



**ABOUT ANNANDALE**

Annandale is centrally situated at the cross roads of Northern Virginia. Located only minutes from every major highway; it is the heart of Fairfax County. Annandale’s prime location, just inside the Capital Beltway, and with a choice transportation network, puts Annandale in a thriving key commercial corridor. Locating a business in Annandale provides a strong strategic advantage.

Greater Annandale is a family oriented community which offers a variety of home styles, convenient shopping, extensive parks and hiking trails, playgrounds, tennis courts, a Nature Center, a 9 hole golf course, and the only Horticulture Center in the county along with a plethora of wonderful restaurants and schools. Besides budding professionals, educators, scientists, authors, and horticulturists, Annandale boasts three culinary training programs and two seasonal farmers markets.

Annandale has more than 1.8 million square feet of office space, almost 2.4 million square feet of retail, and more than 91,450 square feet of industrial or flex real estate employing over forty thousand people. Greater Annandale (within a 5 mile radius of the village center) enjoys a population in excess of 342,076 residents and proven competitive advantages that will help increase demand for office space. First is reasonable pricing with an affordable commercial rental rate. Second, is a location advantage with close proximity to both Washington and Tysons Corner. Third, are the improvements to Annandale’s infrastructure including streetscape enhancements. With the projected mixed use developments creating additional retail and dining options, office employees will be given an opportunity to live near their work.

Annandale’s history can be traced to 1685 when Col. William H. Fitzhugh purchased a tract of 24,000 acres known as Ravensworth. From that pre-Revolutionary time to now, Annandale has been known for its hospitality. A large diverse population has gathered in Annandale adding layer upon layer of charm, culture and sensational food.

Annandale is bustling these days. For the past several years, the Annandale Chamber of Commerce, the Annandale Central Business District (CBD) Planning Committee, Fairfax County, and the State of Virginia have been working with Annandale’s civic and business community to improve the Village Center. Tasteful entryway signs surrounded by seasonal plantings mark the boundaries of the Central Business District. Annandale’s Tollhouse Park, designed by the Fairfax County Park Authority, is prominently located at the intersection of Annandale Road and Little River Turnpike which was the original business district. The park site is also near the location of one of the first toll houses along this early turnpike and a historic marker has been placed as a reminder of this significant location.

Streetscape improvements to include stylish and functional benches, bus shelters, trash receptacles, and lighting, combine with colorful shrub and tree plantings to create a distinctive image for the CBD. A key element in the development of Annandale’s new image has been the creation of the Annandale Flag; the only unincorporated town in the Commonwealth with its own flag. Government services are provided by Fairfax County with community interests represented by both Supervisors from the Mason and Braddock Districts on the County Board of Supervisors.

**BUSINESS BASE**

Annandale has a healthy and diverse business base, joined with strong consumer demographics and a high quality of living. This all makes Annandale a rich investment. Service industries dominate and account for nearly 45% of the market. Retail trade businesses are the second most prevalent industry type representing 24%. Finance, insurance, and real estate come in third at slightly over 15%. Annandale, where excellent development opportunities exist, promotes an urban concept to support her continued revitalization as a mixed use town center.

**RESIDENTIAL DEMOGRAPHICS**

Total Population	74,135
Greater Annandale (5 mile radius)	342,076
Caucasian	50.40%
African American	8.60%
Native American	0.50%
Asian American	* 24.60%
Pacific Islander	0.10%
Other Races	5.94%
Two or more Races	3.96%
Hispanic/Latino of any Race	27.60%

*\*Includes Asian Indian, Chinese, Filipino, Japanese, Korean, Thai, & Vietnamese. The Korean & Vietnamese populations are approximately the same at slightly less than 8% each with the Asian Indian population growing at the fastest rate. Source: 2010 Census*

**HOUSEHOLD INCOME**

Fairfax County	\$103,000
Annandale	\$104,488

The median household income in Annandale is 65.3% greater than the Virginia average and 91.4% greater than the national average.

**MEDIAN HOME VALUE**

Fairfax County	\$507,800
Annandale	\$489,900
Occupied Annandale Housing Units	98.40%

**EDUCATION**

Completed 8th Grade	90.90%
Completed High School	89.70%
Completed Some college	72.80%
Associate's degree	54.30%
Bachelor's degree	49.20%
Graduate degree	21.30%

**LARGEST EMPLOYERS**

Northern Virginia Community College	Raytheon
Fairfax County Government	General Dynamics
Federal Government	SAIC
George Mason University	Westwood College.
Home Instead Senior Care	IBM
Fairfax INOVA Hospital	iGlobal University
Computer Sciences Corporation	The Vitamin Shoppe
Exxon Mobil & Exxon Mobil Aviation	Lockheed Martin
Bill Page Automotive	Southland Corporation

**The Future**

In 2010, a new comprehensive plan was adopted for the Annandale Central Business District (CDB), which is the first of its kind in Fairfax County and grants significant advantages in redevelopment.

Instead of traditional land use strategies, the new plan provides significant flexibility to help support Annandale's revitalization efforts. It does not specify intensity or single land uses, but rather permits properties to be redeveloped with a mix of uses and to achieve maximum height by providing community amenities.

This plan encourages redevelopment that will increase the residential population and create a pedestrian-oriented environment. Its vision calls for a vibrant mix of land uses that enhance the quality of life for its own and neighboring residents, while enabling businesses to prosper and contribute to Annandale's vitality. Redevelopment will include higher density, mixed use projects that strengthen the street edge; where people can walk to shopping, entertainment & community activities. High quality redevelopment will enable Annandale's CBD to reach its full potential, while strengthening surrounding residential communities.

In particular, proposals are being made to build mid-range leasable residential space with high-end finishes interspersed with boutique retail and bistro dining at street level. This is the type of mixed use space highly sought by young professionals who would prefer to live and shop close to home. For more information about revitalization in Annandale, please see the Community pull down section on the Chamber's website at [www.annandalechamber.com](http://www.annandalechamber.com).

**WEATHER**

**Average Yearly Rainfall: 45.12"**

Maximum average precipitation occurs in May

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
3.41	2.85	3.97	3.37	4.60	3.78	4.33	4.06	4.49	3.58	3.49	3.19

Lowest recorded temperature was -11 degrees F in 1985

Highest recorded temperature was 105 degrees F in 1997

Coollest month is January: 24-44 degrees F average low to high

Warmest month is July: 66-89 degrees F average low to high

Latitude:	38.83
Longitude:	-77.21
Elevation:	360' above sea level

**OTHER PUBLICATIONS**

**ENDEAVOR**, Annandale's News Magazine

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

**COUNTY COMPREHENSIVE PLAN**

Annandale Planning District/Fairfax County Comprehensive Plan 2010

[www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/annandale.pdf](http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/annandale.pdf)

**ZONING INFORMATION**

Zoning in Commercial Revitalization Districts & Areas

[www.fcrcv.org/publications/download/DPZRevitPowerPoint.pdf](http://www.fcrcv.org/publications/download/DPZRevitPowerPoint.pdf)

**OTHER**

Annandale Design Guidelines 2009

[www.fcrcv.org/annandale/designguides.htm](http://www.fcrcv.org/annandale/designguides.htm)

