



**NEWLY RENOVATED**

## JOIN THESE RETAILERS

**SAFeway** 

 **CVS pharmacy**

**SUBWAY**  
**DUNKIN'**

**BR**  
BASKIN • ROBBINS

## RETAIL FOR LEASE

- 1,866 SF available
- Great balance of daytime and night/weekend traffic
- Strong demographics with great residential areas in close proximity
- Renovations now complete

**MELISSA WELCH**

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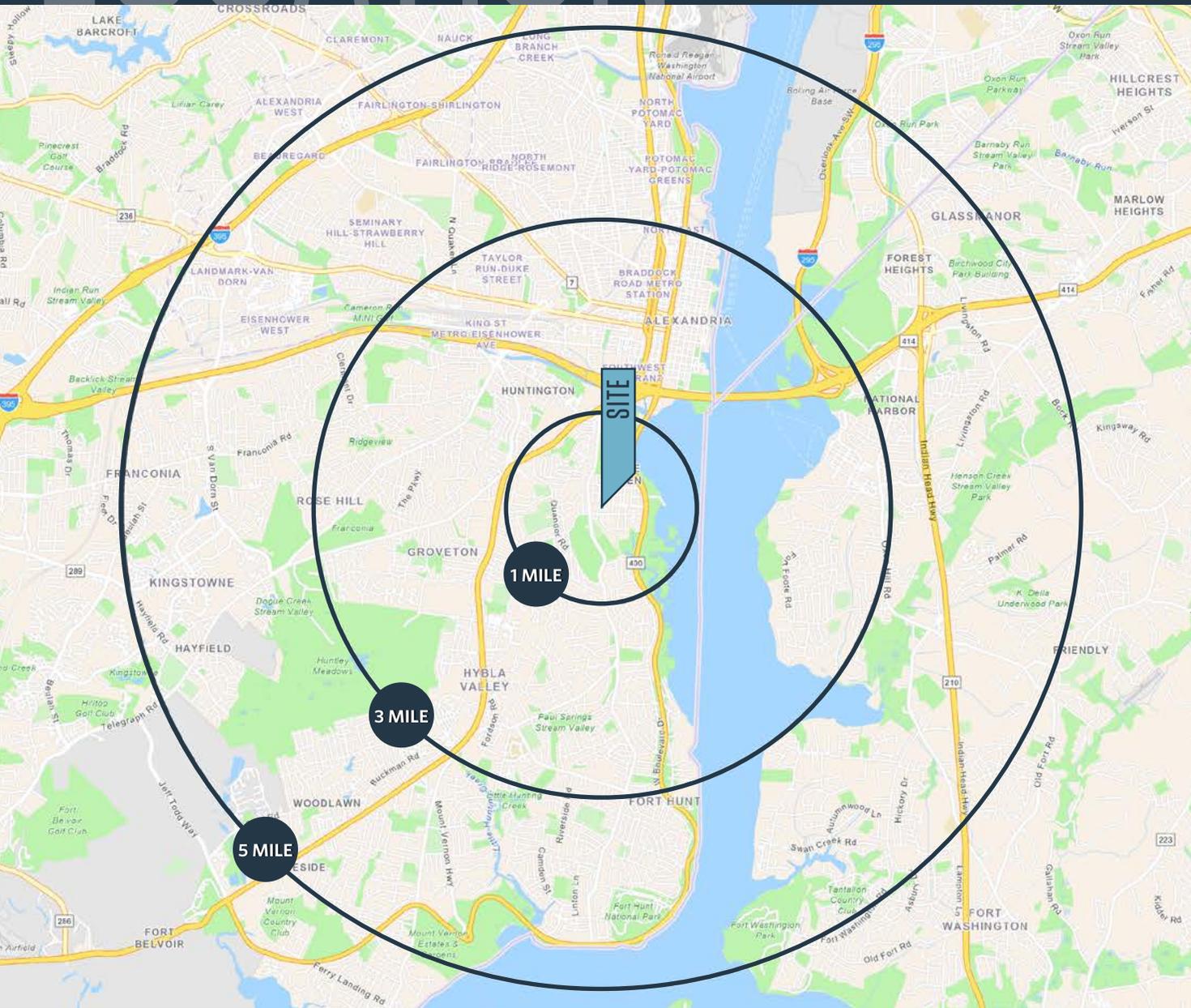
**JAKE LEVIN**

