

# ANNANDALE- BAILEYS CROSSROADS- SEVEN CORNERS

FAIRFAX COUNTY • VIRGINIA • USA



**FAIRFAX COUNTY**  
ECONOMIC DEVELOPMENT AUTHORITY

# ANNANDALE-BAILEYS CROSSROADS-SEVEN CORNERS

## AT A GLANCE

- Proximity to the Pentagon, Ronald Reagan Washington National Airport, Amazon HQ2 and the Virginia Tech Innovation Campus
- Home for many of the county's most diverse communities, including Annandale (Afghan, Korean and Latin American); Baileys Crossroads (Latin American and East African); and Seven Corners (Vietnamese)
- A business community characterized by a sizable concentration of small professional service providers, health care services and a variety of ethnic restaurants and retail
- Home to Annandale District Park (52 acres) and Hidden Oaks Nature Center

# TOTAL JOBS 44,781



## TOP EMPLOYMENT SECTORS

Health Care and Social Assistance	20%
Retail Trade	13%
Educational Services	10%

SOURCE: JOBSEQ Q4 2022 ANNUAL AVERAGE



**NOVA IS ONE OF THE LARGEST MULTI-CAMPUS COMMUNITY COLLEGE IN THE U.S. AND ONE OF THE LARGEST SUPPLIERS OF TALENT IN THE NOVA REGION.**

## POPULATION PROFILE



RESIDENTS  
**124,413**



HOUSEHOLDS  
**44,396**



MEDIAN HOUSEHOLD  
INCOME  
**\$100,987**



% WITH BACHELOR'S  
DEGREE OR HIGHER  
**48.6%**

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## SELECTED EMPLOYERS

### Government

Fairfax County Government  
Social Security Administration  
U.S. Department of Defense  
U.S. Department of Justice  
U.S. Fish and Wildlife Service

### Education

Fairfax County Public Schools  
Northern Virginia Community College  
Phillips Programs

### Health and Life Sciences

Annandale Healthcare Center  
Care People Home Health  
Dominion Hospital  
Goodwin House  
Leewood Health Care Center

### Retail

Best Buy  
BJ's Wholesale Club  
Bowlero  
Bonchon  
Burlington Coat Factory  
Duangrat's Thai  
German Gourmet  
Giant  
Harris Teeter  
Home Depot  
Koons Falls Church Ford  
Meaza Restaraunt  
Pistone's Italian Inn  
Pollo Campero  
Radley Acura  
Safeway  
Shilla Bakery & Café  
Target  
The Block

### Other

Artisan's United  
CMI Management  
Dynamic Technology Systems  
GeoLogics  
Kastle Systems  
Mayvin  
Michael & Son Services  
NSSPlus  
Pillar Construction  
Quality Systems Management  
Securitas USA  
Windows Catering Company

**EMPLOYMENT IN THIS AREA  
IS CONCENTRATED IN FOUR  
SECTORS: HEALTH CARE AND  
SOCIAL ASSISTANCE, RETAIL  
TRADE, EDUCATION AND  
PROFESSIONAL SERVICES.**



THE BLOCK FOODHALL, ANNANDALE, COURTESY VISIT FAIRFAX.

