



OFFERING SUMMARY

5411 Franconia Rd, Alexandria, VA 22310

5411 Franconia Road represents an attractive opportunity to lease over 19,000 SF of space in the residential sector of Alexandria in Fairfax County, Virginia.

The property is located right off State Route 644 in the Franconian suburbs, approximately 1 mile from the I-95 and I-495, only a 9-minute drive from the Springfield Interchange.

This location would be ideal for a new school, as it is located in a residential zone, accessible from multiple major roadways, and sits on a large 2.39-acre lot with ample surface parking and two large playgrounds.

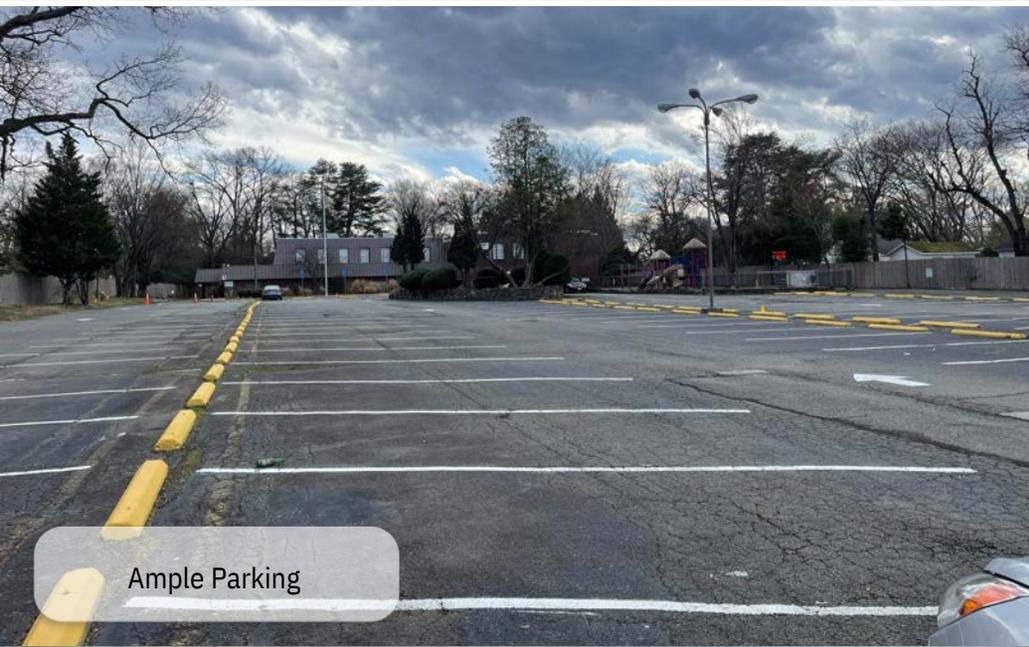
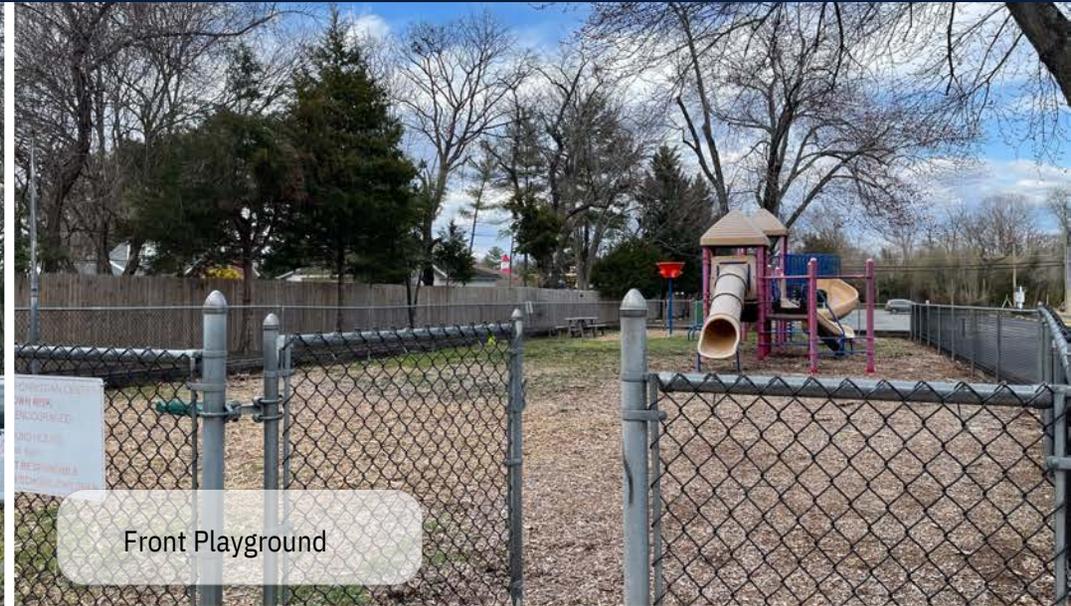
SUMMARY

