

MERRIFIELD

INCLUDING MOSAIC DISTRICT AND FAIRVIEW PARK

FAIRFAX COUNTY • VIRGINIA • USA



FAIRFAX COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

MERRIFIELD INCLUDING MOSAIC DISTRICT AND FAIRVIEW PARK

AT A GLANCE

- Fairfax County's medical cluster is located in Merrifield, anchored by Inova Hospital and Inova Center for Personalized Health Campus—a 117-acre health campus that includes Inova Schar Cancer Center.
- Mosaic District is an upscale mixed-use urban center with an established farmer's market, outdoor park, as well as many options for dining and shopping.
- Exceptional highway and Metrorail access—served by the Dunn Loring-Merrifield Metro Station and direct access to the Capital Beltway, Routes 50 and 29 and the Interstate 495 Express Lanes

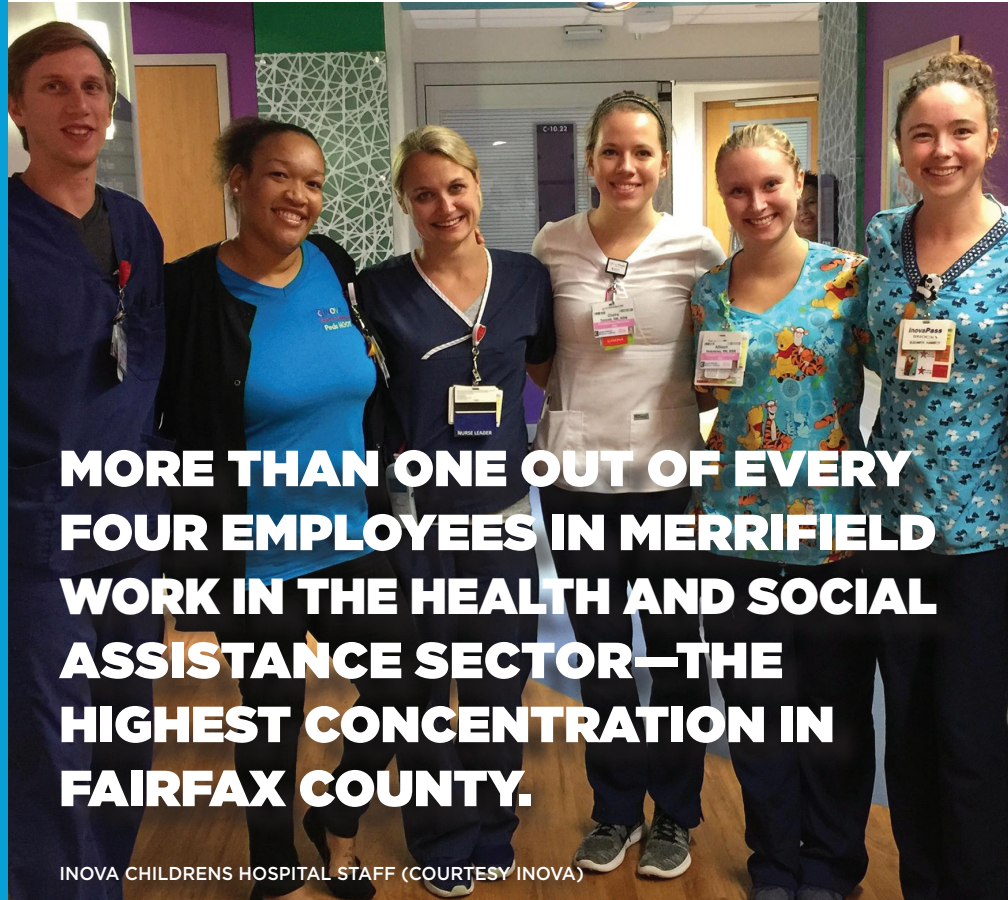
TOTAL JOBS 57,957



TOP EMPLOYMENT SECTORS

| | |
|---|-----|
| Health Care and Social Assistance | 26% |
| Professional, Scientific and Technical Services | 20% |
| Administrative and Support Services | 9% |

SOURCE: JOBSEQ Q4 2022 ANNUAL AVERAGE



MORE THAN ONE OUT OF EVERY FOUR EMPLOYEES IN MERRIFIELD WORK IN THE HEALTH AND SOCIAL ASSISTANCE SECTOR—THE HIGHEST CONCENTRATION IN FAIRFAX COUNTY.

