

RICHMOND HIGHWAY

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FAIRFAX COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

Photo courtesy South Alex/Combined Properties

July 2023

RICHMOND HIGHWAY

AT A GLANCE

- In close proximity to Ronald Reagan National Airport, Amazon HQ2 and Virginia Tech Innovation Campus
- Easy access to Interstate 95 and Capital Beltway
- Metrorail Yellow Line at Huntington Station
- Home to Fort Belvoir, with master plan that allows for up to 56,000 workers by 2030
- Bus rapid transit system under construction from Huntington Metrorail Station to Fort Belvoir
- A place of history: George Washington's Mount Vernon, George Mason's Gunston Hall and the historic Gum Springs community
- Workforce, Innovation, Skills Hub (WISH) provides services that help the community develop its workforce, support business, and cultivate a thriving community

TOTAL JOBS 33,844

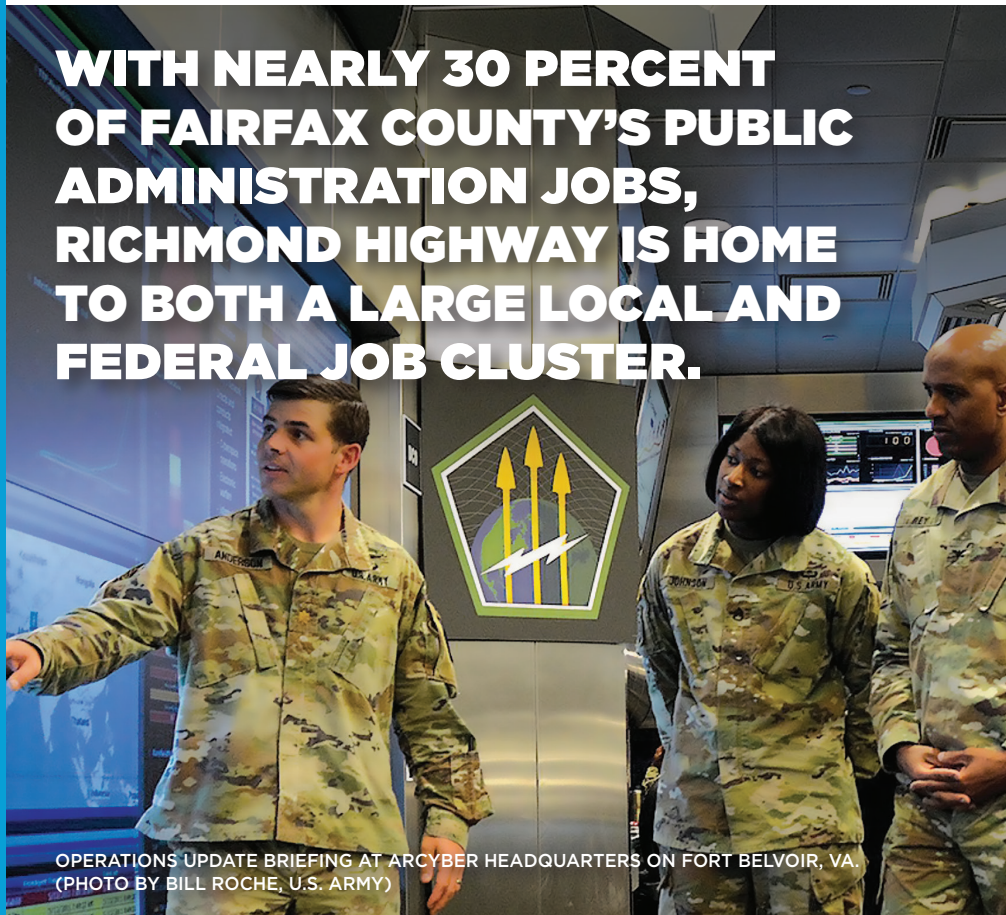


TOP EMPLOYMENT SECTORS

Public Administration	29%
Health Care and Social Assistance	12%
Retail Trade	10%

SOURCE: JOBSEQ Q4 2022 ANNUAL AVERAGE

WITH NEARLY 30 PERCENT OF FAIRFAX COUNTY'S PUBLIC ADMINISTRATION JOBS, RICHMOND HIGHWAY IS HOME TO BOTH A LARGE LOCAL AND FEDERAL JOB CLUSTER.



OPERATIONS UPDATE BRIEFING AT ARCYBER HEADQUARTERS ON FORT BELVOIR, VA. (PHOTO BY BILL ROCHE, U.S. ARMY)

POPULATION PROFILE



RESIDENTS
118,255



HOUSEHOLDS
44,332



MEDIAN HOUSEHOLD
INCOME
\$98,287



% WITH BACHELOR'S
DEGREE OR HIGHER
51.3%

SELECTED EMPLOYERS

Government

Fairfax County Government
U.S. Department of Defense

Health and Life Sciences

Access Home Care
Alexandria Neighborhood Health
Inova Health System
Mount Vernon Internal Medicine
New Hope Housing
Paul Spring Retirement Community
George Washington Health and Rehabilitation

