

# Retail Space for Lease

*10341 Main Street*

*Fairfax, VA 22030*



Prepared by:

## Trust Properties, Inc.

Greg McGillicuddy [GMcGillicuddy@TrustPropertiesInc.com](mailto:GMcGillicuddy@TrustPropertiesInc.com)  
Bo Mouloua [BMouloua@TrustPropertiesInc.com](mailto:BMouloua@TrustPropertiesInc.com)  
Mike Schulte [MSchulte@TrustPropertiesInc.com](mailto:MSchulte@TrustPropertiesInc.com)

Phone (703) 392-0002 • Fax (703) 392-1140  
[www.TrustPropertiesInc.com](http://www.TrustPropertiesInc.com)

# Trust Properties

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8100 Ashton Avenue • Suite 206 • Manassas, VA 20109  
Office (703) 392-0002 • Fax (703) 392-1140

[www.TrustPropertiesInc.com](http://www.TrustPropertiesInc.com)

## For Lease

- Location: 10341 Main Street  
Fairfax, VA 22030
- Available: Approximately 1,200 Square Feet
- Zoning: C-2, Retail Commercial District, (City of Fairfax)
- Lease Rate: \$30.00 per square foot, NNN
- Comments: \* High Visibility Location  
\* 2007 VDOT Daily Car Count on Main St: **45,000**  
\* Rt. 236 (Main Street) Frontage  
\* Rt-29, Rt-50, Rt. 123, I-66 and I-495 Within Minutes  
\* Fairfax County Courthouse Located a Few Blocks Away  
\* Several New Residential/Commercial Developments in the  
Immediate Vicinity  
\* Fairfax Cue Bus & Metro Bus Stops on Main Street

### Contact:

**Gregory McGillicuddy**

[GMcGillicuddy@TrustPropertiesInc.com](mailto:GMcGillicuddy@TrustPropertiesInc.com)

**Bo Mouloua**

[BMouloua@TrustPropertiesInc.com](mailto:BMouloua@TrustPropertiesInc.com)

