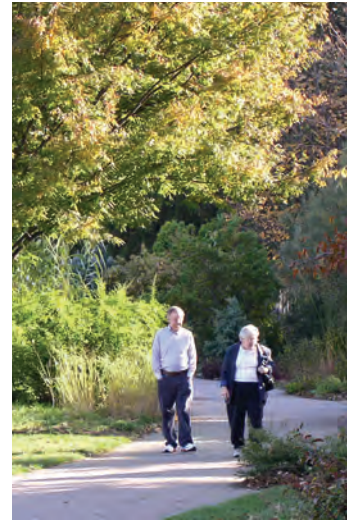


Area Business Report

Annandale–Baileys Crossroads– Seven Corners



Fairfax County

VIRGINIA • USA

Annandale–Baileys Crossroads–Seven Corners

Annandale

The Annandale area, which straddles Interstate 495 (the Capital Beltway) in eastern Fairfax County, is home to more than 70,000 residents. The Annandale central business district has seen notable changes as streetscape improvements have enhanced the appearance and expedited traffic flow on Columbia Pike (Route 244) and Little River Turnpike (Route 236).

Annandale has more than 1.8 million square feet of office space and slightly less than 100,000 square feet of industrial/flex real estate. The largest employer in the submarket is Northern Virginia Community College, one of the largest community college systems in the country. A focal point for the Korean community in northern Virginia, Annandale is home to two Korean-owned commercial financial investment centers and numerous ethnic restaurants, retail stores and business services.

Baileys Crossroads

Once the winter home of Hachaliah Bailey's circus, Baileys Crossroads today is a diverse area with thriving commercial and residential communities. Bordering Arlington County and the City of Alexandria, Baileys Crossroads is centered at the intersection of Leesburg Pike (Route 7) and Columbia Pike (Route 244). More than 45,000 people live in this submarket.

Baileys Crossroads has about 3.2 million square feet of office space, the majority of which is located in the seven-building Skyline complex. Due to its proximity to the Pentagon and downtown Washington, D.C., most of the office space at Skyline is occupied by the federal government and related contractors. Major employers include Northrop Grumman, Booz Allen Hamilton, the Department of Defense, EDS and Lockheed Martin.

The Baileys Crossroads area also is a major retail center with nearly 2 million square feet of retail space. This submarket also has more than 318,000 square feet of industrial/flex space and two hotels.

Seven Corners

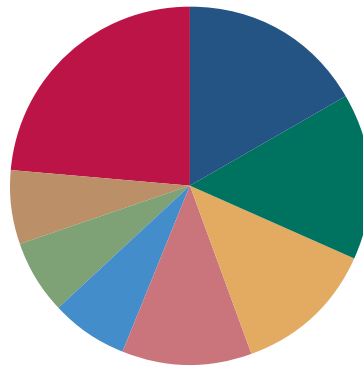
The third major submarket in eastern Fairfax County is Seven Corners, located northwest of Baileys Crossroads, just south of the City of Falls Church and west of Arlington County. Seven Corners is easily accessible via Leesburg Pike (Route 7), Arlington Boulevard (U.S. Route 50), Lee Highway (U.S. Route 29), Wilson Boulevard and Sleepy Hollow Road.

The Seven Corners area is a busy retail hub with nearly 2.2 million square feet of retail development, including the Seven Corners Shopping Center, anchored by Home Depot, Shoppers Food Warehouse and Barnes & Noble.

Office space inventory in the Seven Corners submarket totals just over 1 million square feet. Much of this space is located at BB&T Plaza, twin 13-story office buildings with nearly 400,000 square feet of space. Major employers in the Seven Corners area include BB&T, CSC and Science Applications International Corp.

