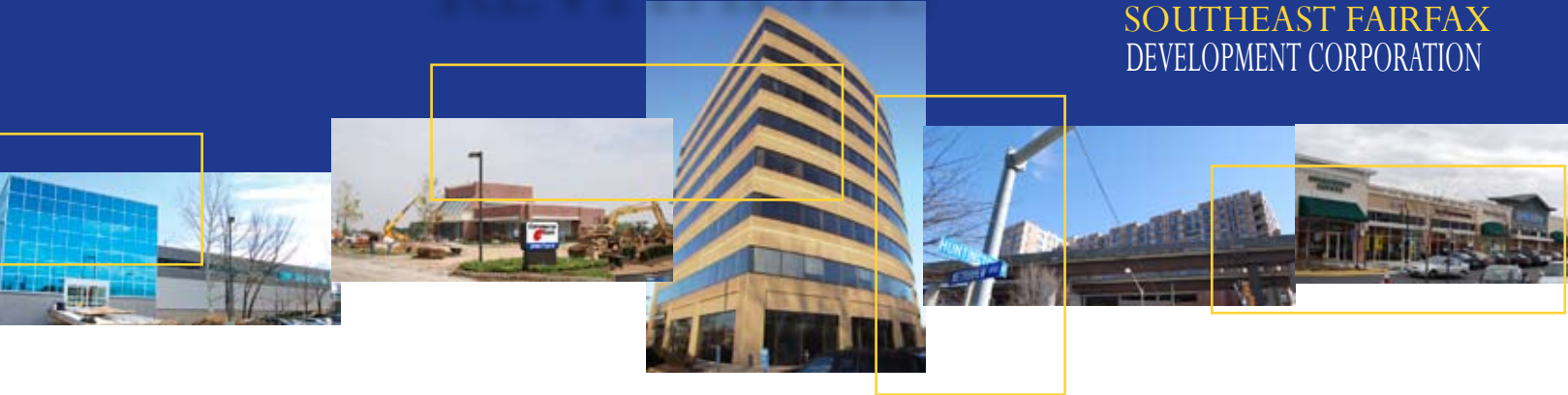


# REDEVELOP REVITALIZE REINVENT

SOUTHEAST FAIRFAX  
DEVELOPMENT CORPORATION



## Welcome to Richmond Highway!

*From its ideal location and trained workforce to its rich business environment, Southeast Fairfax County offers everything you need for a business to succeed!*

The Richmond Highway Corridor is the center of commercial and social activity in Southeast Fairfax County. The area's quality of life and strong demographics have brought and kept many thriving businesses here. Within minutes of two major airports and just seven miles from Washington, D.C., Richmond Highway is also one of Fairfax County's main tourist destinations, with George Washington's Mount Vernon Estate & Gardens and Woodlawn Plantation nearby. The Southeast Fairfax Development Corporation (SFDC) and staff are committed to economic development and are actively working to support existing businesses and stimulate continued growth.

The SFDC is prepared and excited to offer its knowledge of the area and show you the advantages of doing business on Richmond Highway... at no cost to you! Let us provide you with confidential site location assistance, fast track development, current real estate data and trends, inventories of available properties and information on financing.

We look forward to assisting you!

## Quick Facts About SFDC

- SFDC is a 501(c)3 public/private nonprofit economic development corporation with a mission of guiding and assisting businesses looking to locate or expand into the Richmond Highway (U.S. Route 1) Corridor.
- Since incorporating in 1982, SFDC has spurred more than \$1 billion in new construction and redevelopment.
- The SFDC focuses its efforts on three key areas: marketing, economic restructuring and urban design.
- Call SFDC at (703) 360.5008 or visit [www.sfdc.org](http://www.sfdc.org) to learn more!

# COMMERCIAL REVITALIZATION AREAS

**N**orth Gateway: Adjacent to the Capital Beltway and served by the Huntington Metro Station, this area is an entry point to historic Richmond Highway from the north, including the nation's capital and Old Town Alexandria. With the Woodrow Wilson Bridge project near completion, the North Gateway component of the Capital Beltway/Richmond Highway Interchange has benefited from a nearly \$626 million transportation improvement.

**P**enn Daw : The Penn Daw area is at the intersection of Richmond Highway and Kings Highway. This area, less than one mile from the Huntington Metro station, features retail and restaurants.

**B**eacon Hill : Beacon Hill, one of the highest points in the Washington area, features views of the Washington Monument and beyond. New restaurants and stores are rapidly changing the appearance of this area.

**H**ybla Valley : The Mount Vernon Plaza is the focal point of this section of Richmond Highway, providing more than 560,000 square feet of retail space including large national stores. Commercial areas including auto dealerships, restaurants and other retail surround this growing area.

**M**ount Zephyr: Located a few miles north of Fort Belvoir, this area is home to Smitty's Building Supply, one of the Washington area's fastest growing businesses. The area is anchored by the South County Center, which provides government services to Fairfax County residents.



**W**oodlawn: This commercial area hosts Department of Defense offices and several government contractors. The intersection of Richmond Highway and Mount Vernon Memorial Highway is the gateway to Fairfax County's most important historical tourist attractions such as George Washington's Mount Vernon Estate & Gardens, Woodlawn Plantation, George Washington's Distillery & Gristmill and Frank Lloyd Wright's Pope-Leighey House.



Map Courtesy of  
RMJM Hillier