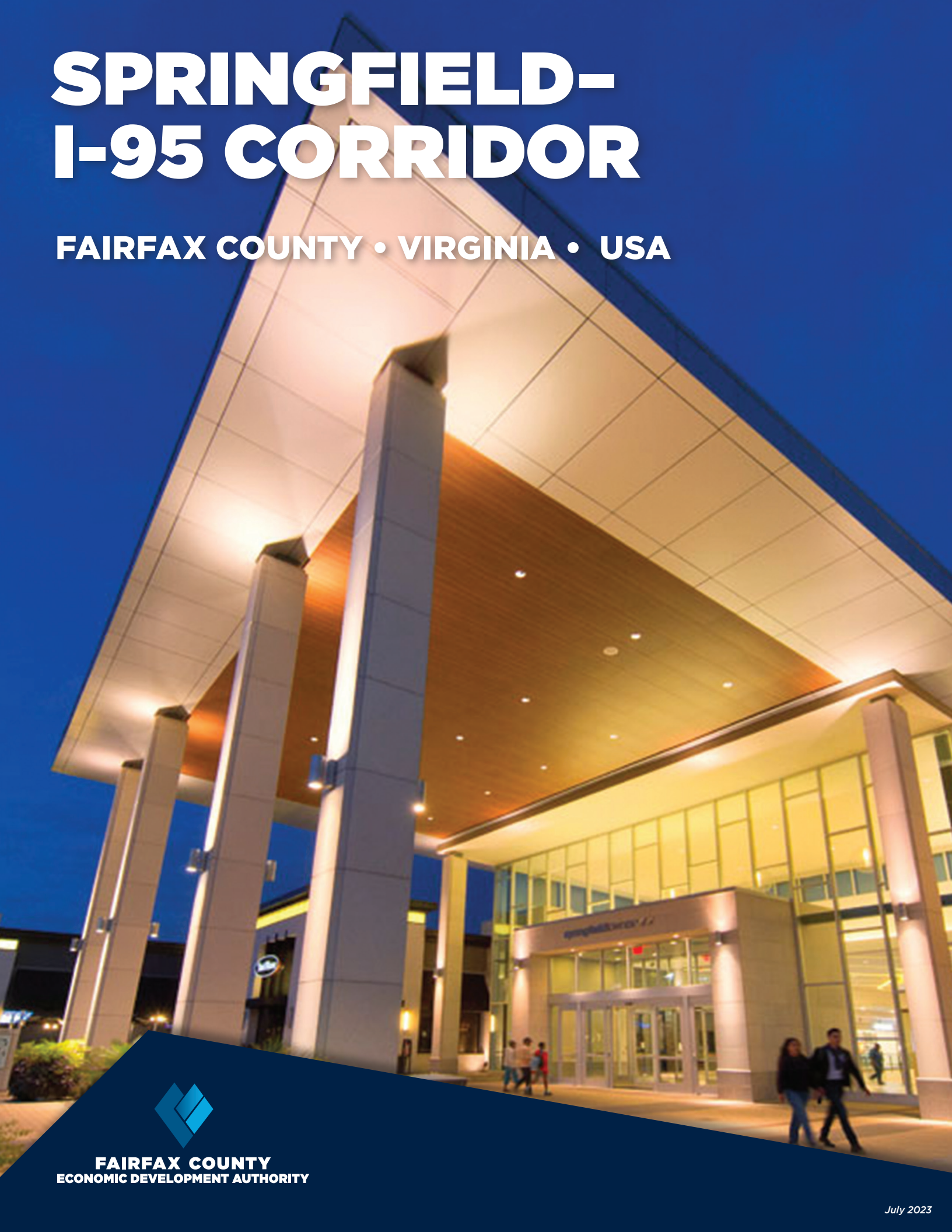


SPRINGFIELD- I-95 CORRIDOR

FAIRFAX COUNTY • VIRGINIA • USA



FAIRFAX COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

SPRINGFIELD - I-95 CORRIDOR

AT A GLANCE

- Fairfax County's largest industrial/flex district with 21 million square feet
- Fifty-five acre Workhouse Arts Center
- Five Virginia Railway Express stations
- Burke and Lorton offer a mix of new and established residential options
- Home to Northern Virginia Community College's Medical Education Campus
- Major federal government employers include: Transportation Security Administration (TSA) and National Geospatial-Intelligence Agency, which is the third-largest federal facility in the region

TOTAL JOBS 98,771



TOP EMPLOYMENT SECTORS

Educational Services	17%
Professional, Scientific and Technical Services	12%
Retail Trade	10%

SOURCE: JOBSEQ Q4 2022 ANNUAL AVERAGE



THIS AREA BOASTS A SUBSTANTIAL SMALL BUSINESS PRESENCE, WITH NEARLY TWO-THIRDS OF ALL FIRMS HERE HAVING FEWER THAN 10 EMPLOYEES.

