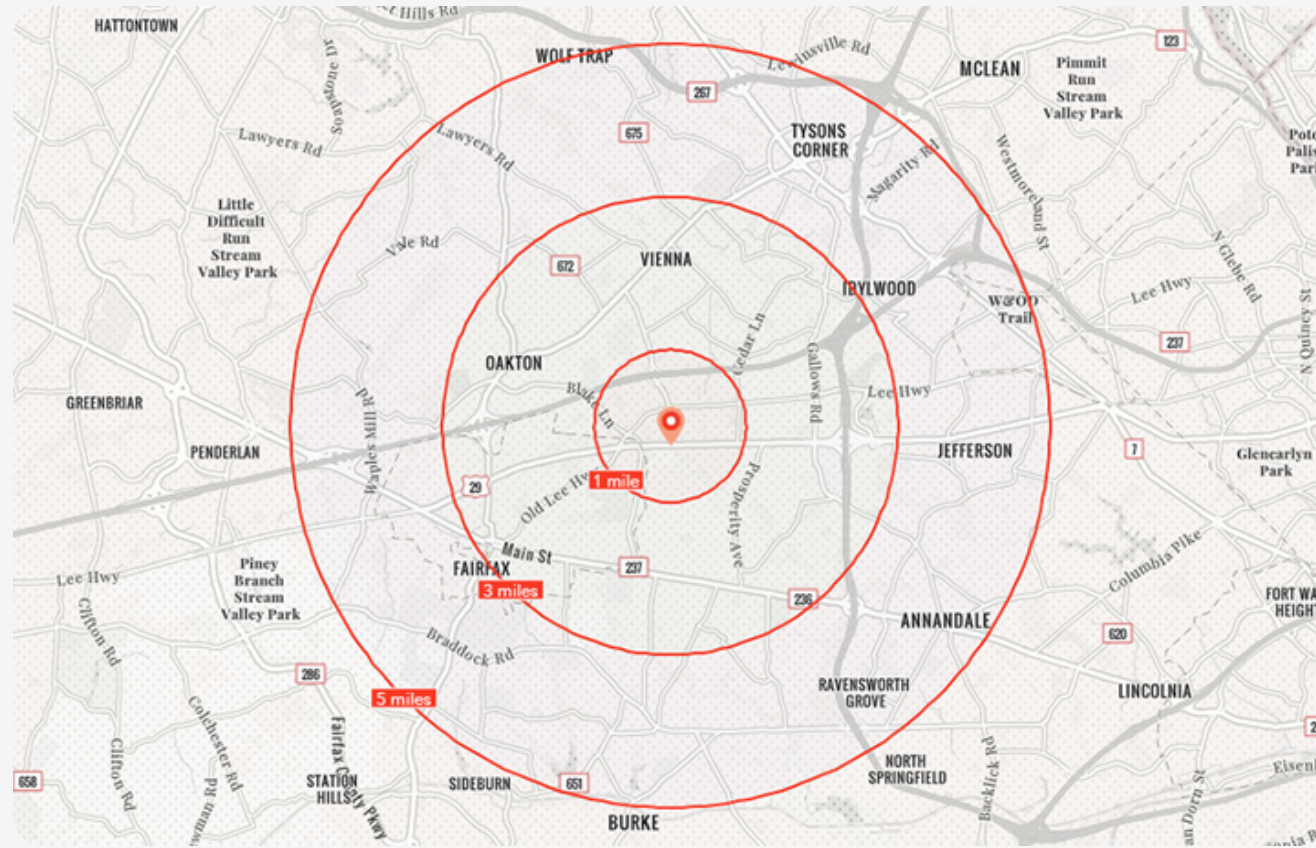


Providence Place (Previously Pan Am Shopping Center)

3089 Nutley Street SW, Fairfax, VA 22031

Providence Place is a 25-acre retail center located in Fairfax County at the intersection of Lee Highway and Nutley Street in Fairfax, VA. In early 2025, the property completed a comprehensive renovation, introducing a modern color palette, updated façades, a new canopy ceiling with lighting, and two trellis features with comfortable seating. The refresh also includes enhanced landscaping, upgraded pylon signage, and new merchant blade signs—creating an inviting, contemporary shopping environment.



Highlights

Fairfax
County

Washington, DC
Metro Area

228,000
Total SF

25
Acres

1,152
Parking Spaces

Neighborhood
Center Type

Demographics (3-Mile Radius)



124,296
Population



46,140
Households



\$162,635
Median HHI



\$209,442
Average HHI



39
Median Age



72%
College
Educated

Leasing

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→ federalrealty.com/pan-am



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The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease

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