Leasable Area:	19,000 SF
Floor Size:	9,500 SF
Map #:	0814 01 0066
Traffic Count:	18,000 VPD
Zoning:	R-3
Lease Rate:	Negotiable

HIGHLIGHTS

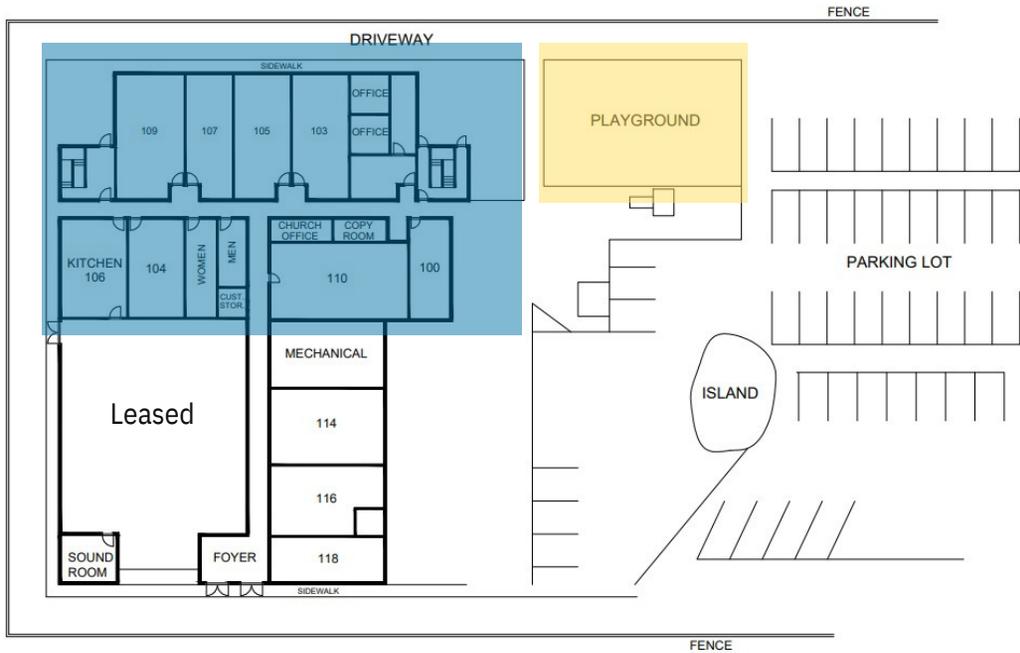
- Below-market lease rate
- Special purpose space with sufficient square-footage for a school
- Proximity to Route 644, I-95 and I-495, & Springfield Interchange
- Location within residential area
- Two Large Playgrounds
- Ample surface parking & good street visibility
- Already built out for a school or learning center



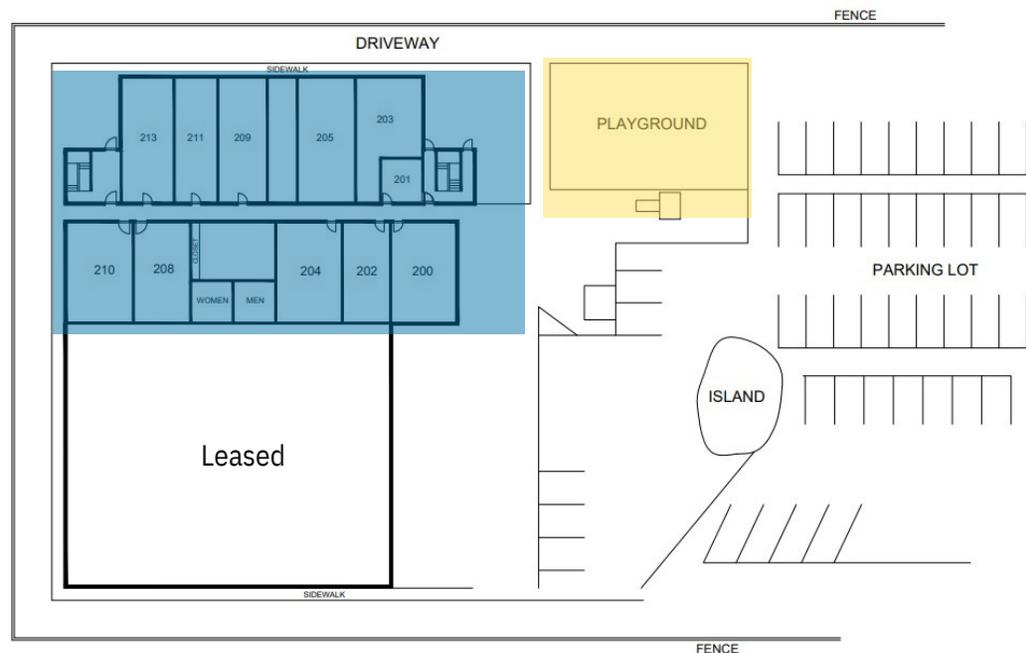


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FLOOR PLAN - 1ST FLOOR | VIRTUAL TOURS BELOW