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# LOCATION

# BELLE VIEW SHOPPING CENTER

1500-1800 BELLE VIEW BOULEVARD, ALEXANDRIA, VA 22307, FAIRFAX COUNTY



## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	12,176	128,350	369,057
Daytime Population	5,367	89,792	194,657
Households	5,742	55,927	157,662
Average HH Income	\$171,557	\$184,791	\$169,314

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Fort Hunt Road	19,965 ADT
Belle View Boulevard	8,418 ADT

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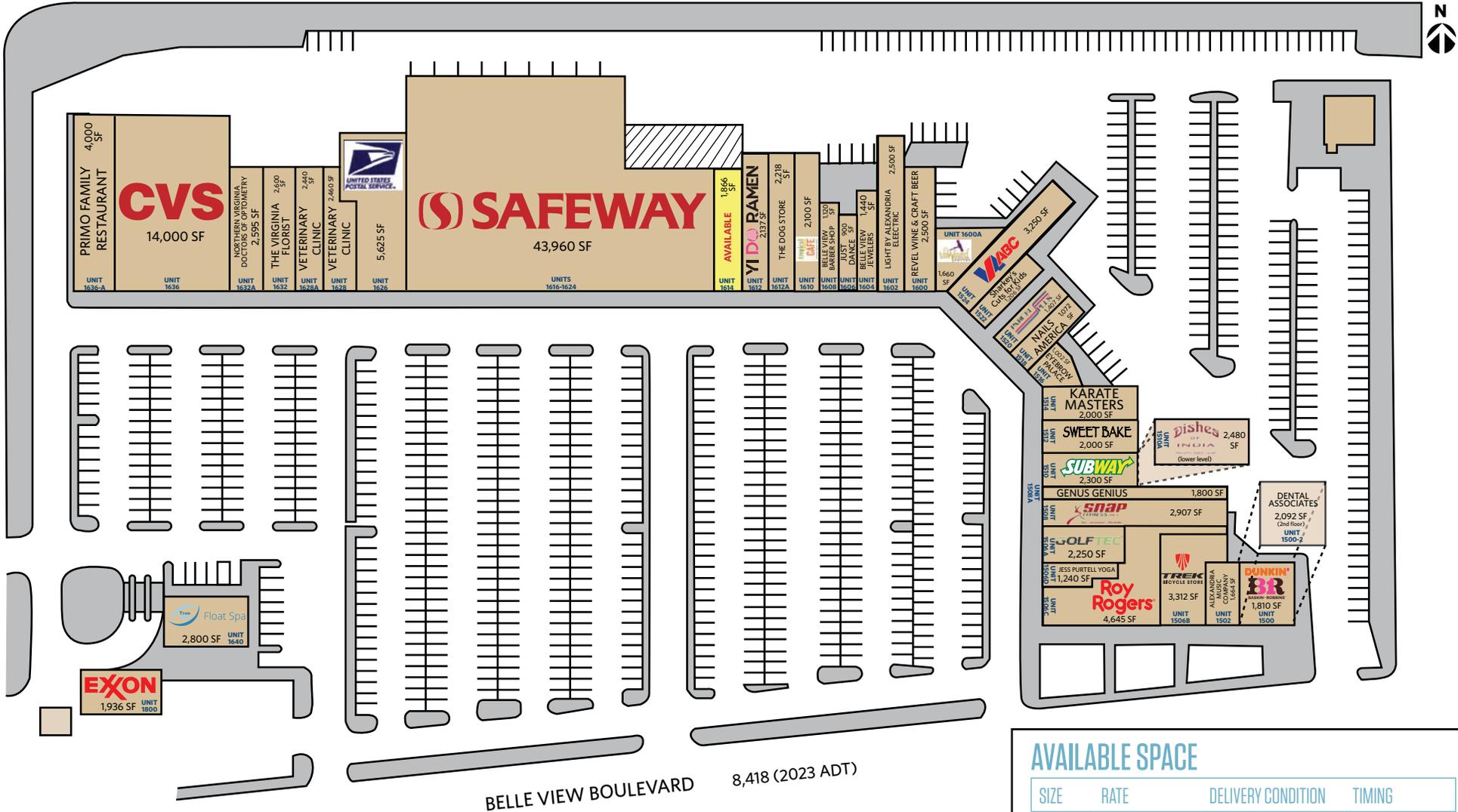
# SITE PLAN

