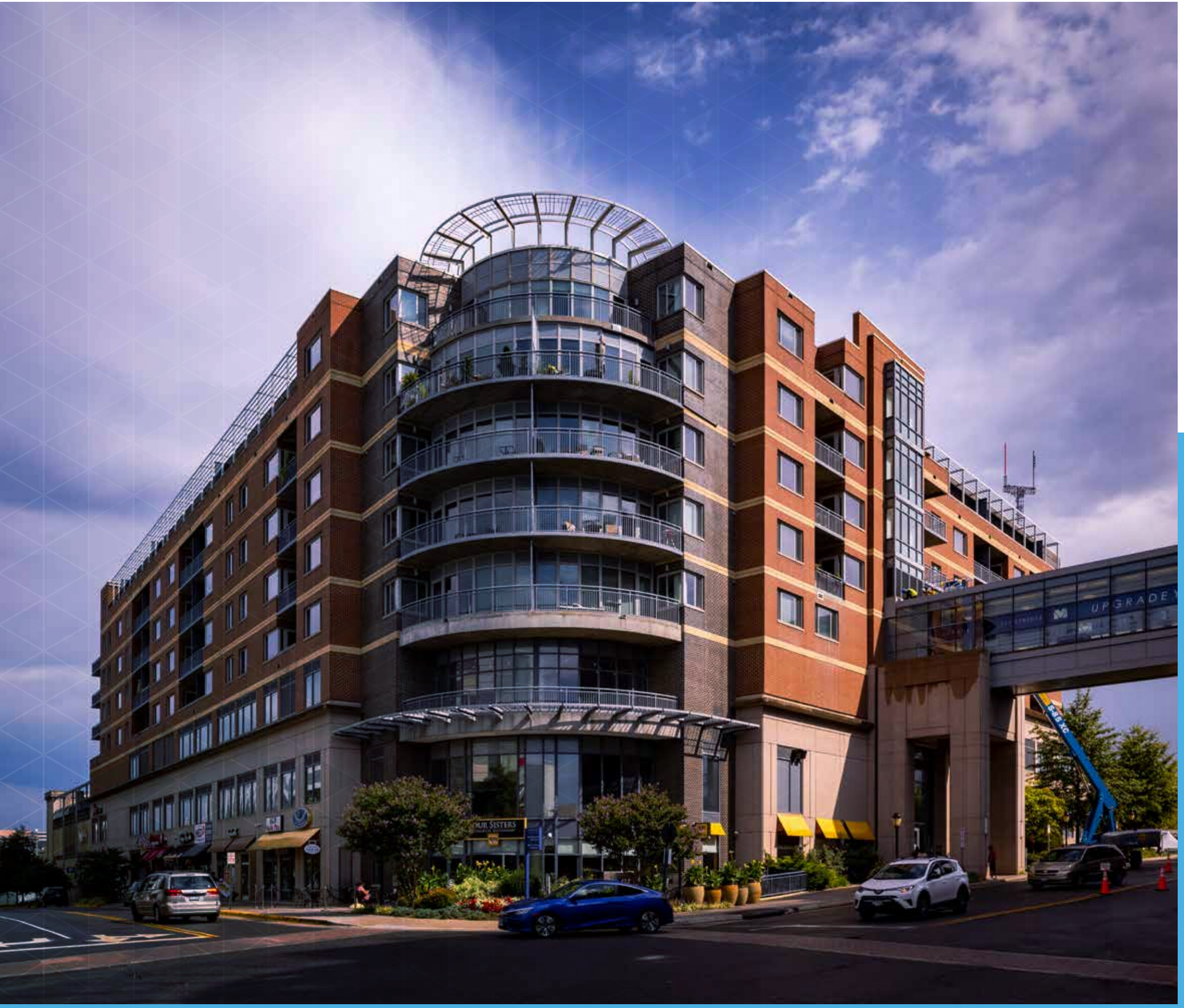
MERRIFIELD TOWN CENTER

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, Ferguson, and Panera Bread.


