

For Sale

Former Bank Branch

Alexandria, VA



OFFERING MEMORANDUM
5519 Franconia Road | Alexandria, VA

**AVISON
YOUNG**



The offering

Avison Young is pleased to present the exclusive offering of 5519 Franconia Road, a freestanding, single-story retail banking facility formerly operated as a Burke & Herbert Bank branch in Alexandria, Virginia. The property represents a rare opportunity to acquire a well-positioned, owner-user or investment-grade commercial asset in one of the Washington, D.C. metro area's most stable suburban markets.

The branch was closed as part of a strategic consolidation plan. The Franconia Road location was one of the bank's strong performers, having maintained approximately \$100 million in deposits at the time of closure. This speaks directly to the quality of the surrounding consumer base and the location's long-term viability for a wide range of retail, financial, and service uses.



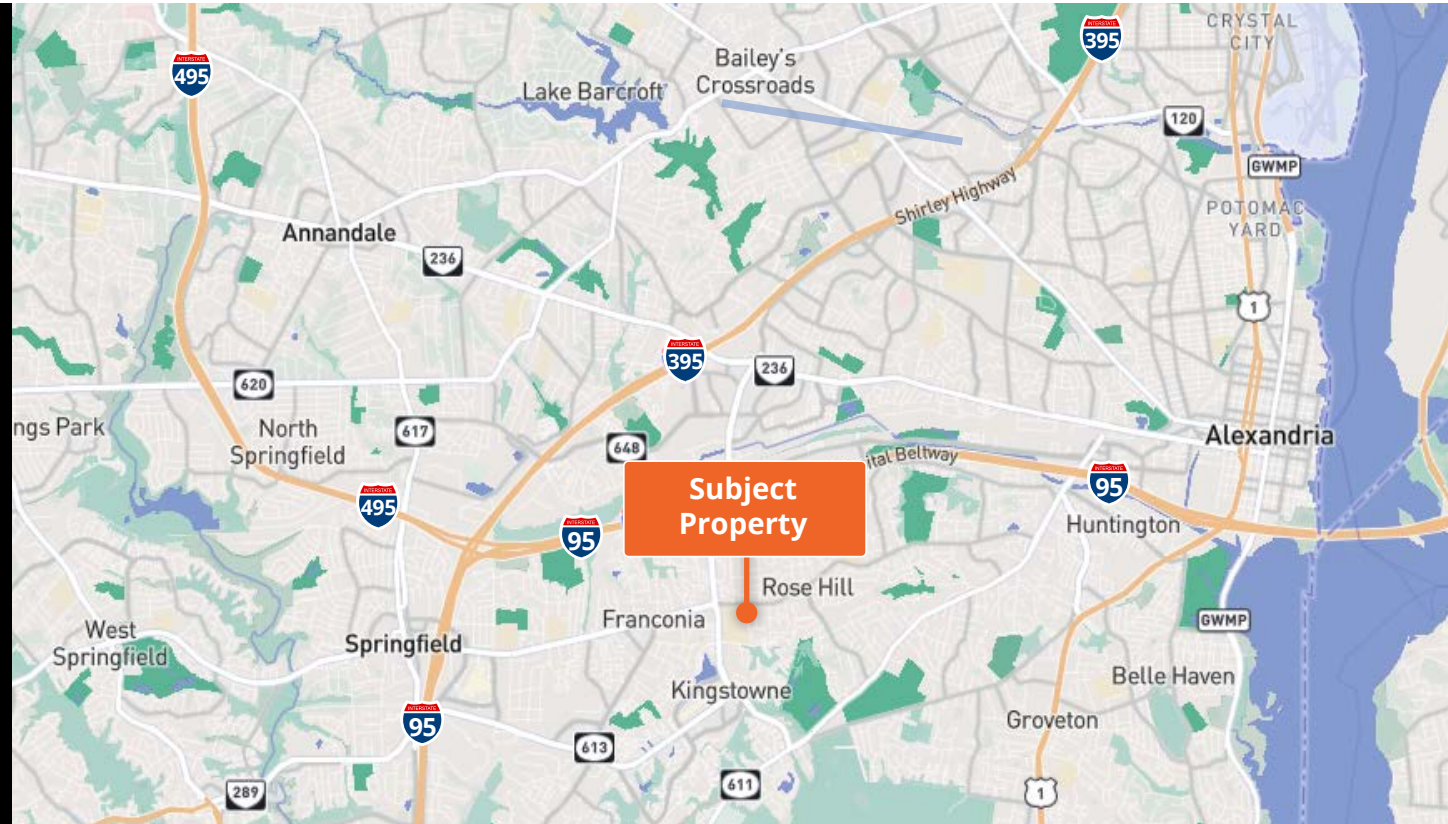
**RARE 1.03 ACRE
SUBURBAN SITE**

Investment highlights

- High-performing former bank branch that had over \$100 million in deposits. Closed as part of a consolidation plan.
- Rare 1.03-acre suburban site with 20± onsite parking spaces and drive-through canopy in a supply-constrained market
- Flexible C-6 (Community Retail) zoning permitting financial institutions, restaurants, drive-throughs, medical/health uses, daycare, and more
- Corner lot at Franconia Road & Edison Drive — signaled intersection with excellent visibility and ingress/egress
- Strong surrounding demographics: median household income of \$108,200 and 52.2% of residents holding a Bachelor's degree or higher
- Dense trade area with 531,000+ annual visits captured within 250 feet of the site (Placer.ai, Feb 2025–Jan 2026)
- Located 1.5 miles from I-495, 15 miles from Washington, D.C., and adjacent to Kingstowne — one of Northern Virginia's premier mixed-use communities

Regional connection

