

ENGLESIDE PLAZA

8626 Richmond Highway, Alexandria, VA 22309
Fairfax County



PROPERTY HIGHLIGHTS:

- Located just north of Fort Belvoir, which is scheduled to have over 20,000 Civilian Employees in addition to the on base personnel
- Excellent visibility from Richmond Highway
- Signalized Access and Egress
- NNN Charges: \$5.51 PSF

AVAILABLE SPACE:

SPACE	SIZE
FORMER RESTAURANT (AVAILABLE 1/1/2026)	2,000 SF
FORMER CLEANERS	2,500 SF
FORMER RETAIL	4,000 SF
FORMER RETAIL	1,200 - 8,525 SF
PAD	3,000 SF

JOIN: **SAFEWAY**  **CVS**
pharmacy

 **Neibauer**
DENTAL CARE

 **TACO**
BELL

 **Pizza**
Hut

TRUIST 

FIREHOUSE
SUBS
FOUNDED BY FIREMEN™

 **ABC**

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NEW PYLON SIGN



SITE PLAN

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MARKET AERIAL

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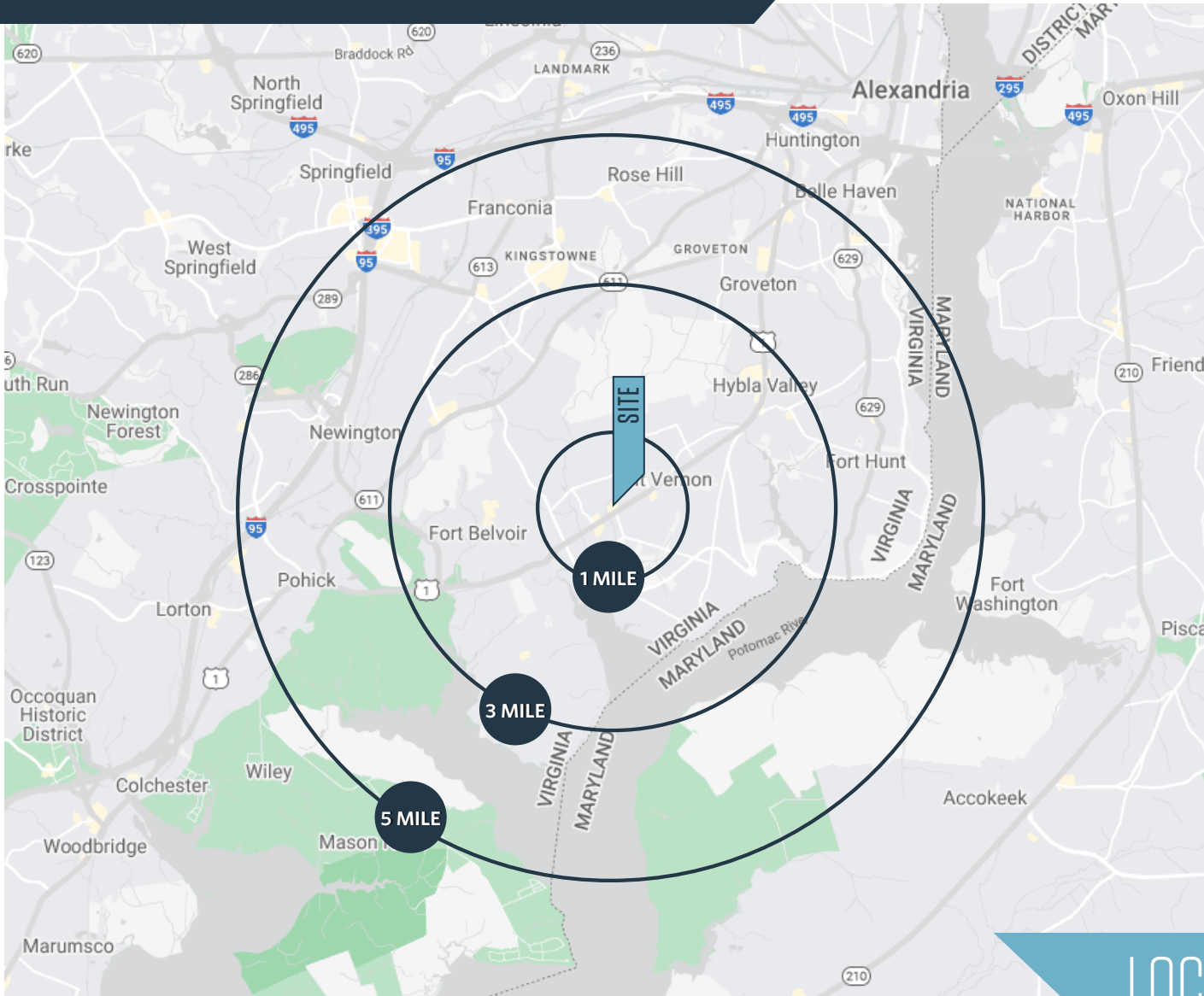
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DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
15,407	72,443	181,902
Daytime Population		
4,406	136,736	93,320
Households		
5,413	24,571	64,624
Average HH Income		
\$125,583	\$162,334	\$172,663

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Richmond Highway (Route 1)	32,800 ADT
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LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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