



ANNANDALE BUSINESS REPORT



Major Retail Centers (20,000+Square Feet)

Name of Center	GLA (sq. ft.)
6531 Little River Turnpike	36,000
7409 Little River Turnpike	25,400
Annandale Hub Plaza	61,500
Annandale Plaza	79,500
Barcroft Plaza	107,900
Bradlick Shopping Center	123,900
Heritage Mall	65,600
Home Depot	103,800
John Marr Center	25,100
K-Mart Plaza	133,600
Little River Center	129,900
Marlo Furniture	207,400
Pinecrest Plaza	63,900
Seoul Plaza	48,400

(GLA: Gross Leasable Area)
Source: Fairfax County EDA

Workplace Employment Figures

Executive and Professional Management	1,780
Management	446
Sales and Marketing	954
Health-Legal-Social	166
Engineer-Science-Computer Professional	60
Educators	91
Journalists-Creative Professional	64
Administration and Support	1,559
Management Support	210
Admin-Clerical Support	1,220
Technical Support	128
Service Personnel	1,092
Health Care Personnel	54
Food and Beverage	749
Personal Services	250
Protective Services	39
Trade and Labor	861
Construction	152
Installation and Repair	305
Craft Production	56
Machine Operators	22
Assemblers	17
Transportation	83
Agriculture	83
Laborers	143
Total Employment	5,292

Source: 2009 Claritas, Inc..
Prepared for OCRR

Business Facts by Industry

Business Description	Total Establishment	Total Employee	Sales (in Millions)
All Manufacturing	8	26	1.9
All Retailing *	191	1,837	181.2
Building Construction	8	55	15.1
Heavy Construction	3	38	4.4
Special Trade Contractors	18	187	31.4
Printing/Publishing	5	14	.8
Lumber & Wood Products	1	5	.4
Motor Freight & Warehouses	2	4	.4
US Postal Service	1	123	.6
Transportation Services	11	232	72
Communication	7	26	2.3
Electric, Gas, Sanitary Services	1	4	1.2
Wholesale Durable Goods	10	43	7.9
Wholesale Non Durable Goods	3	26	7.4
Garden Supplies & Building Materials	6	26	3.6
Gen. Merchandise Stores	1	100	11.1
Food Stores	20	480	76.8
Auto Dealers/Gas Stations	10	67	11.2
Apparel & Accessory Stores	14	50	3.4
Home Furnishings	19	86	13.9
Eating and Drinking Places	66	812	38.3
Miscellaneous Retail	55	216	22.9
Depository Institutions	13	137	38.4
Non Depository Credit Inst.	24	231	71.7
Security & Commodity	7	19	3.1
Insurance Agents/Brokers	17	73	17.1
Real Estate	51	588	74.4
Personal Services	50	211	7.5
Business Services	29	155	16.2
Auto Repair/ Services	10	39	2.6
Amusements (ex Movies)	14	120	7.0
Health Services	59	239	21.6
Legal Services	29	144	26.1
Education Services	8	60	5.7
Social Services	13	214	13.2
Membership Organizations	19	73	5.7
Eng. Acct, Research & Management Services	38	190	30.6

All Industries 697 5,292 677.5
(including those not listed here)

Source: Claritas, Inc. Nov. 2009
Prepared for OCRR

Commercial Space Inventory (Square Feet)

Office	Industrial/Flex	Retail	Hotel	Total
1,819,053	91,450	2,376,563	—	4,287,066

COUNTY COMPREHENSIVE PLAN

Annandale Planning District/Fairfax County Comprehensive Plan 2010

ZONING INFORMATION

Zoning in Commercial Revitalization Districts & Areas

OTHER

Annandale Design Guidelines 2009

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/annandale.pdf>

<http://www.fcrcv.org/publications/download/DPZRevitPowerPoint.pdf>

<http://www.fcrcv.org/annandale/designguides.htm>

TRAFFIC COUNTS

Road	From	To	Ave. Vehicles Per Day
Columbia Pike	Gallows Road	Sleepy Hollow Road	25,000
Columbia Pike	Sleepy Hollow	Lincolnia Road	25,000
Columbia Pike	Little River Turnpike	Arlington County limits	24,000
Little River Turnpike	City of Fairfax eastern city limits	NVCC Annandale Campus	42,000
Little River Turnpike	NVCC Annandale campus	I-495	47,000
Little River Turnpike	Capital Beltway	I-395	48,000

Source: VDOT, Average Daily Traffic Volumes on Interstate, Arterial and Primary Routes (2006)