The property occupies a corner lot at Franconia Road and Edison Drive, two well-traveled arterials that serve the surrounding residential neighborhoods and connect directly to I-495. The immediate area features a wide variety of commercial and residential development, with convenience retail, financial services, food and beverage, and multifamily housing all within close proximity. Interstate 495 is just 1.5 miles to the north, providing regional access and ensuring a broad and captive consumer base.





Subject Property

Thomas Edison High School

Van Dorn Street

1.2 miles

Kingstowne Center



Zoning and permit uses

The property is zoned C-6 (Community Retail) under Fairfax County's zoning ordinance — one of the most flexible retail/commercial classifications in the county. This designation is designed to serve the daily and weekly shopping and service needs of surrounding residential communities and supports a broad spectrum of uses.

Permitted and compatible uses

The following uses are permitted or compatible under C-6 zoning (prospective purchasers should verify all uses with Fairfax County Zoning):

Financial and professional services

- General Banking / Credit Unions
- Drive-Through Financial Institutions
- Insurance / Real Estate Offices
- Professional / Business Services

Food and beverage

- Full-Service Restaurant
- Quick-Service / Drive-Through Restaurant
- Café / Bakery
- Juice / Smoothie Bar

Community and health

- Child Care / Daycare Center
- Medical / Urgent Care Clinic
- Religious / Assembly Facility
- School / Tutoring Center

Note: The existing drive-through canopy and window infrastructure adds meaningful value for any operator requiring a drive-through use (financial institution, QSR, pharmacy, etc.). The current use as a financial institution is a permitted-as-of-right use under C-6 zoning. Prospective purchasers should confirm all intended uses with Fairfax County's Department of Planning and Development.



Fairfax County, Virginia

Fairfax County continues to rank among the most desirable places to live and work in the United States, with a population now exceeding 1.15 million residents. The County's appeal is driven by an exceptional quality of life, top-tier public schools, and access to an expansive network of employers and institutions.

