

SACRAMENTO CENTER

8792 Sacramento Drive
Alexandria, VA 22309



RETAIL FOR LEASE

JOIN:  **DOLLAR TREE**



- 85,000 SF center which serves as the closest center to the main entrance of Fort Belvoir.
- Fort Belvoir is the largest employer in Fairfax County with 51,000+ Employees and 7,100 Residents onsite.
- Fantastic visibility to Richmond Highway and Sacramento Drive.
- Pylon Signage Available.

Matt Skalet
mskalet@klnb.com
202-420-7775

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

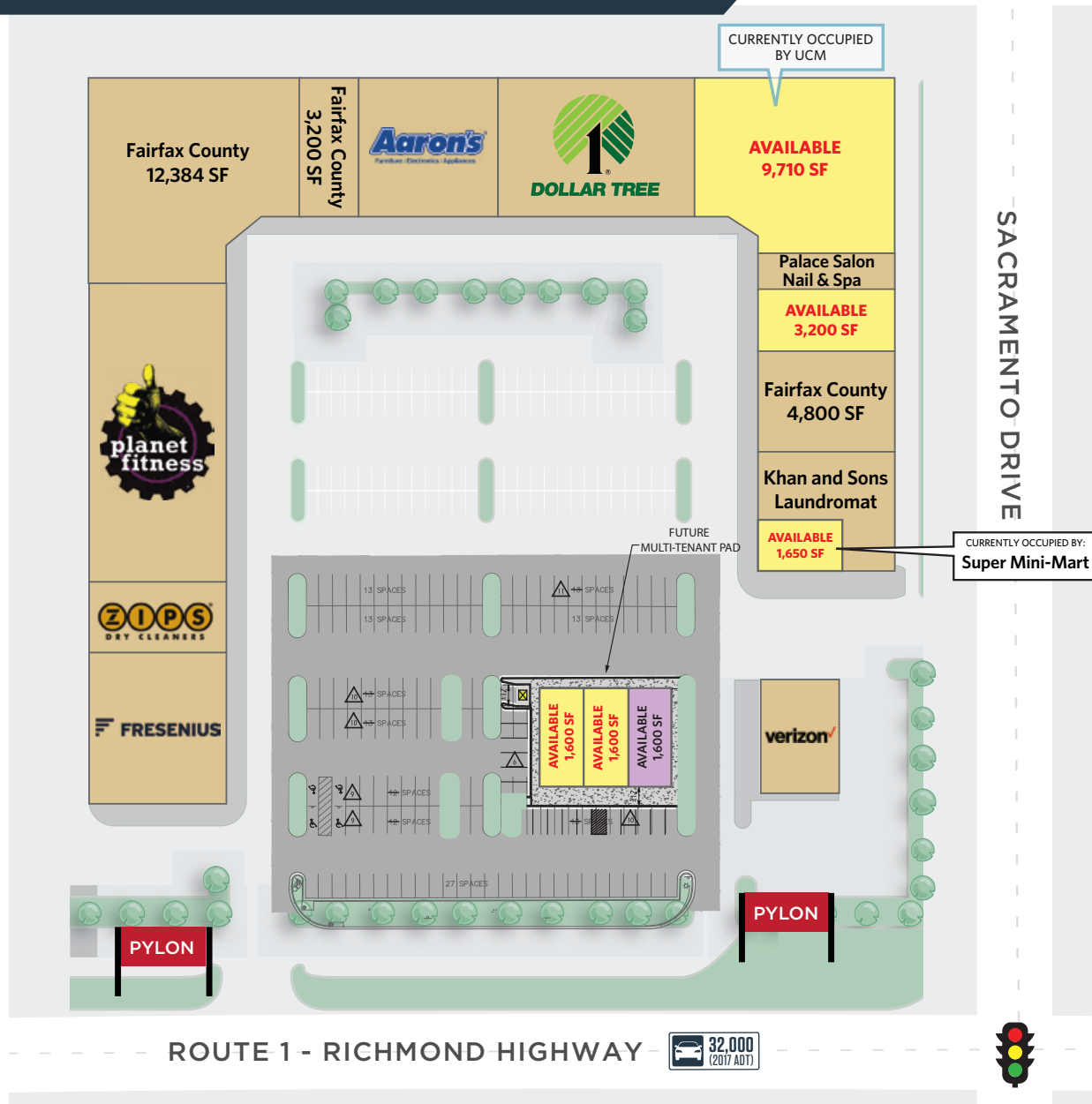
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