ECONOMIC BASE

Number of Business Establishments: 2,850



Sector (NAICS*)	Jobs	Share
Retail Trade	6,294	16.7%
Professional, Scientific, and Technical Services	5,710	15.2%
Administrative and Support Services	4,779	12.7%
Health Care and Social Assistance	4,378	11.6%
Accommodation and Food Services	2,647	7.0%
Construction	2,498	6.6%
Educational Services	2,467	6.6%
Other	8,874	23.6%
Total Employment	37,647	100%

*North American Industrial Classification System

Source: Virginia Employment Commission (VEC), 2Q 2007

LARGEST EMPLOYERS*

AA Temps
A.C. Moore Arts and Crafts
Axiom Resource Management
Bank of America
Capital Building Services
Century Pool Management
Computer Sciences Corp.
DECO Security Services
Electronic Data Systems
Enterprise Leasing Companies
General Dynamics
Intellidyne
Irving Burton Associates
Janitorial Partners
JB&A
Johnson Controls
LT Services
Lockheed Martin
Nationwide Credit
Northrop Grumman
Onsite Engineering & Management
P&R Enterprises
Precision Doors & Hardware
Professional Healthcare Resources
REI Systems
Science Applications International Corp.
Securitas Group
Servicesource
SMC Concrete Construction
Triumph Technologies, Inc.
Truland Service
Unique Nurses
U.S. Defense Information Systems Agency
U.S. Department of Defense
U.S. General Services Administration
U.S. Investigations Service
U.S. Department of Justice
U.S. Social Security Administration
Yellow Book Sales and Distribution

Community, Retail and Hospitality

Atlantic Pool Service
Best Buy
Catholic Diocese of Arlington
CVS
Dominion Hospital
Fairfax Country Public Schools
Giant
Goodwin House
Harris Teeter
Home Depot
Jerry's Ford
K-Mart
Leewood Nursing Home
McDonald's
Northern Virginia Community College
Olive Garden
Phillips Programs
Radley Acura
Recreational Equipment, Inc. (REI)
Safeway
Sears
Shoppers Food Warehouse
Silverado
Sleepy Hollow Manor
Southland Corporation
Sport and Health Club
Starbucks
Target

*100 or more employees

Source: Virginia Employment Commission (VEC), 2Q 2007

COMMERCIAL SPACE INVENTORY (SQUARE FEET)

	OFFICE	INDUSTRIAL/FLEX	RETAIL	HOTEL	TOTAL
Annandale	1,819,053	91,450	2,376,563	—	4,287,066
Bailey's Crossroads	3,225,775	318,502	2,094,595	131,556	5,770,428
Seven Corners	1,022,086	35,706	2,194,675	191,812	3,444,279
Total	6,066,914	445,658	6,665,833	323,368	13,501,773
Fairfax County	107,232,650	38,751,743	43,271,686	9,995,709	199,251,788
Submarket Share	5.66%	1.15%	15.40%	3.24%	6.78%

Note: Retail space includes centers and freestanding stores of 5,000 or more square feet. Hotels include those with 75+ rooms.

Source: FCEDA Yearend 2007 Real Estate Report

MAJOR HOTELS (75+ ROOMS)

NAME	ADDRESS	ROOMS
Baileys Crossroads		
Hampton Inn Alexandria	4800 Leesburg Pike, Alexandria, VA 22302	130
Homewood Suites by Hilton Alexandria	4850 Leesburg Pike, Alexandria, VA 22302	105
Seven Corners		
Best Western Falls Church Inn	6633 Arlington Boulevard, Falls Church, VA 22042	105
Comfort Inn Arlington Boulevard/D.C. Gateway	6111 Arlington Boulevard, Falls Church, VA 22044	111
Quality Inn Governor	6650 Arlington Boulevard, Falls Church, VA 22042	121
		Total rooms: 572

Source: FCEDA

SCHOOLS

The Fairfax County Public Schools system is divided into eight pyramid clusters, each comprising two to four high schools and their feeder elementary and middle schools. Students in the Annandale, Baileys Crossroads and Seven Corners area attend schools in Cluster 3, the Annandale-Stuart-Woodson Pyramid. To get data on those schools, visit www.fcps.edu/suptapps/directory/cluster.cfm and click on Cluster 3 on the map.