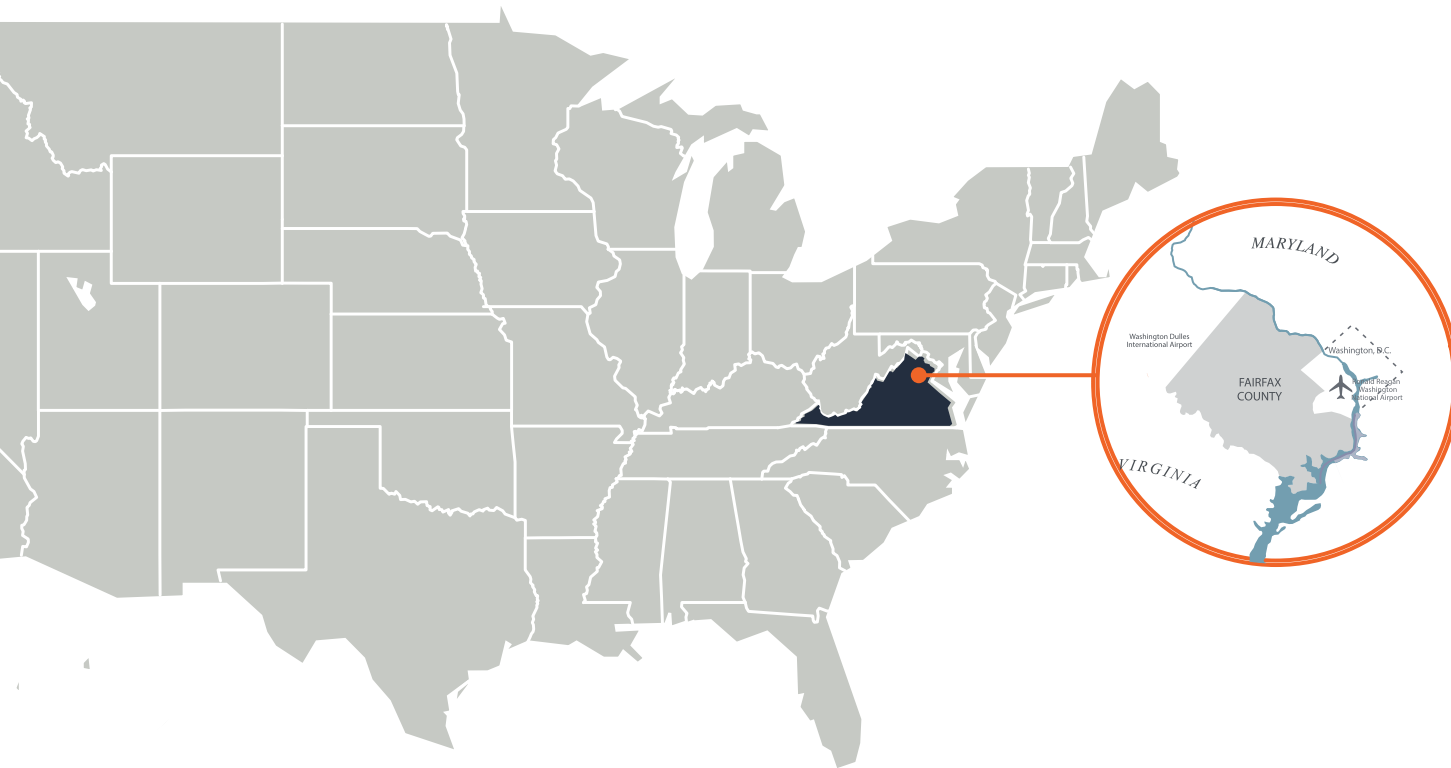
More than 64% of adults hold a bachelor's degree or higher, and Fairfax County sits at the center of a labor pool exceeding 3.4 million people, making it one of the most highly educated and skilled markets in the country.

As a global business hub, Fairfax is home to 11 Fortune 500 headquarters and more than 430 international companies, offering unmatched access to government contracting, data centers, and tech innovators. Its proximity to Washington, DC, continues to fuel demand from public and private sector employers alike.

NORTHERN VIRGINIA ECONOMY: TECH-FORWARD & TALENT DRIVEN

Northern Virginia offers a dynamic mix of industries, led by cybersecurity, AI, data analytics, and personalized healthcare. It houses the largest data center market in the world and benefits from being the northernmost right-to-work state on the East Coast—consistently ranked among the top U.S. states for doing business.

