

Area Business Report

Merrifield



Fairfax County

VIRGINIA • USA

Merrifield

The Merrifield business area is one of the most centrally located and easily accessible parts of Fairfax County, situated along the Capital Beltway (I-495) between Interstate 66 and Arlington Boulevard (U.S. Route 50). The Dunn Loring/Merrifield Metro Station is located on the northern edge of the submarket.

Merrifield is the fourth largest office submarket in Fairfax County with more than 9.8 million square feet of space, a sizable part of which is located in the Fairview Park office complex. Merrifield is also home to nearly 2.8 million square feet of industrial/flex space, 1.8 million square feet of retail development and five hotels.

ExxonMobil's headquarters for "downstream" operations including marketing, refining, government relations, research and engineering is located in Merrifield. Across Gallows Road from ExxonMobil is Inova Fairfax Hospital, the largest hospital in northern Virginia.

Merrifield is undergoing a renaissance. Construction of the Merrifield Town Center is underway. Two separate high-density, mixed-use developments are spread across 39 acres near the intersection of Lee Highway (U.S. Route 29) and Gallows Road and will include retail, residential and office space in a pedestrian-oriented setting.

LARGEST EMPLOYERS*

Allied Barton Protective Service
 American Automatic Sprinkler
 American Red Cross
 ASM Research
 Balmar
 BB&T
 Beelabor Janitorial Service
 Bill Page
 Birch Stewart
 Branch Electric Supply
 Brookfield Management
 BRTRC
 Business Defense & Security Corp.
 CC Staffing
 C.J. Coakley Company
 Caliber Associates
 Cavalier Maintenance Services
 Computer Sciences Corp.
 Computing Technologies
 Cropp Metcalfe Air Conditioning
 Dewberry
 Dyncorp
 ExxonMobil
 Fairfax Anesthesiology
 Fairfax Radiological Consultants
 Fairfax-Prince William Hematology Oncology
 FC Business Systems
 First National Bank

Freestate Electric
 General Dynamics Corp.
 Genetics & IVF Institute
 Hitt Contracting
 ICF Consulting
 KForce Government Solutions
 L3 Communications
 Labor Ready Mid-Atlantic
 Lockheed Martin
 Mardone
 National Maintenance Services
 Noblis
 Nortel Government Solutions
 Northrop Grumman
 Odin Feldman Pittleman
 Omega World Travel Agency
 Perlectric
 Perot Systems
 Preferred Systems Solutions
 Raytheon
 Reed Smith
 SERCO Group
 Simply Wireless
 Sunrise Senior Living
 Sy Coleman Group
 Trinity Technology Group
 United Healthcare Services
 United Negro College Fund
 U.S. Postal Service
 Verizon
 Virginia Psychiatric
 Washington Radiology Associates

THINGS TO SEE AND DO ...

Jefferson District Golf Course (7900 Lee Highway, Falls Church; www.fairfaxcounty.gov/parks/golf/jefferson). One of seven public golf courses owned by the Fairfax County Park Authority, Jefferson District Golf Course has a nine-hole executive course, as well as a miniature course for the youngsters and the young at heart.

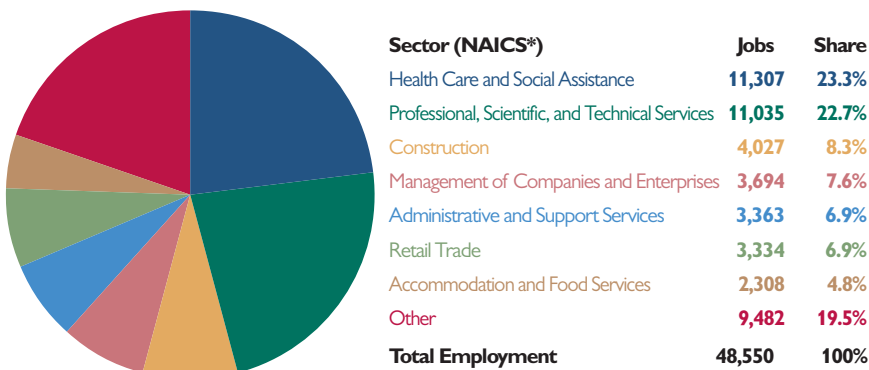
Inova Fairfax Hospital (3300 Gallows Road, Falls Church; www.inova.org). The largest hospital in northern Virginia, Inova Fairfax offers a number of health classes throughout the year including CPR, smoking cessation, stress management and weight loss.