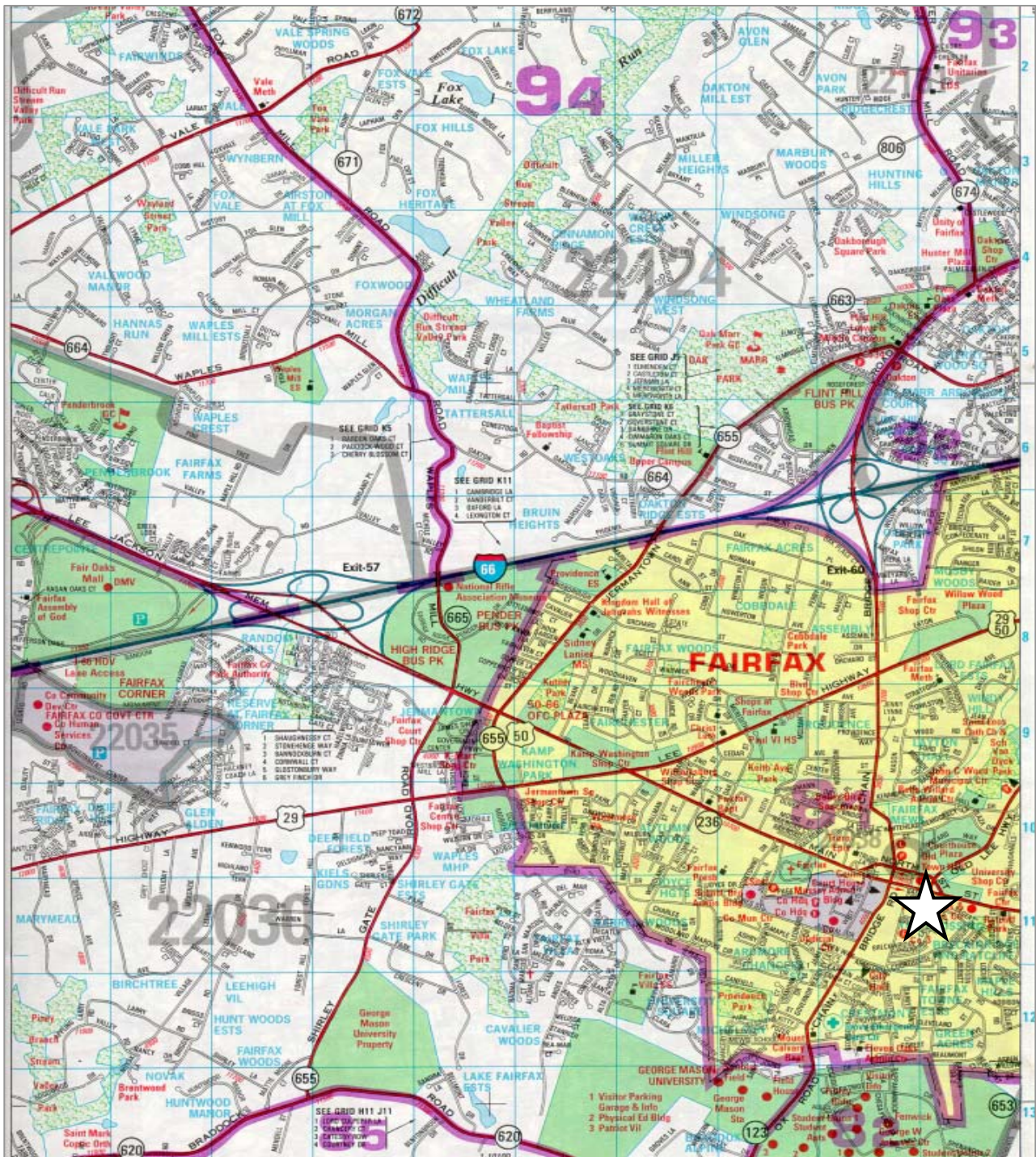
**Mike Schulte**

[MSchulte@TrustPropertiesInc.com](mailto:MSchulte@TrustPropertiesInc.com)

**Phone (703) 392-0002 • Fax (703) 392-1140 • [www.TrustPropertiesInc.com](http://www.TrustPropertiesInc.com)**

Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms, or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.