# BELLE VIEW SHOPPING CENTER

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ROUTE 1512

FORT HUNT ROAD 19,965 (2023 ADT)



BELLE VIEW BOULEVARD 8,418 (2023 ADT)

AVAILABLE SPACE			
SIZE	RATE	DELIVERY CONDITION	TIMING
1,866	"MARKET" NNN	N/A	FALL 2025
*EST. NNN: \$7.80 PSF TOTAL GLA: 144,020 SF			

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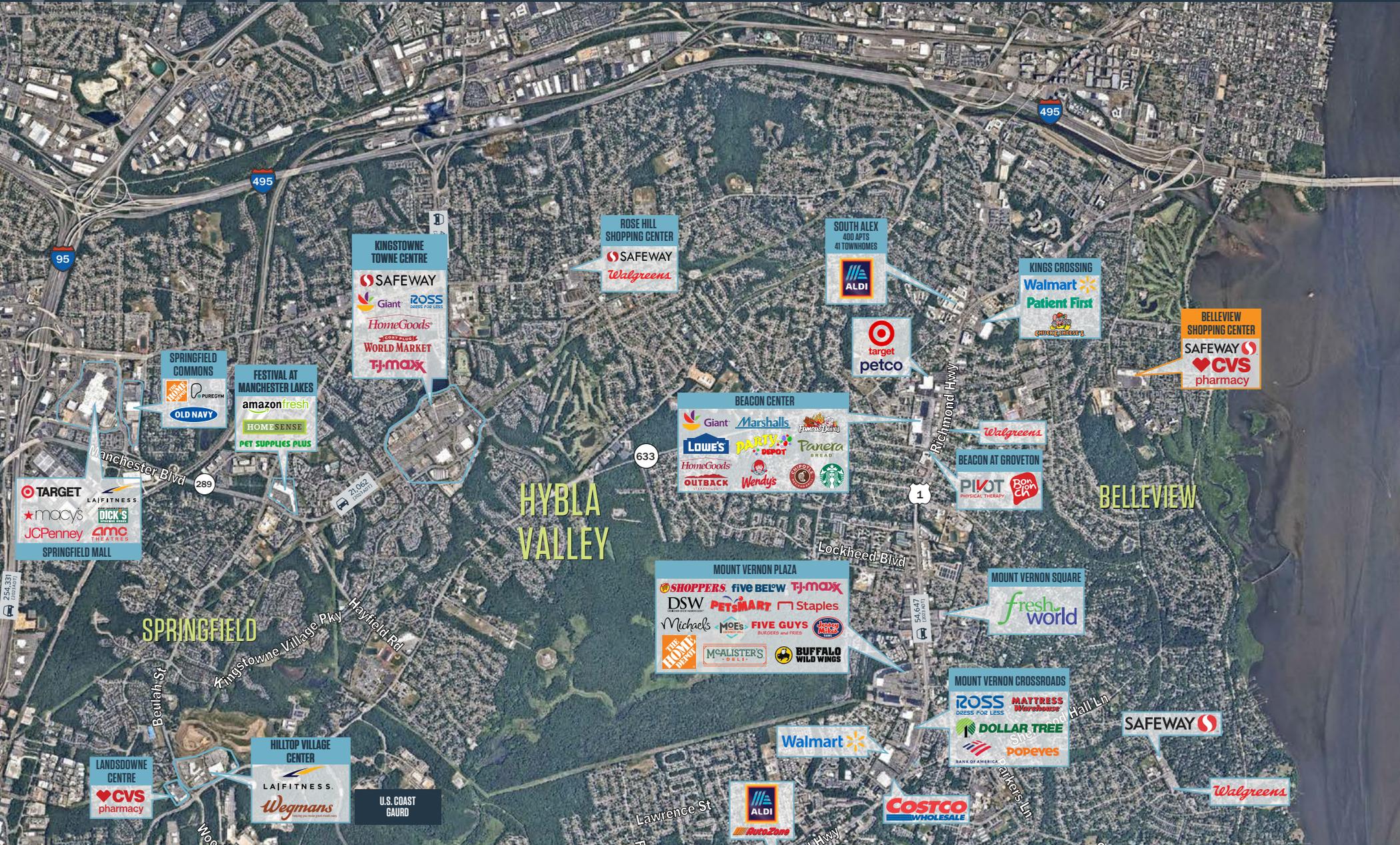
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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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