Hospitality/Recreation

Belle Haven Country Club
Belle Haven Marina
Belle Haven Pizza
Della J's
Mount Vernon Country Club
Mount Vernon Recreation Center
Milk and Honey Cafe
Planet Fitness
Su Pollo

Retail

Giant
Home Depot
Lowe's
Ourisman Automotive
Sheehy Honda
Target
Walmart
Wegmans

Other

Alternative Paths Training School
BAI
Burgundy Farm Country Day School
Capital Investment Advisors
Del-Ray Glass
Fairfax County Public Schools
TransVoyant

**SMALL BUSINESS CAPITAL:
MORE THAN 95 PERCENT OF
BUSINESSES IN THE RICHMOND
HIGHWAY AREA HAVE FEWER
THAN 50 EMPLOYEES.**



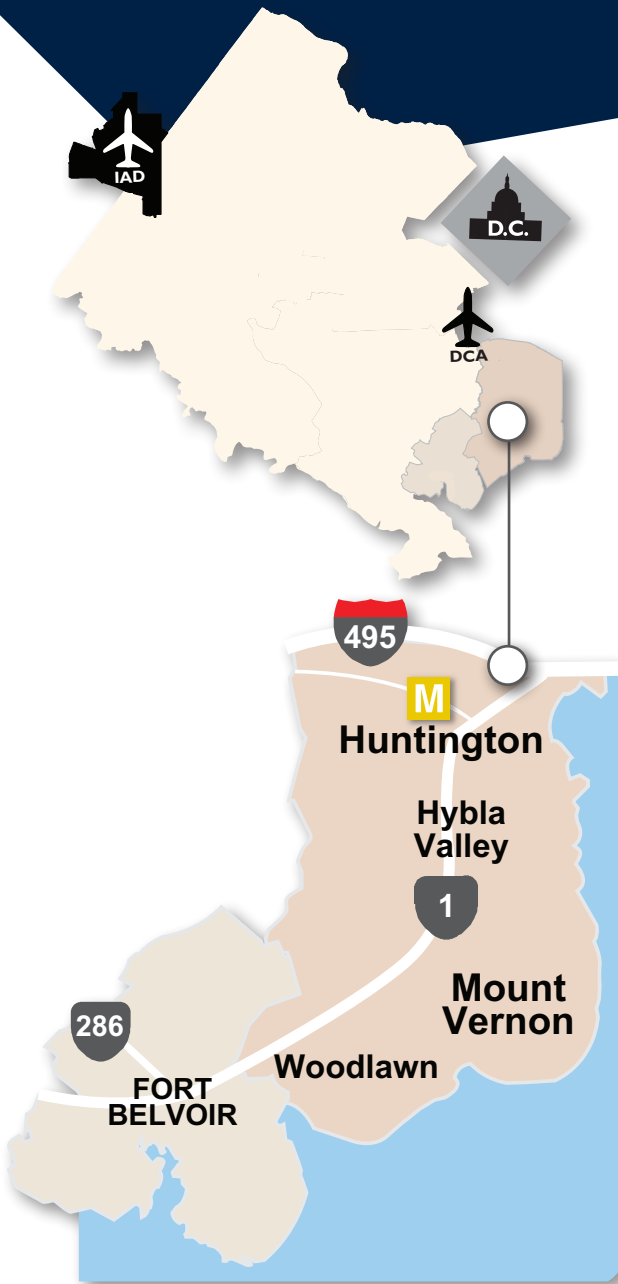
THE SFDC BOOTH AT THE 2019 FAIRFAX COUNTY SMALL BUSINESS FORUM
(COURTESY FAIRFAX COUNTY GOVERNMENT)

CHAMBERS OF COMMERCE AND BUSINESS GROUPS

Mount Vernon-Springfield Chamber of Commerce

Southeast Fairfax Development Corporation (SFDC)

RICHMOND HIGHWAY



Several HUB Zones are located within the Richmond Highway Corridor, providing government contractors with a presence there with the opportunity to qualify for set-aside contracts.

More information:
sba.gov/federal-contracting/contracting-assistance-programs/hubzone-program

COMMERCIAL REAL ESTATE INVENTORY

	Square Footage Total	Asking Lease Rates* Low	High
Richmond Highway			
Office	844,699	\$18.00	\$25.50
Industrial/Flex	32,766	N/A	N/A

*Annual per square foot

SOURCE: FCEDA YEAREND 2022 REAL ESTATE REPORT

CONSTRUCTION IS ONGOING TO COMPLETE A 7.5 MILE BUS RAPIT TRANSIT SYSTEM (BRT), KNOWN AS "THE ONE" THAT WILL CONNECT THE HUNTINGTON METRO STATION WITH FORT BELVOIR, WITH NINE STOPS ALONG THE ROUTE.

WWW.FAIRFAXCOUNTY.GOV/TRANSPORTATION/RICHMOND-HWY-BRT



The Richmond Highway Corridor is a commercial revitalization district, which entitles landowners and developers to greater zoning flexibility and the use of expedited development review procedures. **More information:** fcrevit.org

Four opportunity zones are located on Richmond Highway, allowing investors in a Qualified Opportunity Fund and qualified investment to take advantage of federal tax incentives. **More information:** fairfaxcounty.gov/health-humanservices/opportunity-zones



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