Rev Jun.23.2009



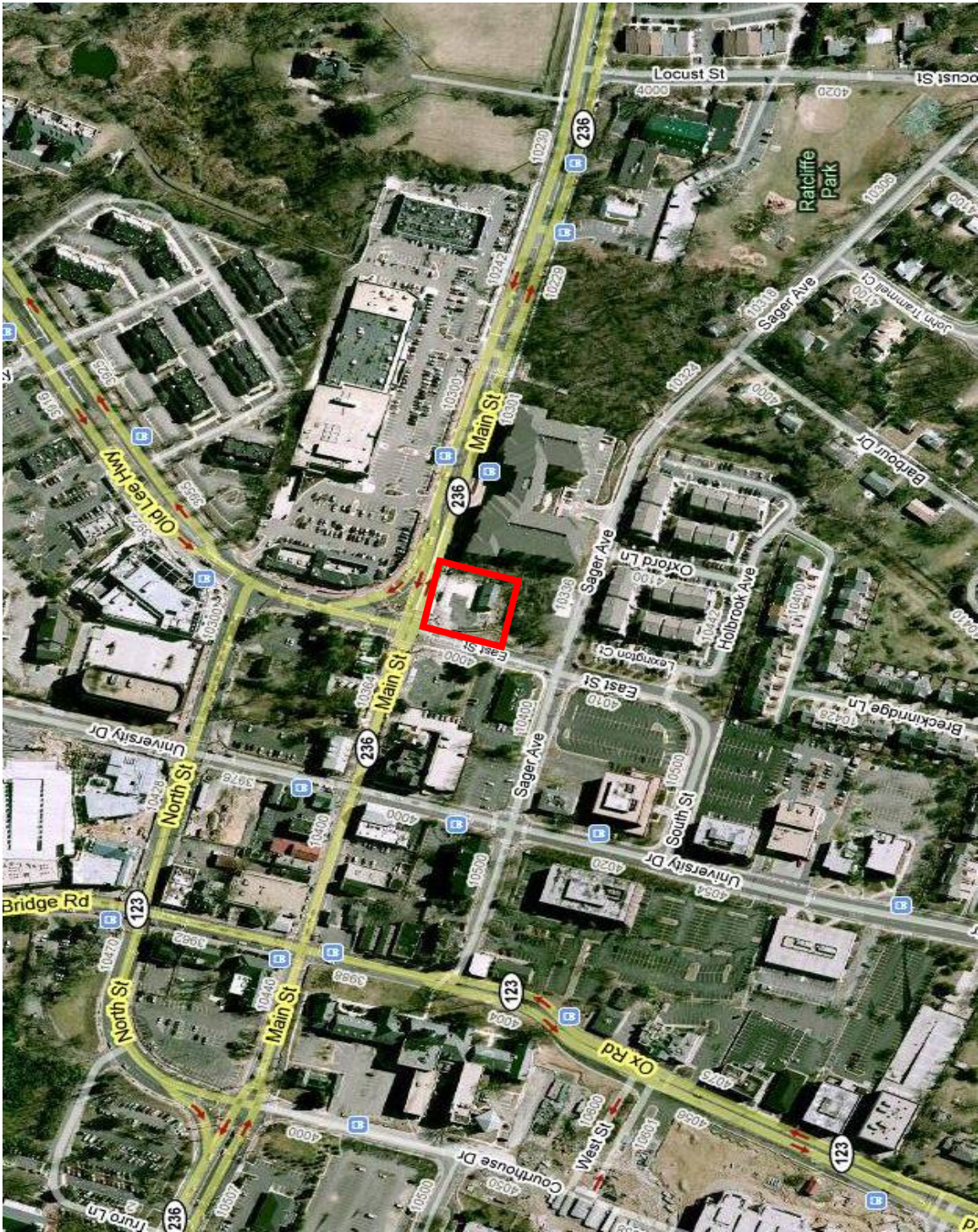
**Location Map**

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Permitted Use No. 20704130

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Mike Schulte

[GMcGillicuddy@TrustPropertiesInc.com](mailto:GMcGillicuddy@TrustPropertiesInc.com)  
[BMouloua@TrustPropertiesInc.com](mailto:BMouloua@TrustPropertiesInc.com)  
[MSchulte@TrustPropertiesInc.com](mailto:MSchulte@TrustPropertiesInc.com)

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**Aerial Map**

Contact: Gregory McGillicuddy  
Bo Mouloua  
Mike Schulte

[GMcGillicuddy@TrustPropertiesInc.com](mailto:GMcGillicuddy@TrustPropertiesInc.com)  
[BMouloua@TrustPropertiesInc.com](mailto:BMouloua@TrustPropertiesInc.com)  
[MSchulte@TrustPropertiesInc.com](mailto:MSchulte@TrustPropertiesInc.com)

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**Extracted from “The City of Fairfax Zoning Ordinance”**  
**ARTICLE XIV. C-2 RETAIL COMMERCIAL DISTRICT\***

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**\*Cross references:** Businesses, ch. 14.

**Sec. 110-781. Permitted uses--By right.**

The following uses are permitted by right in the C-2 retail commercial district:

- (1) Uses permitted by right in the C-1 office commercial district.
  - (2) Retail sales establishments.
  - (3) Personal service establishments.
  - (4) Pharmacies or medical supply services.
  - (5) Hotels and motels.
  - (6) Movie theaters.
  - (7) Restaurants and refreshment areas.
  - (8) Fast-food restaurants which are located under the roof of a shopping center, have no drive-in window and no delivery service. The total gross floor area of all fast-food restaurants shall comprise no more than 20 percent of the gross floor area of any shopping center.
  - (9) Specialty food establishments.
  - (10) Catering service.
  - (11) Lumber and building supplies sales; electrical, heating, air conditioning, plumbing or painting sales or service; provided that all materials, equipment and vehicles are displayed or stored entirely in buildings enclosed on all sides or within walls, fences, or plantings which shield such items from public view.
- (Code 1978, § 26-171)

**Sec. 110-782. Same--With special use permit.**

(a) The following uses are permitted in the C-2 retail commercial district with a special use permit issued by the city council in accordance with the provisions of section 110-366:

- (1) Uses permitted by special use permit issued by the city council in the C-1 office commercial district.
- (2) Commercial parking facilities.
- (3) Theaters other than movie theaters.
- (4) Amusement arcades.
- (5) Establishments that meet the definition of specialty food establishments except that delivery service may be provided.
- (6) The enlargement, extension, reconstruction or structural alteration of nonconforming uses, buildings, lots, and/or locations in the C-2 district may be authorized by special use permit; provided, however, that any new construction or extension of existing improvements shall conform with the requirements of section 110-783, except to the extent that those requirements may be modified by special exception. The application for a special use permit shall be accompanied by a conceptual development plan containing the information specified in subsection 110-802(a)(4)i.
- (7) Drive-through facilities for pharmacies.
- (8) Leased off-site parking of new vehicles offered for sale by automobile dealerships, subject to the following standards in addition to the criteria established in subsection 110-366(3):

- a. The associated automobile dealership leasing such off-site spaces for new vehicle parking shall be located in the city.
  - b. Leased off-site parking shall not be located in Old Town Fairfax (historic and transition districts).
  - c. Leased off-site parking must be on a lot that is conforming (including landscaping, lighting, and signage) with respect to the requirements of the C-2 district and all applicable requirements of this Code and that is consistent with the policies established in the community appearance plan and comprehensive plan.
  - d. Leased parking spaces must be excess parking currently existing on the lot, based on calculation of required parking for existing uses or assuming all general retail uses, whichever is greater. If there is no existing building on the site, the parking calculation shall be based on site development at maximum permitted floor area ratio.
  - e. The applicant shall submit a parking study, conducted by an independent consultant with appropriate expertise, that analyzes the current and proposed parking demand on the subject lot, circulation patterns, site access and site layout.
  - f. Unless waived by city council, leased parking spaces shall not be located within 300 feet of a residential district.
  - g. Each vehicle must be parked in a conforming parking space and on a lot conforming to city standards. All parking must be in accordance with the city's parking regulations in accordance with article II, division 6 of this chapter pertaining to off-street parking and loading. Removal of any vehicle from the lot shall not require moving any other parked vehicles.
  - h. No vehicle storage or preparation shall occur on the leased lot.
  - i. No dealership personnel may show automobiles to prospective customers on the off-site leased parking lot.
  - j. No fencing or physical separation of any kind shall be permitted to isolate or distinguish leased parking areas from required parking areas on the site.
  - k. No lighting other than standard parking lot light fixtures at customary intervals and with reasonable intensity shall be permitted. Lighting of leased areas must be similar to and indistinguishable from lighting on the remainder of the parking lot in spacing, height, style and intensity.
  - l. There may be no ground or building-mounted signage identifying the use or associated dealership. Other than display of any invoices required by federal or state law, no signs may be displayed on the vehicles parked on the off-site leased parking area.
  - m. These provisions apply only to new vehicles offered for sale, 20 feet or less in length, and do not apply to the sales of other vehicles, nor to vehicles for rent or lease.
  - n. The provisions in subsection (a)(8) of this section to allow, by special use permit, leased off-site parking of new vehicles offered for sale by automobile dealerships in the C-2 district shall sunset on October 1, 2004.
- (9) Ancillary uses within an existing nonconforming automobile service station, including convenience stores, fast food restaurants, drycleaning establishments, and car wash services.
  - (10) Big-box retail uses.
  - (11) Motels.
  - (12) Seafood markets.
  - (13) Mini-malls.
  - (14) Grocery stores with floor areas greater than 5,000 square feet.

(b) The following uses are permitted with a special use permit issued by the board of zoning appeals in accordance with the provisions of section 110-366:

- (1) Uses permitted by special use permit issued by the board of zoning appeals in the C-1 office commercial district.
- (2) Carnivals, circuses and fairs limited to not more than two weeks duration.
- (3) Veterinarian offices, animal hospitals.
- (4) Commercial recreational uses.
- (5) Convenience stores.
- (6) Minor repair of motor vehicles, provided that such business is accessory to the principal use. (Code 1978, § 26-172; Ord. No. 2001-13, 10-9-2001; Ord. No. 2002-4, 1-8-2002; Ord. No. 2004-25, 11-30-2004)

### **Sec. 110-783. Bulk and lot area requirements.**

Bulk and lot area requirements in the C-2 retail commercial district shall be as follows:

(1) *Lot area requirements.*

a. *Minimum lot area.* Twenty thousand square feet.

b. *Minimum lot width.* One hundred feet.