VETERANS IN BUSINESS CONFERENCE (COURTESY COMMUNITY BUSINESS PARTNERSHIP)

POPULATION PROFILE



RESIDENTS
302,518



HOUSEHOLDS
100,493



MEDIAN HOUSEHOLD
INCOME
\$135,452



% WITH BACHELOR'S
DEGREE OR HIGHER
60.1%

SELECTED EMPLOYERS

Business and Government Services

- CALIBRE Systems
- Interactive Government Holdings
- Marsh and McLennan
- Miller's Supplies at Work
- Modern Technology Solutions
- National Geospatial-Intelligence Agency
- NavtechGPS
- New Age Protection
- Raytheon
- Research Innovations
- SAIC
- Strategy and Management Services
- Technical and Project Engineering (TAPE)
- UII
- U.S. Department of Commerce - National Technical Information Service
- VSE Corporation
- Xator Corporation

Health and Life Sciences

- Bode Technology
- INOVA
- Kaiser Permanente
- Spok

Information Technology

- E-9 Corp
- Hosted Records
- OptfinTy
- Perfecta

Retail

- Costco
- H&M
- Home Depot
- JC Penney
- Macy's
- Nordstrom Rack

Other

- Frontier Kitchen
- Furnace Records
- Interstate Moving Relocation Logistics
- Paxton Companies
- Priority One Services
- Shirley Contracting
- SICPA
- The St. James
- The Washington Post
- Versar

**HOME TO THE WORKHOUSE
ARTS CENTER, A 55-ACRE
FACILITY FOR ARTS AND
ARTS EDUCATION THAT
OFFERS STUDIO AND
GALLERY SPACE, AS WELL
AS A PERFORMING ARTS
PROGRAM**

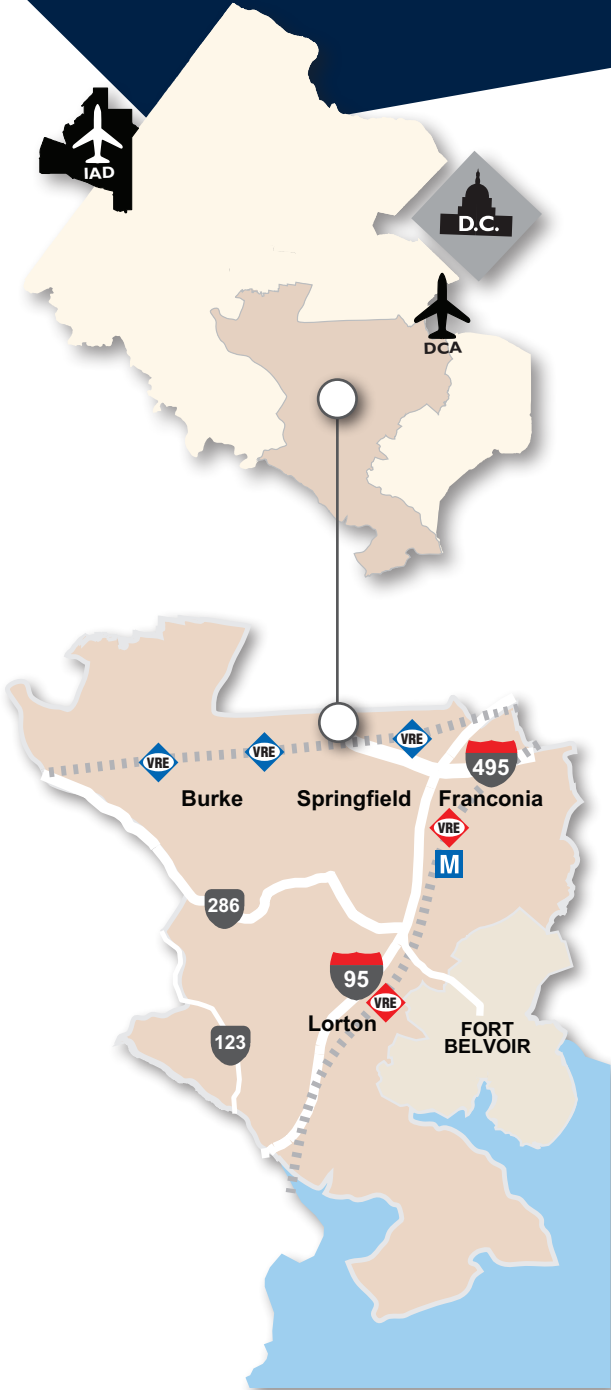


PHOTO COURTESY VISIT FAIRFAX

CHAMBERS OF COMMERCE AND BUSINESS GROUPS

Mount Vernon-Springfield Chamber of Commerce

SPRINGFIELD - I-95 CORRIDOR



Downtown Springfield is a commercial revitalization area, which entitles landowners and developers to the use of expedited development review procedures. More information: fcrevit.org

COMMERCIAL REAL ESTATE INVENTORY

	Square Footage Total	Asking Lease Rates*	
		Low	High
Burke			
Office	531,064	\$17.00	\$24.00
Industrial/Flex	239,924	N/A	N/A
Newington/Lorton			
Office	1,330,539	\$16.00	\$28.50
Industrial/Flex	10,743,543	\$9.50	\$19.50
Springfield/Franconia			
Office	5,761,864	\$18.00	\$35.00
Industrial/Flex	10,306,592	\$12.00	\$22.00

*Annual per square foot

SOURCE: FCEDA YEAREND 2022 REAL ESTATE REPORT

INOVA WILL DEVELOP A 985,000-SQUARE-FOOT HOSPITAL CAMPUS ON 21 ACRES, WHICH IS EXPECTED TO BRING 1,200 NET NEW JOBS TO SPRINGFIELD.



RENDERING OF PLANNED INOVA FRANCONIA-SPRINGFIELD HOSPITAL (COURTESY INOVA HEALTH SYSTEM)



**FAIRFAX COUNTY
ECONOMIC DEVELOPMENT AUTHORITY**