

FOR SALE

5716 TELEGRAPH ROAD
ALEXANDRIA VA. 22303

Reliant
Realty Advisors

2.6 ACRES OF COMMERCIAL LAND



REDEVELOPMENT OPPORTUNITY

- + 2.6 acre commercial site with by-right redevelopment.
- + 7,070 SF retail building - approved permit available for immediate construction.
- + Ideal visibility and access off I-495 exit (207,000 VPD).
- + C-6 Zoning: community retail commercial district.
- + Located between the intersection of Lenore Lane and Farmington Drive on Telegraph Road in Alexandria less than 0.2 miles from I-95 and I-495.

PROPERTY DESCRIPTION

5716 TELEGRAPH ROAD | ALEXANDRIA, VA 22303

COMMERCIAL LAND

TYPE

0831-01-0011

PARCEL ID

2.60 AC

LAND AC

113,256

LAND SF

FAIRFAX

COUNTY

390 LINEAR FEET ON TELEGRAPH ROAD

STREET FRONTAGE



65 SOMEWHAT WALKABLE

WALK SCORE



64 GOOD TRANSIT

WALK SCORE

LAND C-6 (MAJORITY OF THE SITE),
OFFICE BUILDING R-3

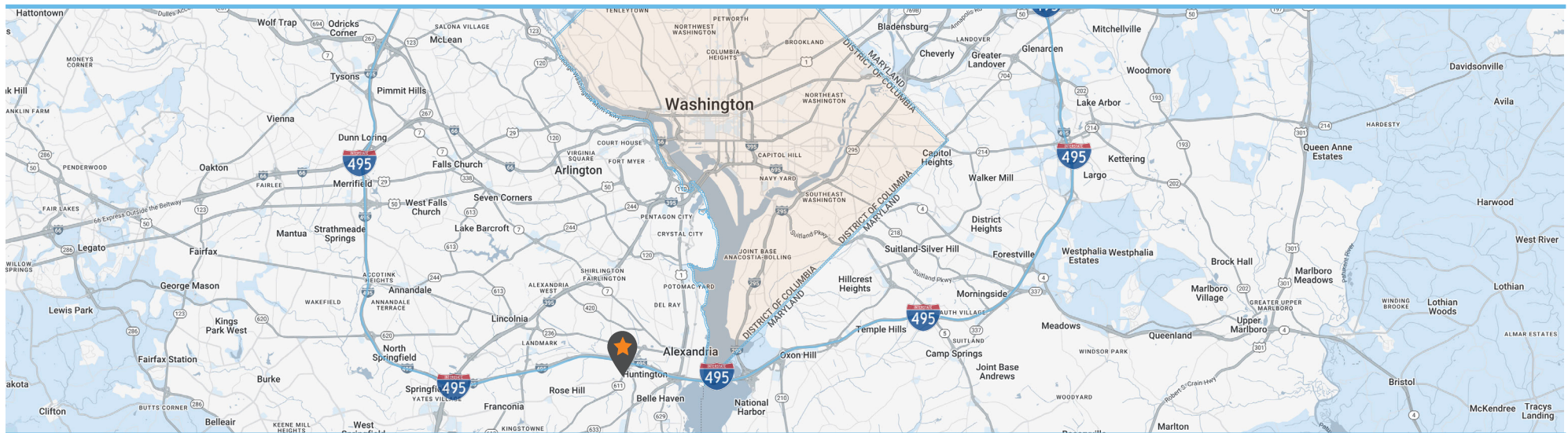
ZONING

AVAILABLE IMMEDIATELY

TENANCY

PREVIOUSLY DEVELOPED LOT WITH
1,500 SF RETAIL BUILDING WITH
CABLE, ELECTRICITY, IRRIGATION,
SEWER, TELEPHONE, AND
CONNECTIONS WATER

ON-SITE



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Confidentiality Agreement and Disclaimer:

This Confidentiality Agreement ("Memorandum") is solely for the use of the prospective purchaser in its evaluation of 5716 Telegraph Road, Alexandria, Virginia 22303 ("Property"). Reliant Realty Advisors, exclusive agent for the Property's owner ("Owner"), prepared this Memorandum and while the information contained in this analysis is deemed to be reliable, neither Reliant Realty Advisors nor its representatives make any representations or warranties as to the accuracy or completeness of the information contained in this analysis.