Community, Retail and Hospitality

2941 Restaurant
 BMW of Fairfax
 Capital Hospice
 Congressional School of Virginia
 CRA Health Services
 Fairfax County Public Schools
 Fairfax County Water Authority
 Fitness Resource
 Home Depot
 INOVA Fairfax Hospital
 INOVA Health System
 Marriott Hotels
 McDonald's
 Merrifield Garden Center
 Micro Center
 Northern Virginia Mental Health Institute
 Palm Facility Services
 Pizzeria Uno
 Safeway
 Sweetwater Tavern
 Temple Foundation – The Virginian
 *100 or more employees
 Source: Virginia Employment Commission (VEC), 2Q 2007

ECONOMIC BASE

Number of Business Establishments: 1,718



*North American Industrial Classification System

Source: Virginia Employment Commission (VEC) 2Q 2007

COMMERCIAL SPACE INVENTORY (SQARE FEET)

	OFFICE	INDUSTRIAL/FLEX	RETAIL	HOTEL	TOTAL
Merrifield	9,829,915	2,762,547	1,812,622	637,849	15,042,933
Fairfax County	107,232,650	38,751,743	43,271,686	9,995,709	199,251,788
Submarket Share	9.17%	7.13%	4.19%	6.38%	7.55%

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
Courtyard by Marriott Dunn Loring-Fairfax	2722-26 Gallows Road, Vienna, VA 22180	206
Homestead Guest Studios Falls Church-Merrifield	8281 Willow Oaks Corporate Drive, Fairfax, VA 22031	128
Homewood Suites by Hilton Falls Church	8130 Porter Road, Falls Church, VA 22042	107
Marriott Fairview Park	3111 Fairview Park Drive South, Falls Church, VA 22042	395
Residence Inn by Marriott Fairfax-Merrifield	8125 Gatehouse Road, Falls Church, VA 22042	159

Source: FCEDA

Total rooms: 995

HOUSING

Average Price of Homes Sold

ZIP CODE	AVERAGE PRICE
Fairfax	
22031	\$461,100
Falls Church	
22042	\$424,900

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

Average Monthly Rents

PLANNING DISTRICT	RENT
Fairfax	\$1,376
Jefferson	\$1,183
Vienna	\$1,395

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



Inova Fairfax Hospital for Children



Fairfax County Public Schools' headquarters building

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 Merrifield area attend schools in Cluster 2, the Falls Church-Madison-Marshall Pyramid. To get data on those schools, go to www.fcps.edu/suptapps/directory/cluster.cfm and click on Cluster 2 on the map.



The central section of Merrifield has been designated as one of the seven Commercial Revitalization Districts/Areas in Fairfax County. For more information, visit www.fcrevit.org.

