Not far from Ronald Reagan Washington National Airport, this area in the southeastern part of the county includes direct access to Interstate 95, U.S. Route 1 and several Metrorail stations.

A diverse commercial area, dominated by small businesses, Richmond Highway boasts nearly 1 million square feet of office space and the promise of future commercial growth.

With the presence of Fort Belvoir—and its master plan that allows for up to 56,000 workers by 2030—public administration is one of the dominant employment sectors. Post expansion has spurred retail, hotel and residential investment as well as transportation improvements.

The area is home to the Defense Contract Audit Agency, Defense Logistics Agency and other major employers including Inova Mount Vernon Hospital, Defensor Security and QMX Support Services.

Mount Vernon, the home of George Washington, is located in this scenic portion of Fairfax County, which also lays claim to George Mason’s Gunston Hall, the Pope-Leighey House designed by Frank Lloyd Wright, River Farm and Woodlawn Estate.
NUMBER OF FIRMS BY SIZE

- 1-9 Employees: 1,236 firms (74.1%)
- 10-49 Employees: 352 firms (21.1%)
- 50-99 Employees: 52 firms (3.1%)
- 100-249 Employees: 20 firms (1.2%)
- 250+ Employees: 7 firms (0.4%)

Source: U.S. Census, Bureau County Business Patterns 2015

ECONOMIC BASE

Industry | Jobs | Share
--- | --- | ---
Public Administration | 8,647 | 28.9%
Retail Trade | 4,627 | 15.5%
Health Care and Social Assistance | 3,833 | 12.8%
Education Services | 2,681 | 9.0%
Accommodation and Food Services | 2,501 | 8.4%
Professional, Scientific, and Technical Services | 2,443 | 8.2%
Administrative and Support Services | 1,275 | 4.3%
Arts, Entertainment, and Recreation | 1,210 | 4.0%
Construction | 642 | 2.1%
Other | 2,039 | 6.8%
Total | 29,898 | 100.0%

Source: Virginia Employment Commission, Second Quarter 2016 and Fairfax County Public Schools

POPULATION PROFILE

- Residents: 115,825
- Households: 43,439
- Median Household Income*: $91,200
- % with Bachelor’s Degree or Higher: 48.3%

* Average of the median incomes for the combined ZIP Codes within the market

Sources: Fairfax County Department of Housing and Community Services, Housing and Population Estimates 2016, American Community Survey (ACS) 2015 Five-Year Estimates

EMPLOYEE BASE

<table>
<thead>
<tr>
<th>Workers’ Age</th>
<th>Jobs</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age 29 or younger</td>
<td>4,498</td>
<td>22.8%</td>
</tr>
<tr>
<td>Age 30 to 54</td>
<td>10,927</td>
<td>55.3%</td>
</tr>
<tr>
<td>Age 55 or older</td>
<td>4,338</td>
<td>22.0%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, Local Employment Dynamics 2014

RICHMOND HIGHWAY CORRIDOR

RICHMOND HIGHWAY HAS THE SECOND-LARGEST CONCENTRATION OF FIRMS WITH FEWER THAN 50 EMPLOYEES IN THE COUNTY (95.2 PERCENT).

Photo: Bob & Edith’s Diner ribbon cutting, Southeast Fairfax Development Corporation
SELECTED EMPLOYERS
Aaski Technology
Access Home Care
Affordable Carpet and Flooring
Alexandria Neighborhood Health
Alternative Paths Training School
Belle Haven Country Club
Burgundy Farm Country Day School
Catholic Diocese of Arlington
Cottrell Law
Defensor Security ● ●
Del-Ray Glass ● ●
Fairfax County Government
Fairfax County Public Schools
Giant
GovServPlus
HCR ManorCare
Home Depot
H&R Block
Inova Health System
Leidos
Lowes
McDonald’s
Mount Vernon Country Club
Mount Vernon Internal Medicine
New Hope Housing ●
Ourisman Automotive
Outback Steakhouse
PAE
Paul Spring Retirement Community
Planate Management Group ● ●
QMX Support Services ● ●
Sheehy Honda
Sunrise at Mount Vernon
Target
TGI Fridays
U.S. Department of Defense
Verizon
Walmart
Wells Fargo

KEY:
● Headquarters
● Minority, Woman- or Veteran-Owned

CHAMBERS OF COMMERCE
AND BUSINESS GROUPS
Mount Vernon-Lee Chamber of Commerce
Southeast Fairfax Development Corporation

WITH ALMOST ONE-THIRD OF THE COUNTY’S PUBLIC ADMINISTRATION JOBS, THE RICHMOND HIGHWAY AREA IS HOME TO BOTH A LARGE LOCAL AND FEDERAL JOB CLUSTER.

Photo: Mass casualty training at Fort Belvoir Community Hospital. by Reese Brown, Department of Defense
### COMMERCIAL REAL ESTATE INVENTORY

<table>
<thead>
<tr>
<th>Square Footage Total</th>
<th>Asking Lease Rates*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richmond Highway</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>936,796</td>
</tr>
<tr>
<td>Industrial/Flex</td>
<td>32,766</td>
</tr>
</tbody>
</table>

*R Annual per square foot

Source: FCEDA Yearend 2016 Real Estate Report

---

**RICHMOND HIGHWAY CORRIDOR**

Six Community Business Centers along the Richmond Highway Corridor are part of a Commercial Revitalization District, which entitles landowners and developers to greater zoning flexibility and the use of expedited development review procedures. [www.fcrevit.org](http://www.fcrevit.org)

[South Alex development rendering, courtesy SFDC.org](#)

---

**FAIRFAX COUNTY ECONOMIC DEVELOPMENT AUTHORITY**

8300 Boone Boulevard, Suite 450, Tysons Corner, Virginia 22182 USA • 703-790-0600 • info@fceda.org • www.fairfaxcountyeda.org • @FairfaxEDA