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RETAIL FOR LEASE

- 1,866 SF available
- 1,002 SF available
- Great balance of daytime and night/weekend traffic
- Strong demographics with great residential areas in close proximity

MELISSA WELCH

mwelch@klnb.com | 703-268-2704

JAKE LEVIN

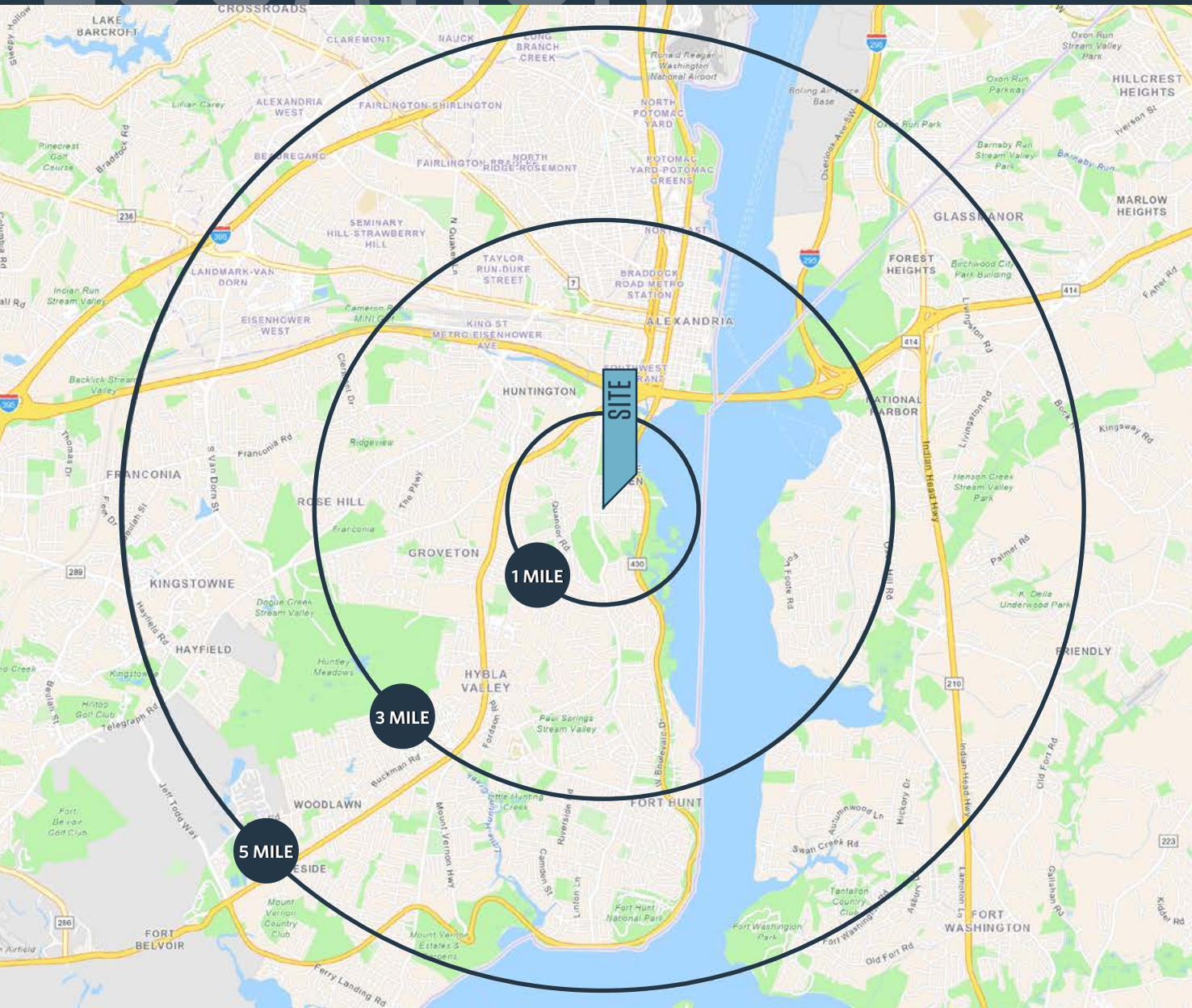
jlevin@klnb.com | 202-909-6102

klnb.com

LOCATION

BELLE VIEW SHOPPING CENTER

1500-1800 BELLE VIEW BOULEVARD, ALEXANDRIA, VA 22307, FAIRFAX COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
12,176	128,350	369,057
Daytime Population		
5,367	89,792	194,657
Households		
5,742	55,927	157,662
Average HH Income		
\$171,557	\$184,791	\$169,314