HOUSING

Average Price of Homes Sold

ZIP CODE	AVERAGE PRICE
Annandale 22003	\$435,100
Baileys Crossroads 22041 (Falls Church) 22312 (Alexandria)	\$335,200 \$420,800
Seven Corners 22044 (Falls Church)	\$510,600

Source: Metropolitan Regional Information Systems, Fairfax County Report, 1Q 2008

Average Monthly Rents

PLANNING DISTRICT	RENT
Annandale	\$1,220
Baileys	\$1,091
Jefferson	\$1,183
Lincolnia	\$1,178

Source: Fairfax County Department of Systems Management for Human Services, 2006 Rental Housing Census Analysis

DEMOGRAPHICS

PLANNING DISTRICT	POPULATION	2015 PROJECTED POPULATION	2025 PROJECTED POPULATION
Annandale	70,357	71,852	75,544
Baileys	42,487	43,658	45,192
Jefferson	49,796	51,919	54,388
Lincolnia	17,452	18,153	19,055

Source: Fairfax County Department of Systems Management for Human Services, 2007 through 2035

ASSOCIATIONS

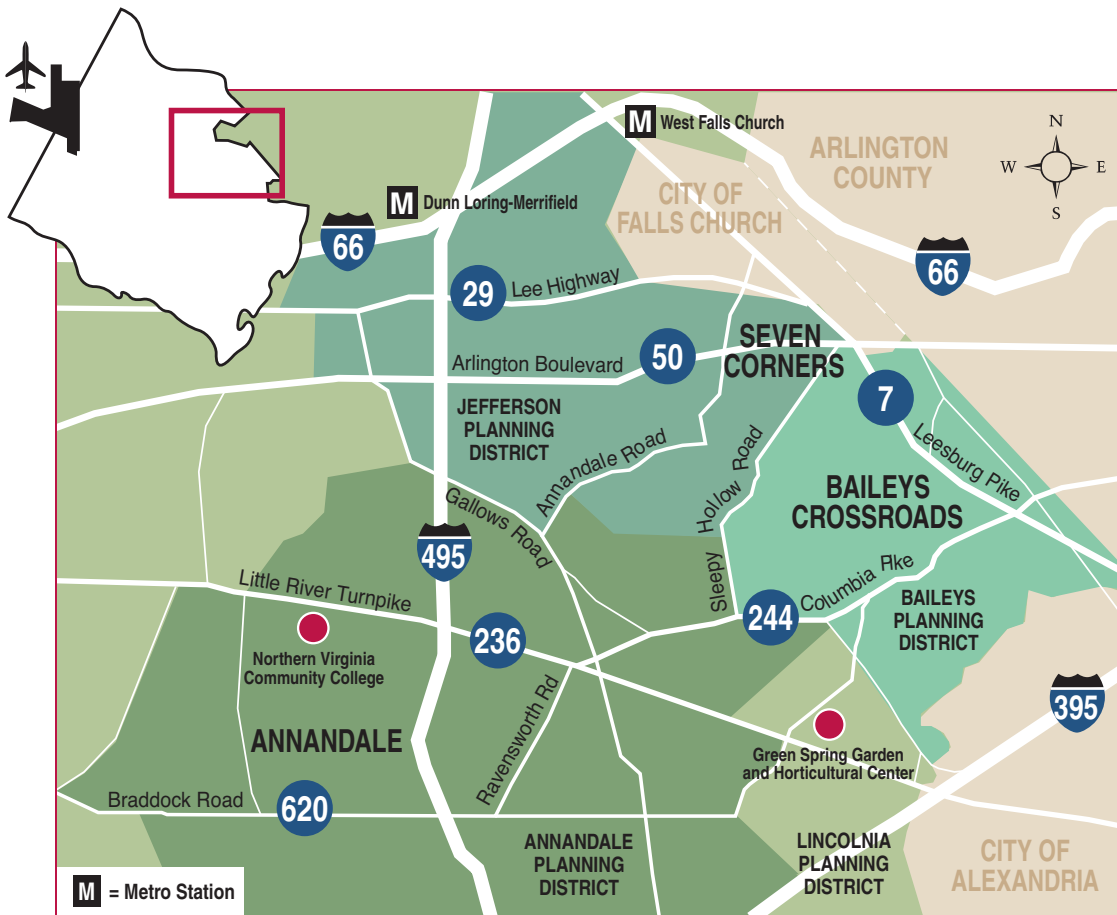
- American Association for Budget and Program Analysis
- American Association of Early Childhood Educators
- American Thyroid Association
- APICS—The Educational Society for Resource Management
- Christian Legal Society
- Defense Fire Protection Association
- Express Delivery and Logistics Association
- Korean Association of Greater Washington
- Korean-American Association of Northern Virginia
- League of Women Voters (Fairfax Area)
- Muslim Students Association of the United States & Canada
- National Association of Academies of Science
- National Emergency Equipment Dealers Association
- National Organization of Black Law Enforcement Executives
- Society for Personality Assessment