The region's workforce concentration in high-growth fields is among the strongest nationally, with one in four jobs in Northern Virginia held by a high-tech worker.



Fourth wealthiest county
in the United States

Third largest tech hub
in the U.S. by employment

11 Fortune 500
company headquarters

Second largest office market
in metro Washington, DC

Trade area highlights



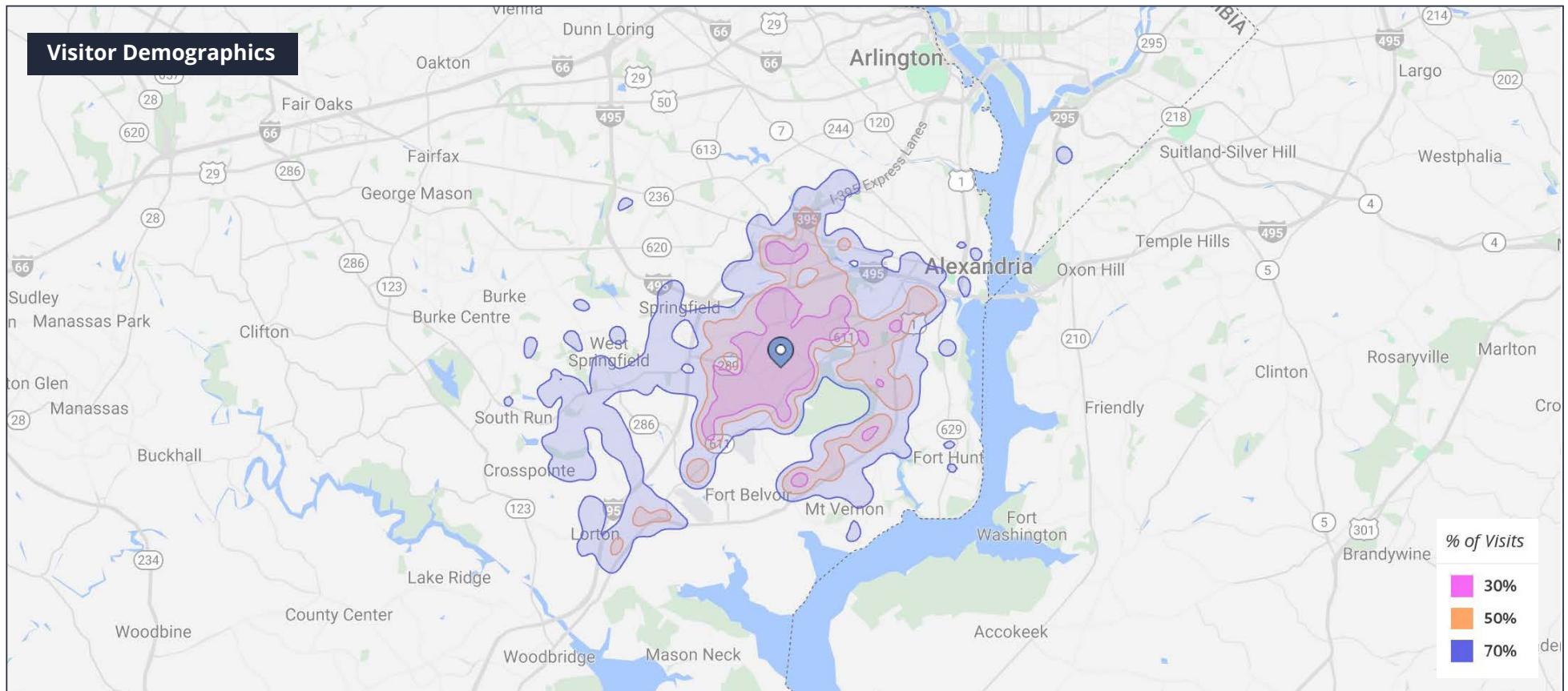
High-Frequency Shopper Base

Average dwell time of foot traffic 16 minutes. The 3.92 visit frequency per visitor reflects a strong repeat-customer, habitual-use profile.