N
mosaic
RETAIL
lululemon
bartaco
WILLIAMS SONOMA
KENDRA SCOTT
WARBY PARKER
bloomie's
Madewell
SINCE 1937
mosaic
RETAIL
True Food kitchen
PAPER SOURCE
ANTHROPOLOGIE
FLAVA BOWLS
LATHER
mosaic
RETAIL
TARGET
TECOVAS
POTTERY BARN
FAHERTY
bluemercury
makeup • skincare • spa
SOUTHERN TIDE
CAVA
sweetgreen
mosaic
RETAIL
ANGELIKA FILM CENTER & CAFE
west elm
SEPHORA
SHAKE SHACK
BARNES&NOBLE
495
LEE HIGHWAY - - 45,073 ADT (2024)
MOM
MOM's Organic Market
MERRIFIELD TOWN CENTER
RESIDENTIAL 256 UNITS
VANTAGE MOSAIC APARTMENTS
RETAIL
CHIPOTLE MEXICAN GRILL
COLD STONE CREAMERY
Panera BREAD
FERGUSON Bath, Kitchen & Lighting Gallery
mosaic
1089 RETAIL STALLS
900 RETAIL STALLS
450 RETAIL STALLS
114 RETAIL STALLS
170 RETAIL STALLS
STRAWBERRY LN.
MERRIFIELD CINEMA DR.
MERRIFIELD TOWN CENTER II
50,143 ADT (2024)
GALLOWS RD.


N
HILLTOP RD.
ESKRIDGE RD.
LEE HIGHWAY - 45,073 ADT (2024)
MERRIFIELD TOWN CENTER
SECOND LEVEL
DISTRICT AVE.
ESKRIDGE RD.
STRAWBERRY LN.
PROSPERITY AVE.
mosaic
MODERA MOSAIC 251 UNITS
MODERA MOSAIC 121 UNITS
MODERA MOSAIC 101 UNITS
TOWNHOMES AT mosaic 25 TOWNHOMES
TOWNHOMES AT mosaic 112 TOWNHOMES
MARCHE ATRIUM 127 UNITS 40 TOWNHOMES
AVALON MOSAIC 525 UNITS
VANTAGE MOSAIC APARTMENTS 256 UNITS
1029 RETAIL STALLS
900 RETAIL STALLS
450 RETAIL STALLS
114 RETAIL STALLS
170 RETAIL STALLS
TARGET
bloomingdale's
DISTRICT AVE.
MERRIFIELD TOWN CENTER DR.
MERRIFIELD CINEMA DR.
GALLOWS RD. 50,143 ADT (2024)
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT