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Fort Hunt Road	19,965 ADT
Belle View Boulevard	8,418 ADT

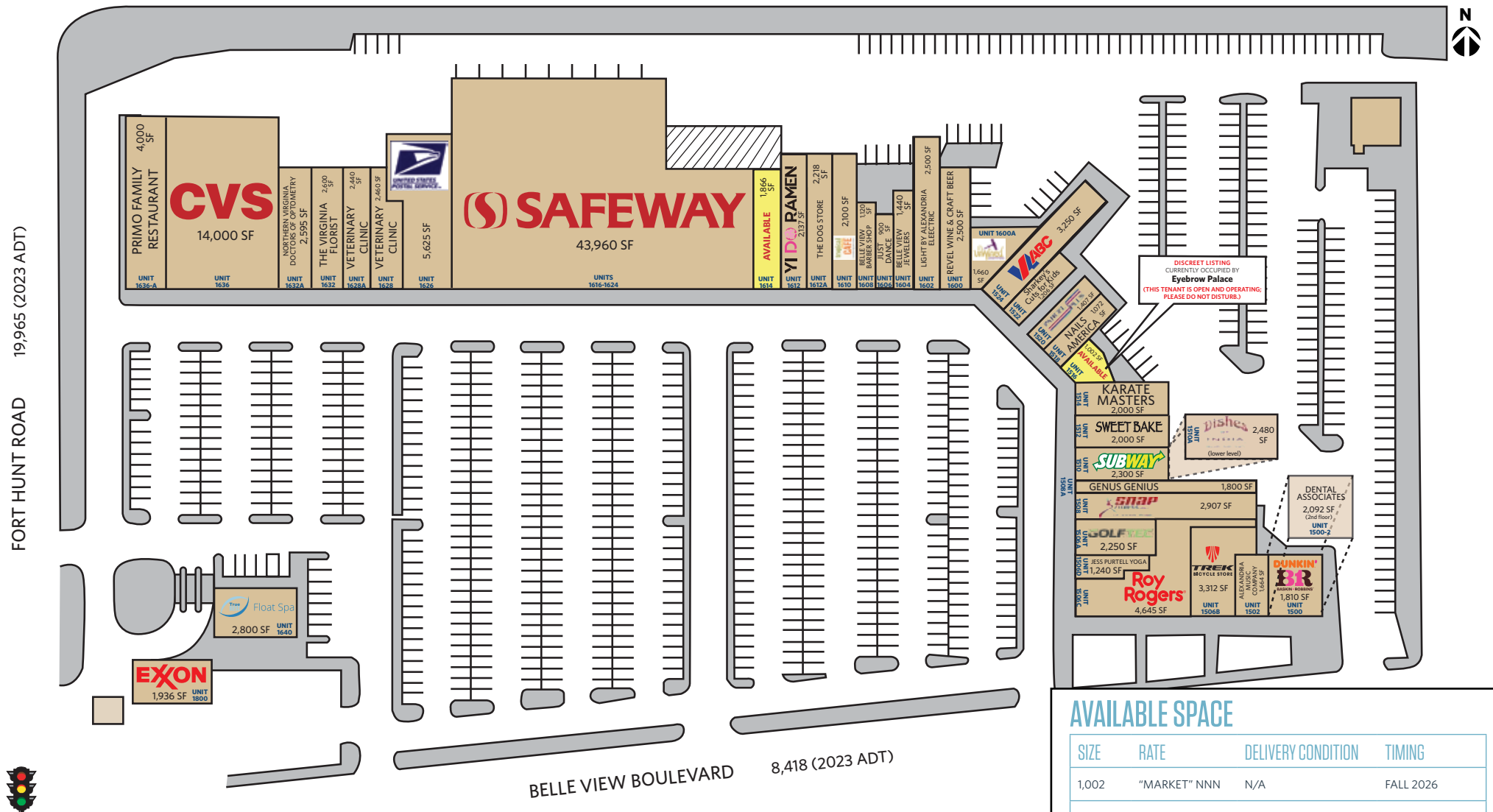
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SIZE	RATE	DELIVERY CONDITION	TIMING
1,002	"MARKET" NNN	N/A	FALL 2026
1,866	"MARKET" NNN	N/A	IMMEDIATE
*EST. NNN: \$7.80 PSF TOTAL GLA: 144,020 SF			