ASSOCIATIONS

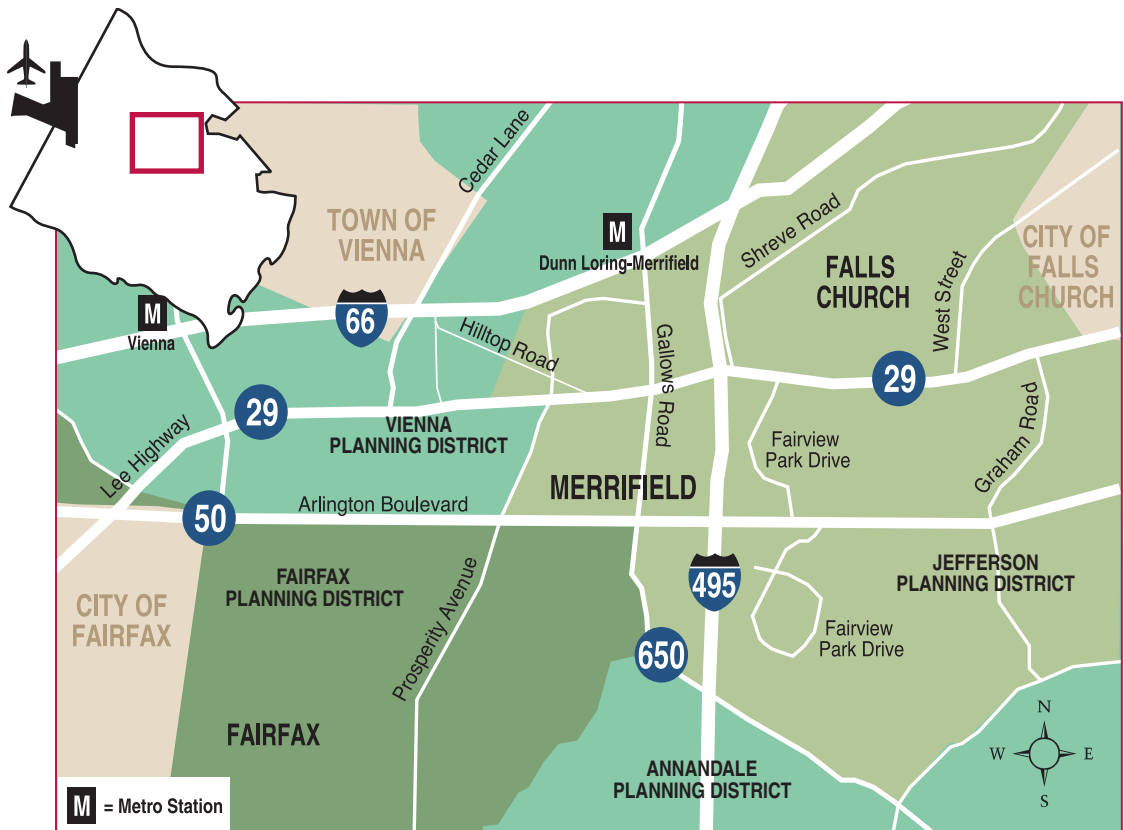
- Allergy & Asthma Network Mothers of Asthmatics
- American Association of Pastoral Counselors
- American Health Planning Association
- American Industrial Hygiene Association
- American Society for Therapeutic Radiology and Oncology
- American Wholesale Marketers Association
- American Wood Preservers Institute
- Association for Advanced Life Underwriting
- Association of Health Insurance Advisors
- Association of Residents in Radiation Oncology
- Congress on Ministry in Specialized Settings, c/o American Association of Pastoral Counselors
- GAMA International
- Irrigation Association
- Marine Corps League
- National Association of Insurance and Financial Advisors
- National Pest Management Association
- Naval Enlisted Reserve Association
- Northern Virginia Association of Realtors
- Specialized Carriers and Rigging Association
- United Mine Workers of America International

Source: FCEDA

DEMOGRAPHICS

PLANNING DISTRICT	POPULATION	2015 PROJECTED POPULATION	2025 PROJECTED POPULATION
Fairfax	65,011	68,534	70,943
Jefferson	49,796	51,919	54,388
Vienna	63,587	72,098	77,274

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



Map locations, roadways and boundaries are approximate.

TRAFFIC COUNTS

ROAD	FROM	TO	AVERAGE VEHICLES PER DAY
Arlington Boulevard (U.S. Route 50)	Capital Beltway (I-495)	Leesburg Pike (Route 7)	53,000
I-66, east	Nutley Street (Route 243)	Vienna western town limits	87,000
I-66, east	Vienna western town limits	Vienna eastern town limits	87,000
I-66, east	Vienna eastern town limits	Capital Beltway	87,000
Prosperity Avenue (Route 699)	Arlington Boulevard	Lee Highway (U.S. Route 29)	20,000
Prosperity Avenue	Lee Highway	Hilltop Road (Route 744)	13,000
Arlington Boulevard	Fairfax eastern city limits	Capital Beltway	43,000
Lee Highway	Fairfax eastern city limits	Marshall Street (Falls Church western city limits)	30,000

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

FOR MORE INFO:

For more information on Merrifield, visit these Web sites:

Fairfax County Economic Development Authority
www.fairfaxcountyeda.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

Greater Merrifield Business Association
www.greatermerrifield.org



Cover Photography:
 1) 2941 Fairview Park;
 2) Residences at Dunn-Loring;
 3) In the nerve center of Arrowhead

Global Solutions; 4) Construction in the heart of Merrifield; 5) ExxonMobil headquarters on Gallows Road; 6) Surgery underway at Inova Fairfax Hospital; 7) Inova Health System offices on Gatehouse Road

FAIRFAX COUNTY
ECONOMIC DEVELOPMENT AUTHORITY