AVG HH INCOME

3 MILE $200,246

5 MILE $212,222

7 MILE $205,175

POPULATION

3 MILE 147,889

5 MILE 379,752

7 MILE 726,615

PROJECTED POPULATION

3 MILE
146,975

5 MILE
382,458

7 MILE
730,447

HOUSEHOLDS

3 MILE
54,435

5 MILE
137,800

7 MILE
270,214

BACHELORS DEGREE OR HIGHER



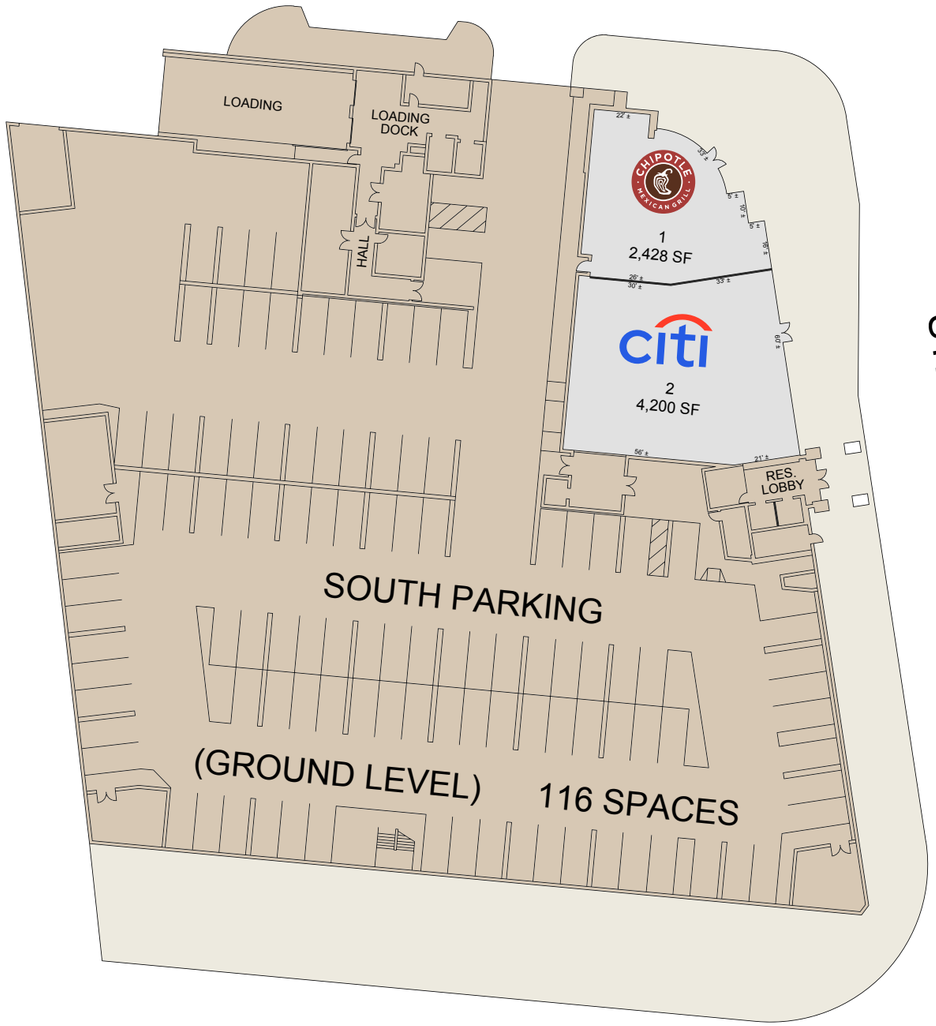
3 MILE
67.46%

5 MILE
67.02%

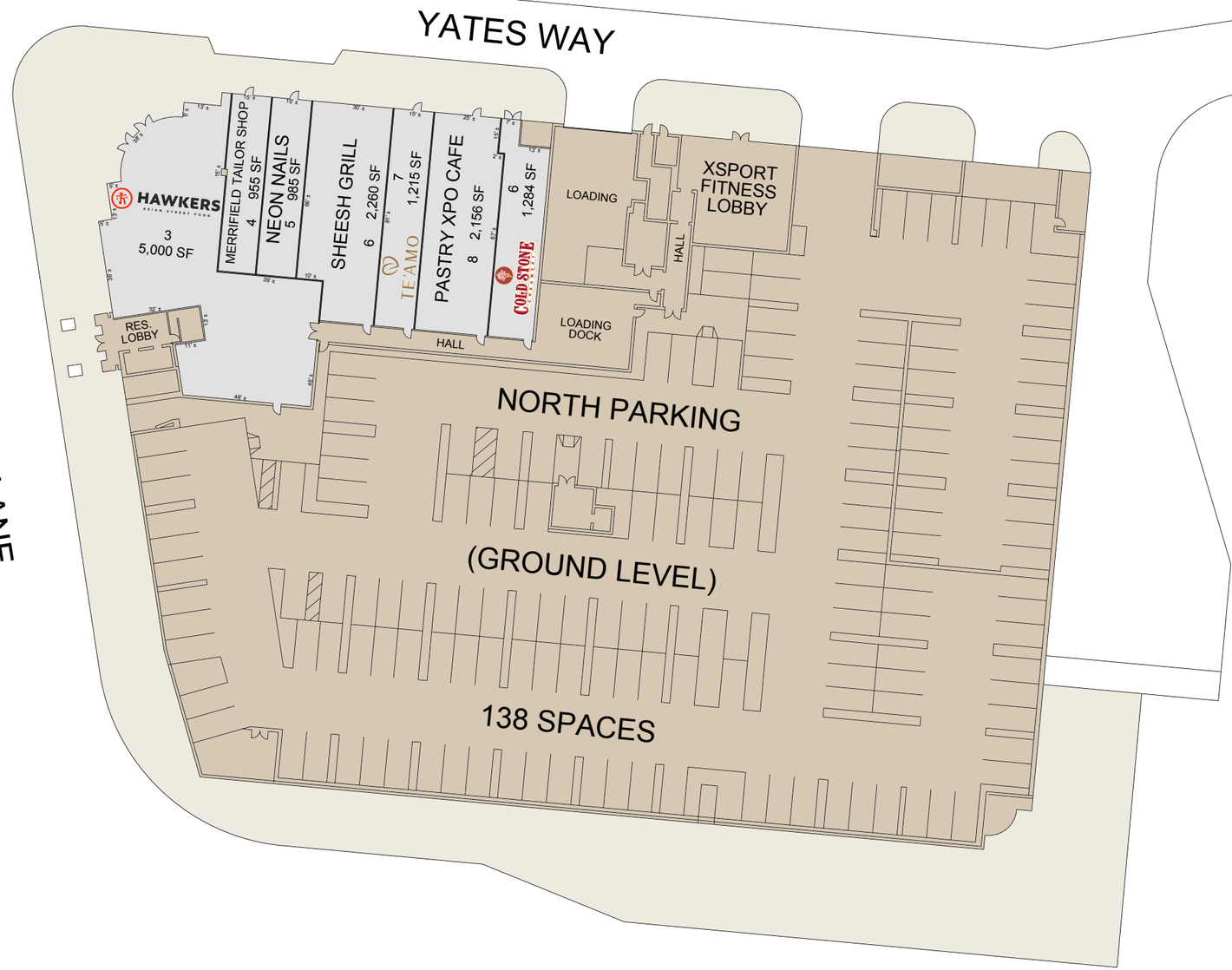
7 MILE
65.95%

MERRIFIELD TOWN CENTER

