

COMMERCIAL SPACE FOR LEASE

PAD SITE ON US-RT1

8800 Pear Tree Village Ct, Alexandria, VA

3 MILE DEMOGRAPHICS:

ADULT POPULATION	48,579
AVERAGE HH INCOME	\$120,191
POPULATION GROWTH 2010-2015	5.42%

LOCATION VIA GOOGLE MAPS:



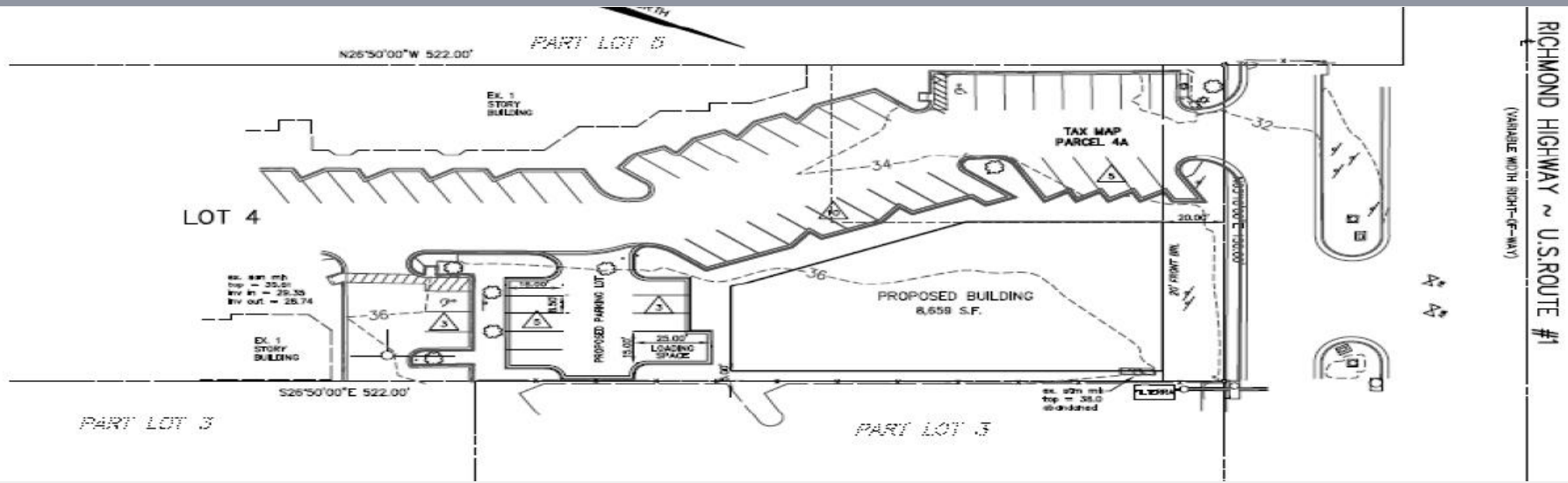
OVERVIEW:

A 1/2 Acre Pad Site on US-Rt-1 directly next to McDonalds and across the street from Wendy's. The site is 1 mile north of Ft. Belvoir and 1/2 a mile from George Washington's Mt. Vernon Mansion. 58,000 VPD on Richmond Hwy/ US RT-1 and located at a lighted intersection. Can build up to an 8,000 s.f. building (see renderings on page 2).

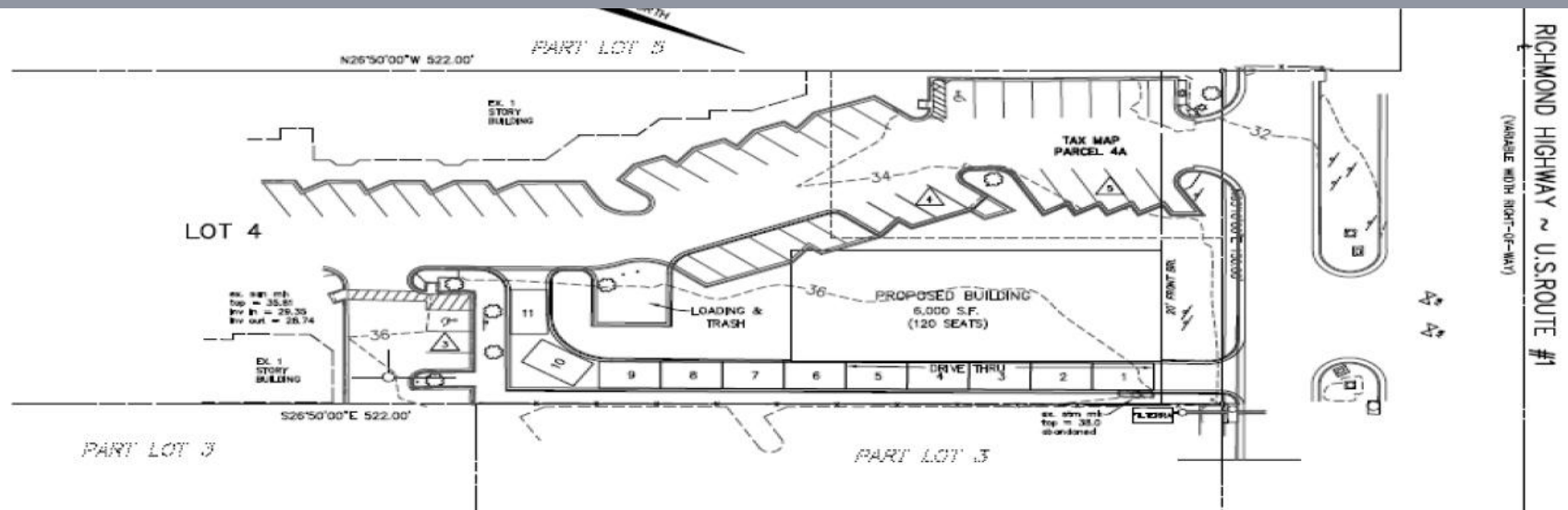
SITE VIEW:



RETAIL SITE RENDERING:



FAST FOOD SITE RENDERING:



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FOR LEASE

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8737 Richmond Highway - Option 1

Alexandria, VA



8737 Richmond Highway - Option 2

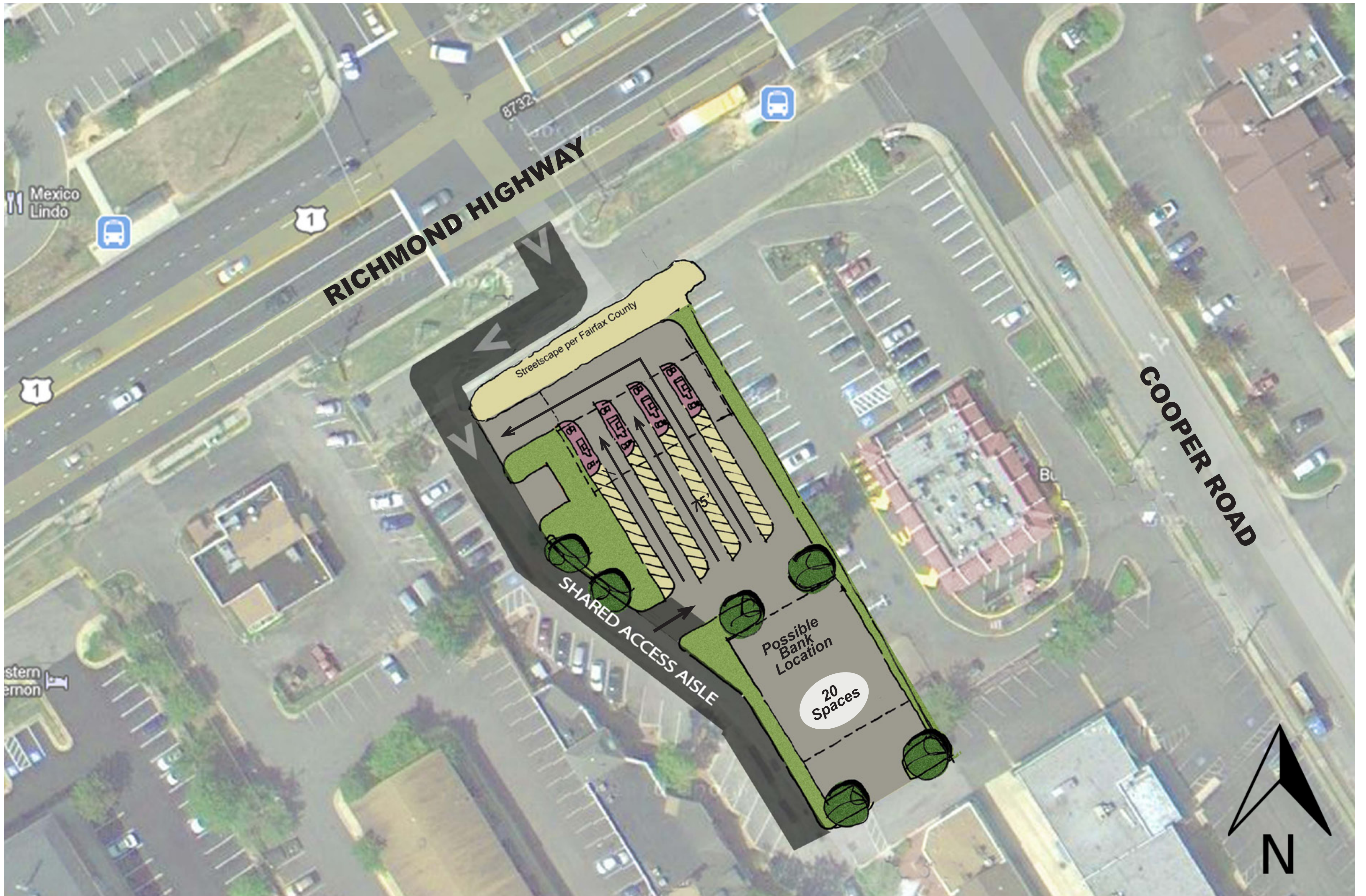
Alexandria, VA





8737 Richmond Highway - Option 3

Alexandria, VA



8737 Richmond Highway - Option 4

Alexandria, VA