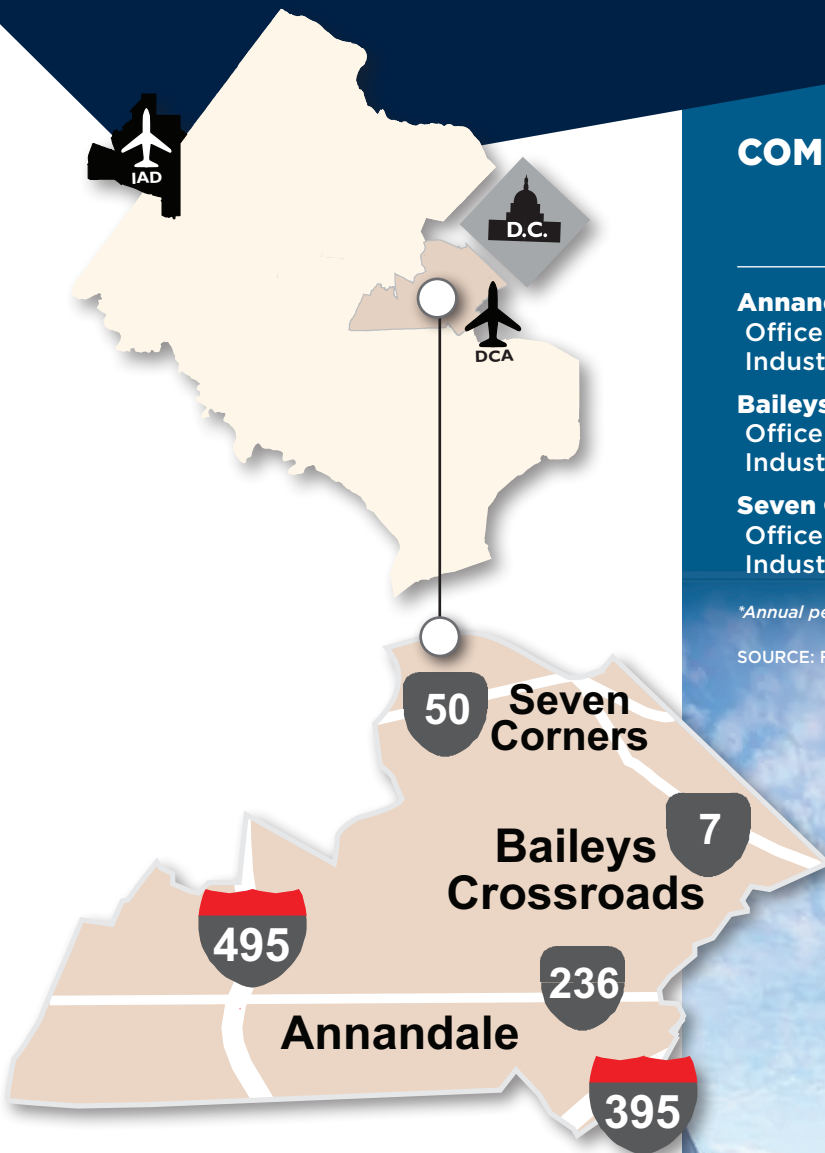
## CHAMBERS OF COMMERCE AND BUSINESS GROUPS

Annandale Chamber of Commerce

Baileys Crossroads Seven Corners Revitalization Corporation

Korean American Association of Greater Washington

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## COMMERCIAL REAL ESTATE INVENTORY

	Square Footage Total	Asking Lease Rates*	
		Low	High
<b>Annandale</b>			
Office	1,825,139	\$19.00	\$31.00
Industrial/Flex	91,450	N/A	N/A
<b>Baileys Crossroads</b>			
Office	2,064,331	\$19.50	\$32.00
Industrial/Flex	318,502	N/A	N/A
<b>Seven Corners</b>			
Office	1,007,960	\$16.00	\$29.00
Industrial/Flex	35,706	N/A	N/A

\*Annual per square foot

SOURCE: FCEDA YEAREND 2022 REAL ESTATE REPORT



SKYLINE LOFTS IS AN ADAPTIVE REUSE PROJECT THAT WILL CONVERT THREE OFFICE BUILDINGS INTO 720 LIVE/WORK UNITS AND WILL INCLUDE 30,000 SQUARE FEET OF AMENITY SPACE AND 8,000 SQUARE FEET OF COMMUNITY-CENTRIC RETAIL.

Annandale, Baileys Crossroads and Seven Corners are Commercial Revitalization Districts, which entitles landowners and developers to the use of expedited development review procedures and potential incentives.

More information: [fcrevit.org](http://fcrevit.org)

Three opportunity zones also are located in the Annandale, Baileys Crossroads and Seven Corners area, allowing investors in a Qualified Opportunity Fund to take advantage of federal tax incentives.

More information: [fairfaxcounty.gov/health-humanservices/opportunity-zones](http://fairfaxcounty.gov/health-humanservices/opportunity-zones)



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8300 Boone Boulevard, Suite 450, Tysons, Virginia 22182 USA • 703-790-0600 • [info@fceda.org](mailto:info@fceda.org) • [fairfaxcountyyeda.org](http://fairfaxcountyyeda.org) • @FairfaxEDA