INOVA CHILDRENS HOSPITAL STAFF (COURTESY INOVA)

POPULATION PROFILE



RESIDENTS
73,825



HOUSEHOLDS
26,620



MEDIAN HOUSEHOLD
INCOME
\$124,866



% WITH BACHELOR'S
DEGREE OR HIGHER
65.4%

**MERRIFIELD
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SELECTED EMPLOYERS

Business and Government Services

ECS Federal
General Dynamics Information Technology
Lewin Group
LS Technologies
Northrop Grumman
Pyramid Systems
SoBran
Three Wire Systems

Government

Cultural Mission of the Royal Embassy of Saudi Arabia
Defense Health Headquarters
Fairfax County Public Schools
U.S. Immigration and Customs Enforcement
U.S. Postal Service

Health and Life Sciences

Children's National Medical Center
Cognosante
Fairfax Radiological Consultants
Genetics and IVF Institute
Inova Health System
Virginia Cancer Specialists

Information Technology

ActioNet
COmputing Technologies
Constellation West
Kingfisher Systems
Sevatec
TEKSystems

Other

American Red Cross
Archer Hotel
Bluemercury
Caboose Brewing Company
CroppMetcalf
Dewberry
Food for Others
Four Sisters Restaurant
Great Wall Supermarket
H Mart
HITT Contracting
Lidl
Kendra Scott
Marriott
Merrifield Garden Center
Pinkston
Target
True Food Kitchen
VentureX

FORTUNE
HEADQUARTERS **1000**

**NORTHROP
GRUMMAN**

Forbes
AMERICA'S LARGEST PRIVATE COMPANIES

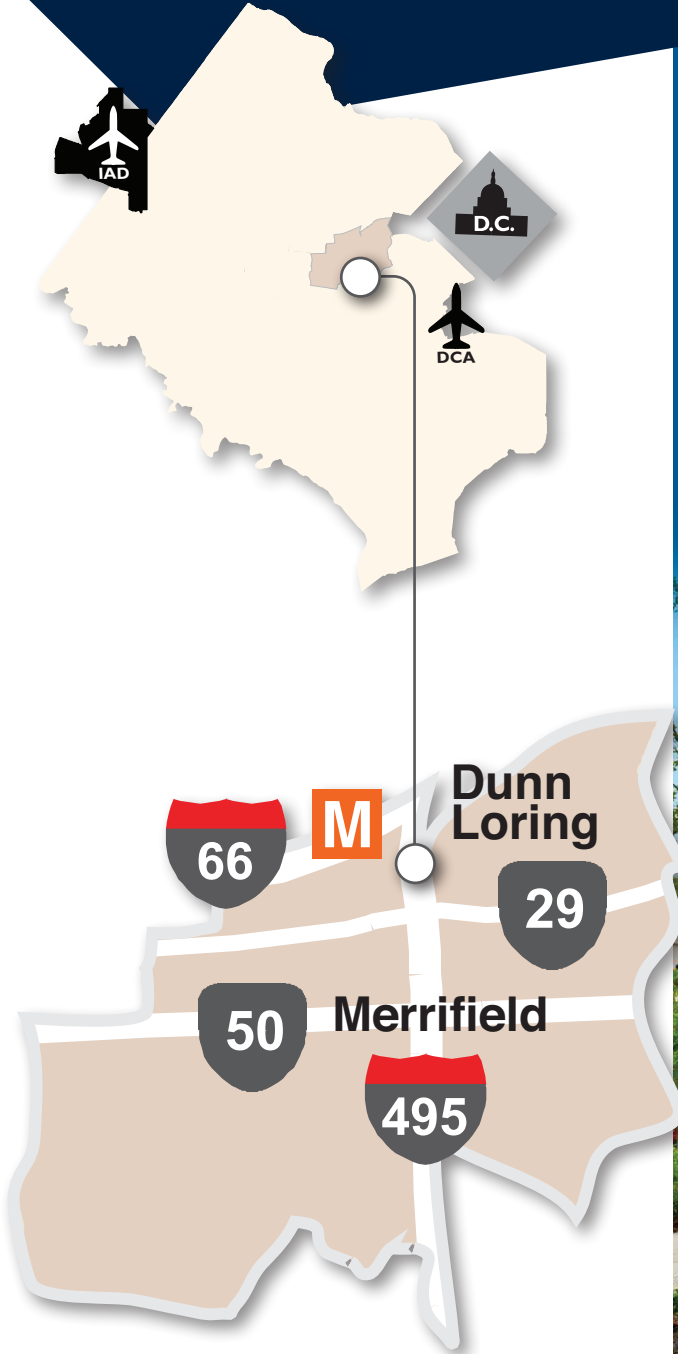
HEADQUARTERS

HITT



CHAMBERS OF COMMERCE AND BUSINESS GROUPS
Greater Merrifield Business Association

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Merrifield is a commercial revitalization area, which entitles landowners and developers greater zoning flexibility and the use of expedited development review procedures. **More information: fcrevit.org**

COMMERCIAL REAL ESTATE INVENTORY

| | Square Footage Total | Asking Lease Rates* | |
|-------------------|-------------------------|---------------------|---------|
| | | Low | High |
| Merrifield | | | |
| Office | 10,591,863 | \$24.00 | \$39.00 |
| Industrial/Flex | 2,545,564 | \$12.00 | \$22.75 |

*Annual per square foot

SOURCE: FCEDA YEAREND 2022 REAL ESTATE REPORT



DUNN LORING-MERRIFIELD METRO AREA IS UNDERGOING MAJOR REDEVELOPMENT



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