Source: FCEDA

THINGS TO SEE AND DO ...

Lincoln's Review of Troops (historic marker; 5900 Leesburg Pike, Baileys Crossroads). After the Union defeat at the first battle of Manassas on July 21, 1861, Gen. George McClellan rebuilt the army and staged a formal military review down Leesburg Pike. Lincoln and his entire cabinet attended to watch 50,000 troops parade. At the time, it was the largest military review ever held.

Green Spring Garden and Horticultural Center (4603 Green Spring Road; Annandale; www.fairfaxcounty.gov/parks/gsgp). Green Spring is a 27-acre park and demonstration garden. The restored manor house is available for tours and offers full English teas and educational programs on gardening and history. The Horticulture Center contains a research library, exhibits and a greenhouse display on houseplants.



Map locations, roadways and boundaries are approximate.



Annandale, Baileys Crossroads and Seven Corners are part of the seven Commercial Revitalization Areas in Fairfax County. For more information, visit www.fcrcv.org.

FOR MORE INFO:

For more information on eastern Fairfax County, visit these Web sites:

Annandale Chamber of Commerce
www.annandalechamber.com

Fairfax County Economic Development Authority
www.fairfaxcountyed.org/real_estate.htm

Fairfax County Government
www.fairfaxcounty.gov

Fairfax County Office of Community Revitalization and Reinvestment (OCRR)
www.fcrcv.org

Fairfax County Public Schools boundary locator
www.fcps.edu/boundary

TRAFFIC COUNTS

ROAD	FROM	TO	AVERAGE VEHICLES PER DAY
Leesburg Pike (Route 7)	Falls Church eastern city limits	Arlington Boulevard (U.S. Route 50)	22,000
Leesburg Pike	Arlington Boulevard	Patrick Henry Drive (Route 2327)	41,000
Columbia Pike (Route 244)	Gallows Road (Route 650)	Sleepy Hollow Road (Route 613)	25,000
Columbia Pike	Sleepy Hollow Road	Lincolnia Road (Route 613)	25,000
Little River Turnpike	City of Fairfax eastern city limits	NVCC Annandale campus (Route 376)	42,000
Little River Turnpike	NVCC Annandale campus	I-495	47,000
I-395, north	Capital Beltway (I-95/I-495)	Edsall Road (Route 648)	73,000
I-395, north	Edsall Road	Turkeycock reversible lane ramps	75,000
I-395, north	Turkeycock reversible lane ramps	Alexandria western city limits	76,000
Leesburg Pike	Patrick Henry Drive	Columbia Pike (Route 244)	43,000
Leesburg Pike	Columbia Pike	Jefferson Street (Route 2503)	48,000
Arlington Boulevard	Capital Beltway	Leesburg Pike	53,000

Source: Virginia Department of Transportation, Average Daily Traffic Volumes on Interstate, Arterial and Primary Routes (2006)



Cover Photography:
1) One Skyline Tower in the heart of Baileys Crossroads; 2) Baileys Crossroads historic

marker; 3) Seven Corners Shopping Center; 4) Walking the Green Spring Garden and Horticulture Center grounds; 5) BB&T Plaza in Seven Corners; 6) The Annandale campus of Northern Virginia Community College; 7) The Heritage Building in Annandale

FAIRFAX COUNTY

ECONOMIC DEVELOPMENT AUTHORITY