

COMMERCIAL SPACE FOR LEASE

FEATURING:

SUITE	S.F.
8800E	1,980
8800I	505

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,900	60,971	168,278
AVERAGE HH INCOME	\$98,110	\$126,189	\$141,628



**TOWNEPLACE
SUITES®**
MARRIOTT



THE UPS STORE

Wendy's

SUBWAY®
DUNKIN'®

PEAR TREE VILLAGE

8800-8810 Pear Tree Village Court
Alexandria, VA 22309

OVERVIEW:

Pear Tree Village offers a unique village feel and great signage right off Richmond Highway. Located .25 miles North of Ft. Belvoir and 1 mile from Mt. Vernon and Interstate 395. Over 33,000 vehicles passing daily, Great opportunities for small-shop and large format users with end caps. This property's vicinity offers extremely promising business growth potential due to mid-upper income demographics. This property is an ideal scenario for destination retail, niche markets and office tenants who enjoy free surface parking and a successful co-tenant mix.

STREET VISIBILITY: RICHMOND HWY



GREAT LOCATION



COMMERCIAL SPACE
FOR LEASE

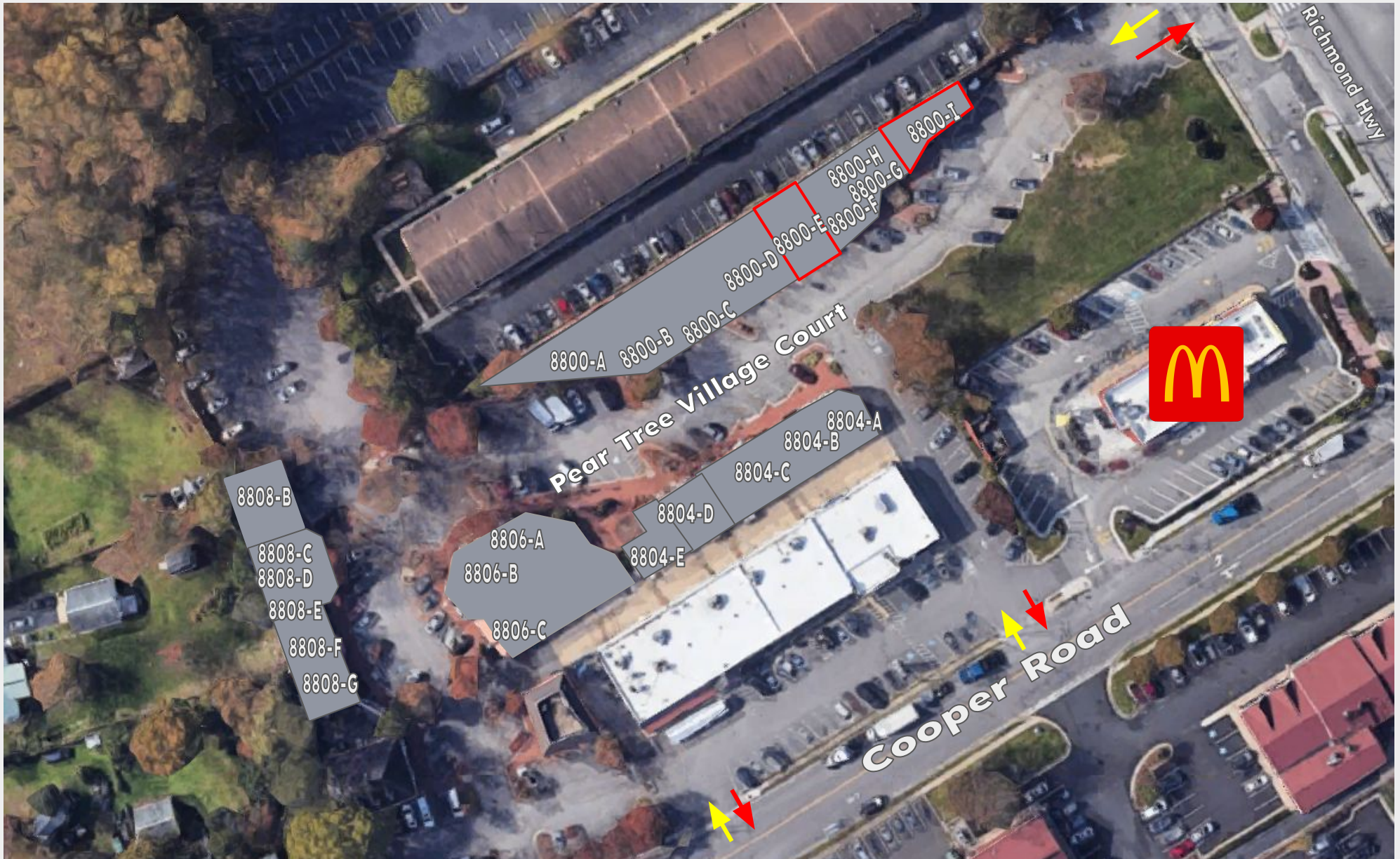
PEAR TREE VILLAGE

8800-8810 Pear Tree Village Court, Alexandria, VA

DAVID SMITH

CELL: (202) 258-3175 | OFFICE: (301) 652-2303
dsmith@woodmont.us | 4919 Bethesda Ave Suite 200, Bethesda, MD





COMMERCIAL SPACE
FOR LEASE

PEAR TREE VILLAGE

8800-8810 Pear Tree Village Court, Alexandria, VA





COMMERCIAL SPACE
FOR LEASE

PEAR TREE VILLAGE

8800-8810 Pear Tree Village Court, Alexandria, VA