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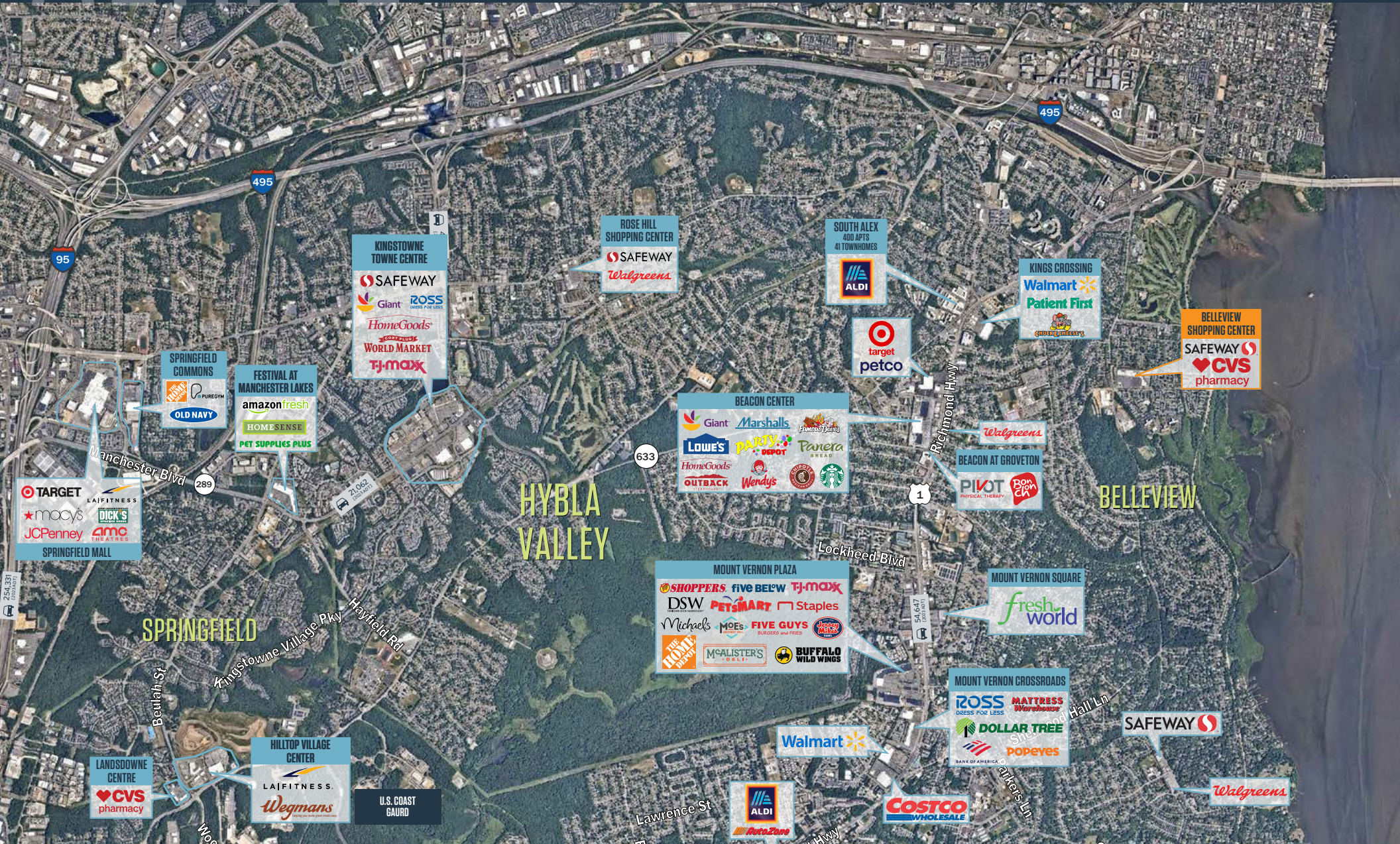
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AERIAL

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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