Exceptionally Loyal Traffic

531,200 visits within 250 ft of subject property in the past 12 months with peak traffic on Friday.



Trade-area demographics

ONE OF VIRGINIA'S WEALTHIEST SUBURBS

Kingstowne is an affluent, master-planned community in Fairfax County, one of the wealthiest counties in the United States and part of the Washington, DC metro area's economic core. The trade area benefits from high household incomes, robust population density, and a concentration of white-collar employment that fuels consistent retail spending. Strong fundamentals have supported sustained retail demand, with Kingstowne Towne Center positioned as the submarket's dominant lifestyle destination.



>60%

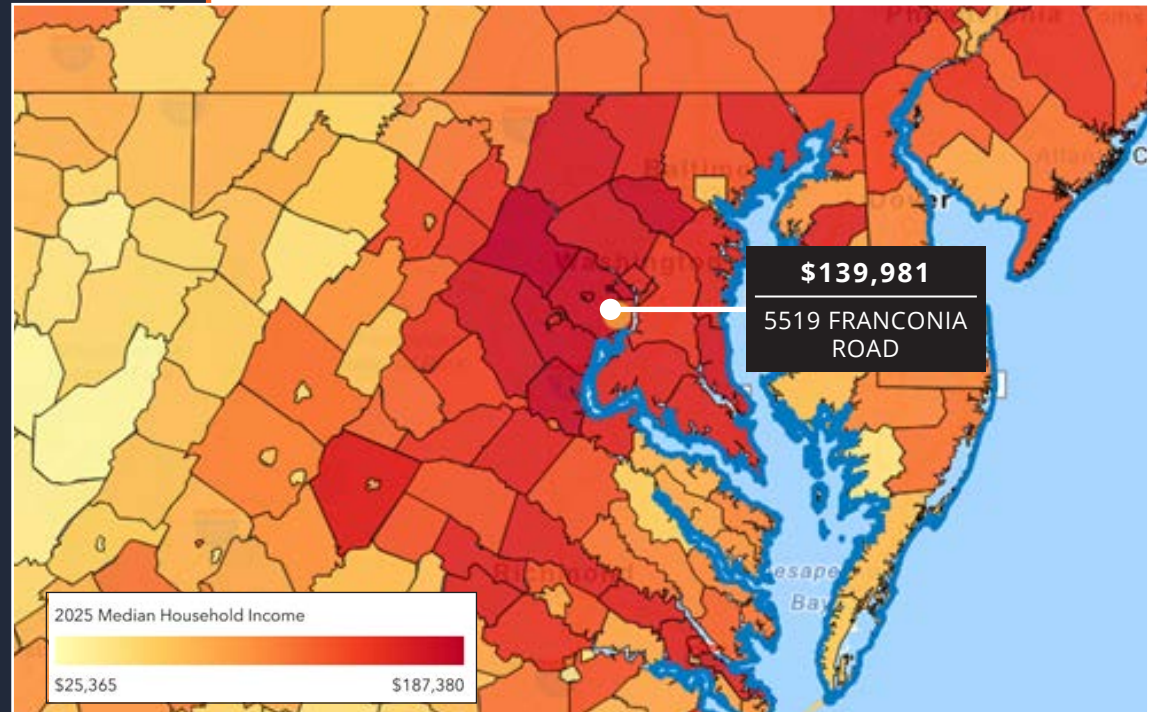
of Kingstowne visitors earn over \$100,000 annually



>77%

Higher median income compared to the U.S.

Median Household Income Heat Map



Demographic Snapshot

	5-Minute Drive	10-Minute Drive	15-Minute Drive
Population	34,524	174,191	522,446
Households	14,001	65,727	192,420
Avg. HH Income	\$178,041	\$162,955	\$159,095

Exterior property photos



Interior property photos



Let's connect.

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