



PRIME ANNANDALE INVESTMENT / OWNER OCCUPIER OPPORTUNITY

7217 POPLAR ST. ANNANDALE, VA

EXCEPTIONAL COMMERCIAL OPPORTUNITY
IN THE HEART OF ANNANDALE



 CUSHMAN &
WAKEFIELD

FOR SALE

7217 POPLAR ST.



About the Building

Located on Poplar Street in Annandale, 7217 Poplar Street offers a rare opportunity. The property sits just off Little River Turnpike, providing convenient access to strong local traffic, key regional roadways, and nearby retail and dining amenities. Ideal for small office users, boutique retail, wellness, or owner-occupant investment. The backyard offers a quiet, landscaped outdoor area with mature greenery and natural privacy. The flat terrain makes it highly usable for seating, light outdoor workspace, or potential future enhancements depending on the buyer's needs.



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Property Details

BUILDING SF 1,300 SF

LOT SIZE 0.27 ACRES

YEAR BUILT BUILT IN 1949

ZONING C-3, County

NOTABLE FEATURES

- Signage
- Recently repaved driveway and parking
- Full kitchen
- Move-in ready layout with full kitchen and full bath
- Landscaped backyard with direct access to paved driveway
- Potential for redevelopment under C-3 zoning



MAP



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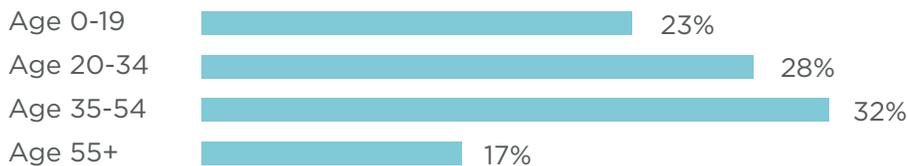
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Demographics

Strong surrounding demographics with high median incomes and stable population growth within a 3-mile radius.

	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION			
2025	5,488	21,684	126,884
2030	5,462	21,657	126,490
MEDIAN HOUSEHOLD INCOME			
2025	\$94,300	\$102,800	\$116,500
2030	\$109,176	\$117,066	\$156,536
AVERAGE HOUSEHOLD SIZE			
2025	2.72	3.00	2.98
2030	2.73	3.01	2.99
NUMBER OF HOUSEHOLDS			
2017-2021	1,961	7,173	42,522

Age Distribution



Commute/Access

- Quick access to: Little River Turnpike (VA-236), I-495, and Gallows Rd.
- Majority commute time: 20-34 minutes

Top industries/Major Employers within 3 miles:

- Professional/Technical Services
- Healthcare
- Retail Trade
- Public Administration
- Education

FOR SALE

7217 POPLAR ST.

ANNANDALE, VA

SCAN FOR DIGITAL
BROCHURE



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