



REAL ESTATE INVESTMENT AND MANAGEMENT

## RETAIL FOR LEASE 7300 BEULAH ST. ALEXANDRIA, VA 22301



### PROPERTY OVERVIEW

Location, location, LOCATION! This 1,963 square foot retail space has direct road frontage to Beulah Street (24,000+ ADT), a major retail corridor in Alexandria. An ideal retail opportunity for any café, bakery, quick eatery or small neighborhood retail business. Direct tenant signage on Beulah Street with ample parking in the front and rear of the center.

Lease Price:	\$35 psf
Building Size:	1,963 sf
Zoning:	C-5 (Neighborhood Retail)
NNN:	\$2.61
Pro Rata Share:	25%
Utilities:	Water – shared meter Electric – separate meter Gas – separate meter

### AREA HIGHLIGHTS

Favorable demographics with a high workplace population.

Surrounded by dense residential areas with high volume daily traffic counts.

Easy access to I-95, the Capital Beltway, Fairfax County Parkway and Telegraph Road.

Within proximity to schools, office parks, shopping centers and the Inova HealthPlex campus with the new Franconia-Springfield Hospital opening in 2028.

Fairfax County is the most populous county in Virginia with Alexandria being the sixth most populous city in Virginia.

## FOR MORE INFORMATION

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This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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The map displays the Springfield, Virginia area, centered around the intersection of Henry's and Telegraph Roads. A red box labeled "SUBJECT PROPERTY" is located near the intersection. Surrounding the subject property are various commercial and retail establishments, including:

- Springfield Town Center:** ±1,700,000 SF GLA | ±155 STORES. Includes Macy's, Target, H&M, JCPenney, Regal, and Best Buy.
- Kingstowne Towne Center:** Safeway, Five Below, TJ Maxx, and Regal.
- Other Retailers:** Kohl's, Target, Walmart, Lowe's, Costco, Goodwill, Planet Fitness, McDonald's, Walgreens, IHOP, Chili's, Wegmans, Amazon Fresh, Pet Supplies Plus, and Pizza Hut.
- Automotive:** Toyota, Jeep, and Hyundai dealerships.
- Industrial/Commercial:** National Geospatial Intelligence Agency and Aerospace Data Facility-East.
- Other Landmarks:** Springfield Plaza (Whole Foods, Giant, Trader Joe's), Hilltop Village Center (LA Fitness, Truist, PNC), and the Capital Beltway (I-495).

Major roads shown include I-495, I-95, I-66, and local roads like Henry's, Telegraph, and Richmond Highways. The Potomac River is visible to the east.

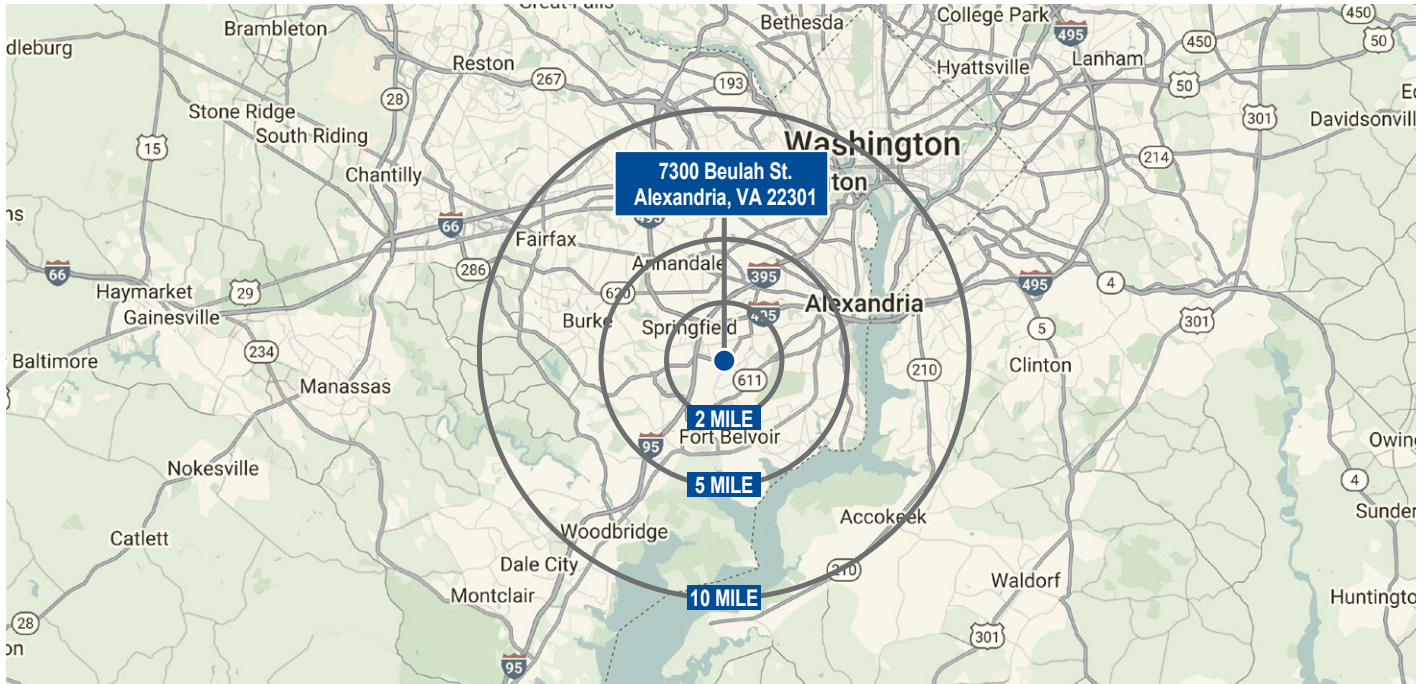
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## RETAIL FOR LEASE 7300 BEULAH ST. ALEXANDRIA, VA 22301 DEMOGRAPHICS



2024 DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	51,190	340,192	1,175,545
Households	19,264	126,271	459,343
Avg. HH Income	\$160,788	\$136,930	\$145,994
Median HH Income	\$135,910	\$112,301	\$119,142
Median Home Value	\$598,530	\$582,533	\$638,857
Employees	23,597	120,344	488,782
Businesses	2,778	13,875	53,241

### TRAFFIC COUNT Beulah Street: 25,274 ADT

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