FLOOR PLAN - 2ND FLOOR | VIRTUAL TOUR BELOW

VIEW TOUR HERE:
1ST FLOOR | PLAYGROUND
ENTRANCE

VIEW TOUR HERE:
1ST FLOOR | SANCTUARY
ENTRANCE

VIEW TOUR HERE:
2ND FLOOR | FULL
WALKTHROUGH

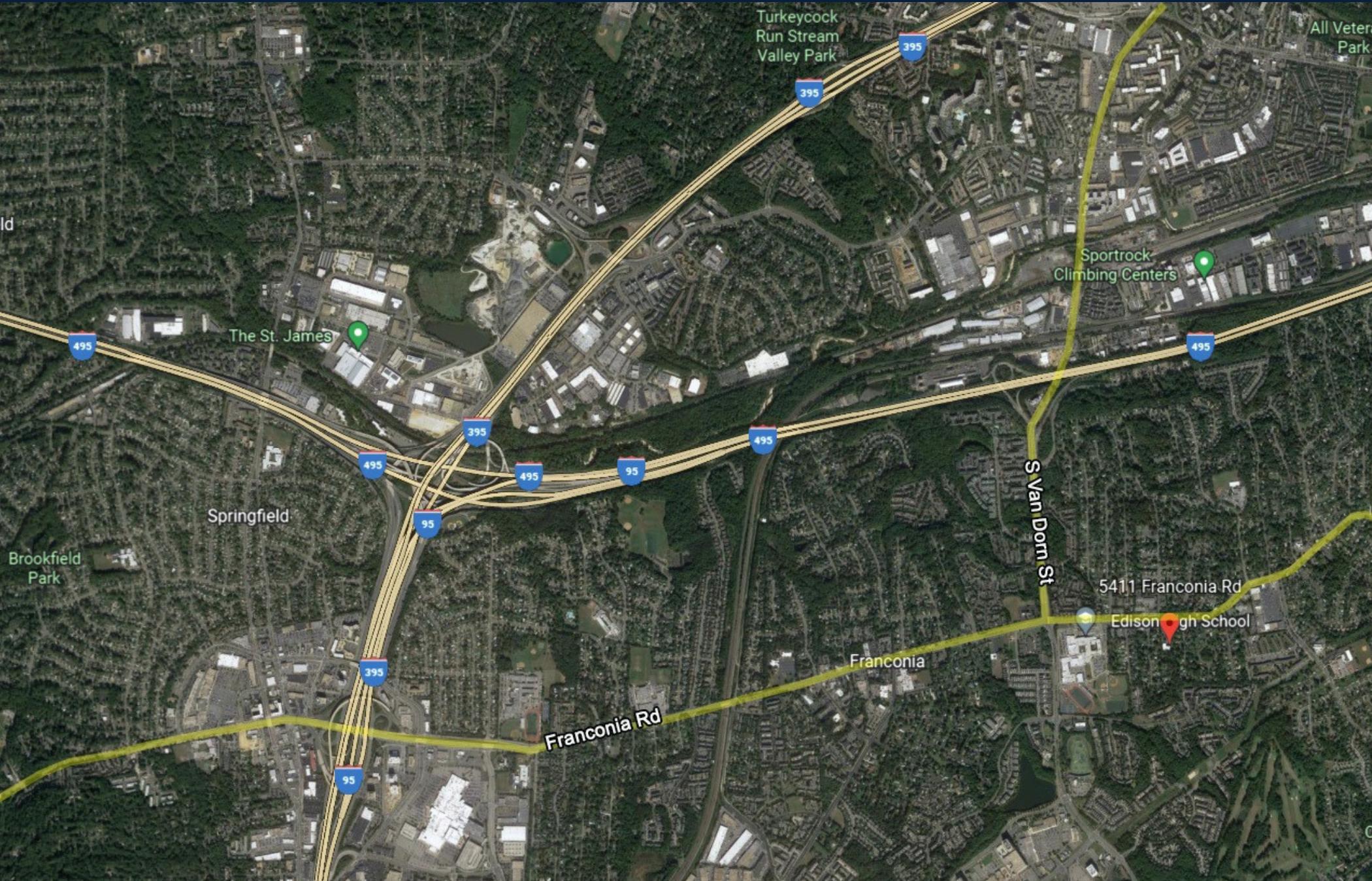
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Aerial Map



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