Any nonconforming lot legally established in this zoning district prior to the adoption of lot area requirements may be developed or redeveloped, notwithstanding its nonconforming status.

(2) *Maximum building height.* Five stories above grade, but not more than 60 feet.

(3) *Minimum yard requirements.*

a. *Front.* The minimum angle of bulk plane shall be 30 degrees and the front yard shall not be less than 25 feet; except that on a street that has a right-of-way less than 50 feet, the angle of bulk plane and front yard shall be measured from a line established 25 feet from the established centerline of the road.

b. *Side.* No yard required; except:

1. Where a side yard is provided, such yard shall be a minimum of ten feet;

2. Where contiguous to residentially zoned property, the minimum angle of bulk plane shall be 45 degrees, and the side yard shall not be less than 25 feet.

c. *Rear.* No requirement; except where contiguous to residentially zoned property, the minimum angle of bulk plane shall be 45 degrees, and the rear yard shall not be less than 25 feet.

(4) *Open space requirement.* A minimum of 25 percent of the gross area of the lot shall be landscaped open space.

(5) *Floor area ratio.*

a. The maximum floor area ratio on any lot shall be 0.50.

b. If there is a parking structure on the lot, the total of the gross floor area of buildings on the lot and the abovegrade horizontal surface areas of the parking structure shall not exceed 70 percent of the lot area. The abovegrade horizontal surface areas of the parking structure shall be determined from the perimeter of the exterior walls of the structure without deduction for hallways, stairs, ramps, elevators, the thickness of walls, closets, mechanical rooms, columns or similar features. For the purposes of this subsection, the lot area shall be determined in accordance with the provisions of the definition of "floor area ratio" in section 110-4.

(6) *Special exceptions.* City council may, by special exception, modify the requirements of this section except that the board of zoning appeals may, by special exception, modify the minimum

yard requirements of subsection (3) of this section. In considering a request for a special exception, the following provisions shall apply:

- a. Special exceptions shall be granted only in accordance with the procedures and limitations established for special use permits in section 110-366.
- b. Special exceptions shall be granted only if the applicant has clearly demonstrated that, because of the topography of the land, design of the building, location of the building on the lot, perimeter screening, nature of the uses for which the building is designed, and/or other factors, the requested modification of the requirements of this section:
  1. Will not result in a development which is disproportionate to surrounding land uses in size, bulk, or scale;
  2. Will not adversely affect any nearby residential areas;
  3. Will not overburden the community facilities existing or available or result in the obstruction of light and air, danger and congestion in transportation, or increased danger from fire, flood, or other hazards;
  4. Will not be contrary to the objectives specified in the comprehensive plan.
- c. Each application for a special exception shall be accompanied by a conceptual development plan, prepared at a scale of not less than one inch equals 50 feet and, unless waived by the zoning administrator, containing the following information:
  1. Locations and dimensions of lot lines and rights-of-way;
  2. Locations and dimensions of all structures, driveways, curb cuts, parking and loading spaces and aisles, and median strip openings adjacent to the site;
  3. Locations, types, and sizes of all on-site landscaping, screening, and buffering;
  4. Sketch architectural elevations of each facade indicating the height of the structures, architectural style, and building materials.
- d. Requests for the modification of the requirements of this section may be granted in whole, granted in modified form, or denied by the council after considering the requisites listed above. (Code 1978, § 26-173)

**Sec. 110-784. Improvements.**

All uses permitted by right or with a special use permit in the C-2 retail commercial district are subject to the installation of curbs, gutters, storm drainage structures, sidewalks, entrances and exits, and approval thereof by the director of public works. (Code 1978, § 26-174)

**Secs. 110-785--110-800. Reserved.**