2026 DEMOGRAPHICS | SOURCE: POPSTATS



STRAWBERRY LANE



GALLOWS RD. - 50,143 ADT

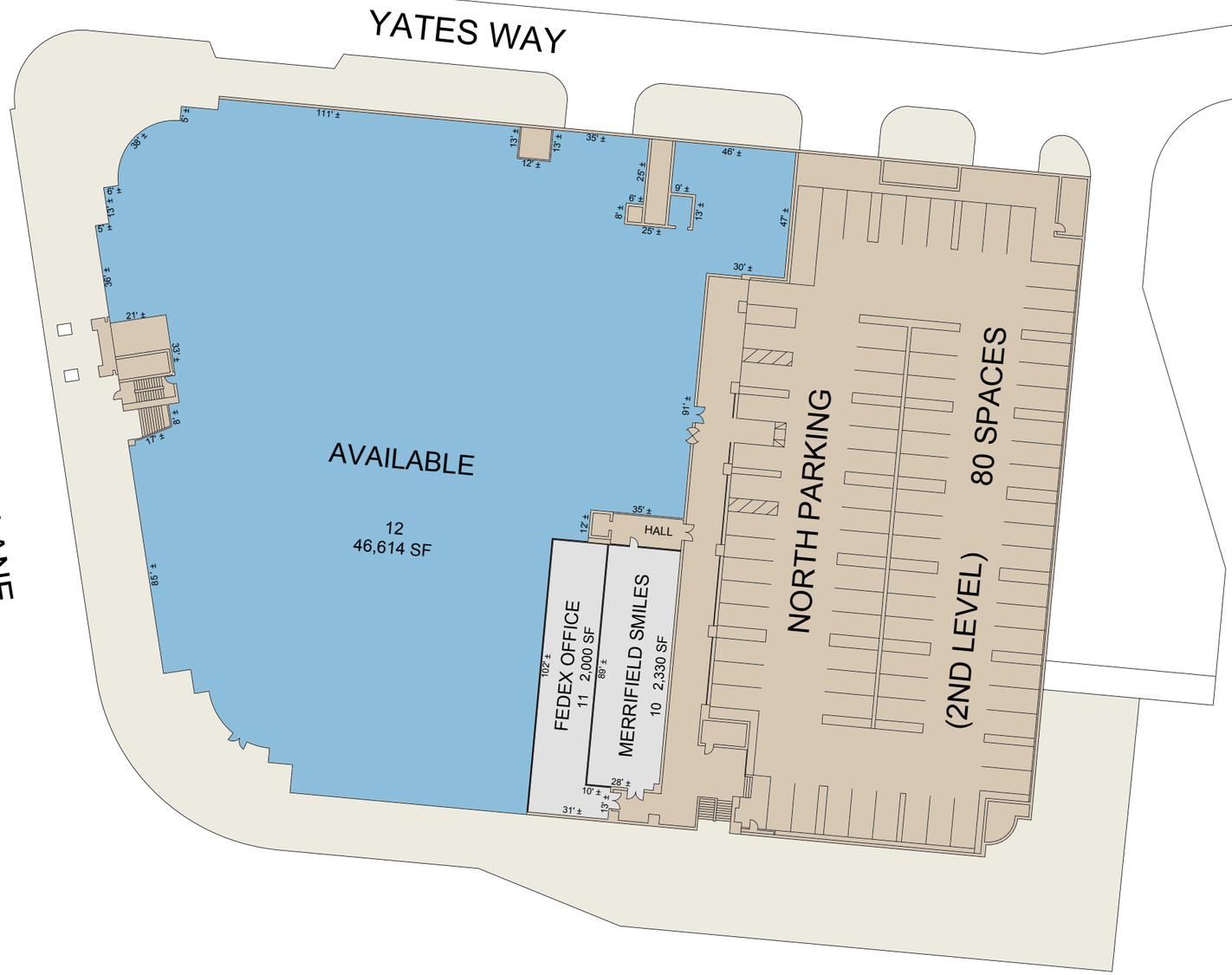
TOTAL PARKING: 609 SPACES

*(*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

888 577 5600
kiterealty.com

30 S Meridian St, Suite 1100
Indianapolis, IN 46204

LEASING CONTACT

GREG GOLDBERG
ggoldberg@kiterealty.com
410 246 5599

MERRIFIELD TOWN CENTER

8190 STRAWBERRY LANE | FALLS CHURCH, VA 22042