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AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
1,650 SF	\$29.00 PSF	AS-IS	IMMEDIATE
1,600-4,800 SF	\$40.00 PSF	COLD DARK SHELL	1ST Q 2021
3,200 SF	\$25.00 PSF	AS-IS	WITHIN 60 DAYS NOTICE
9,710 SF	\$15.00 PSF	AS-IS	(CURRENTLY OCCUPIED BY UCM)

EST. NNN: \$4.93 PSF

- EXECUTED LEASE
- IN NEGOTIATION
- VACANT

ROUTE 1 - RICHMOND HIGHWAY 32,000 (2017 ADT)



SITE PLAN

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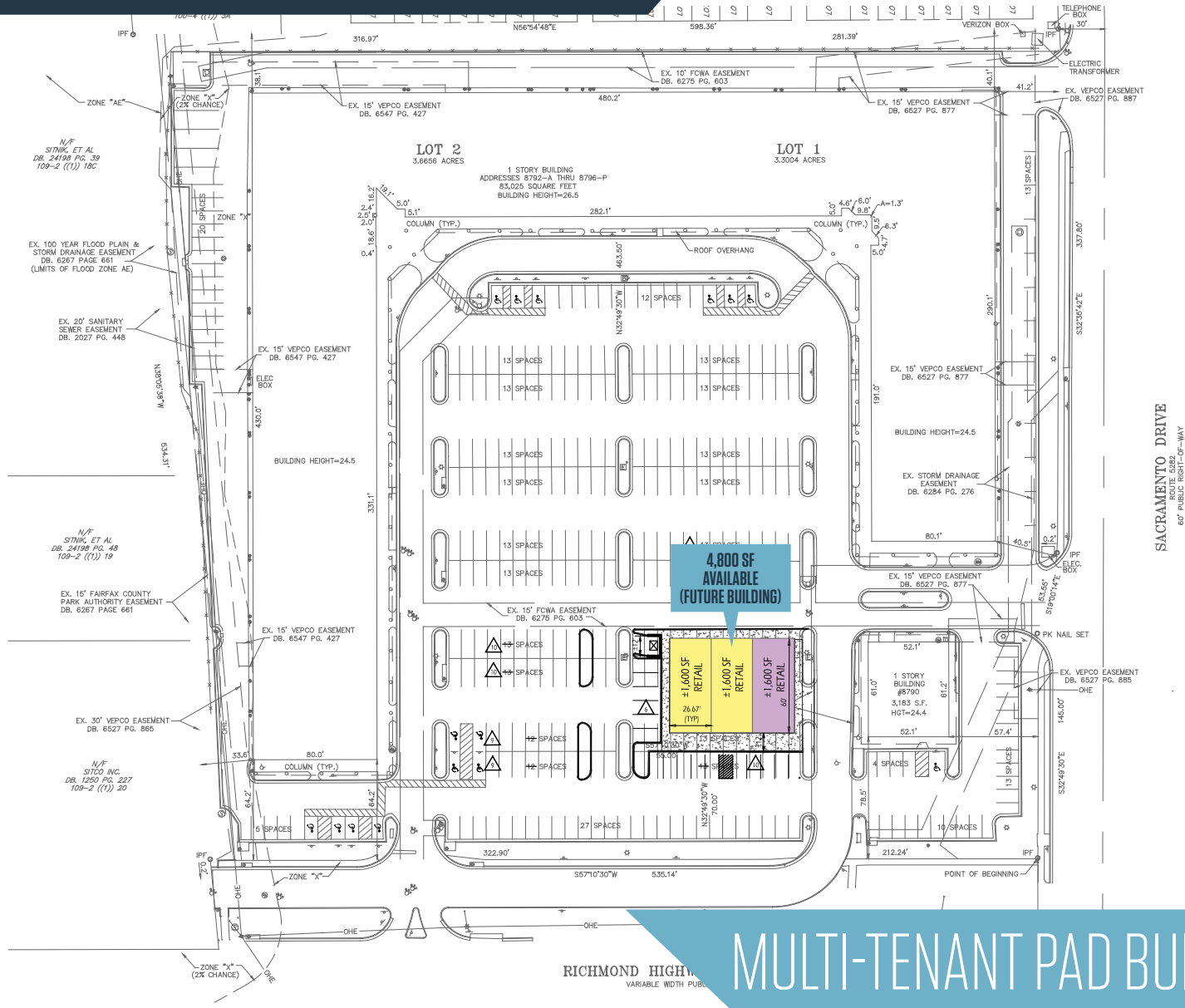
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MULTI-TENANT PAD BUILDING PLAN

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Hybla Valley
Fairfax County | Virginia
klnb

CLOSE-UP AERIAL

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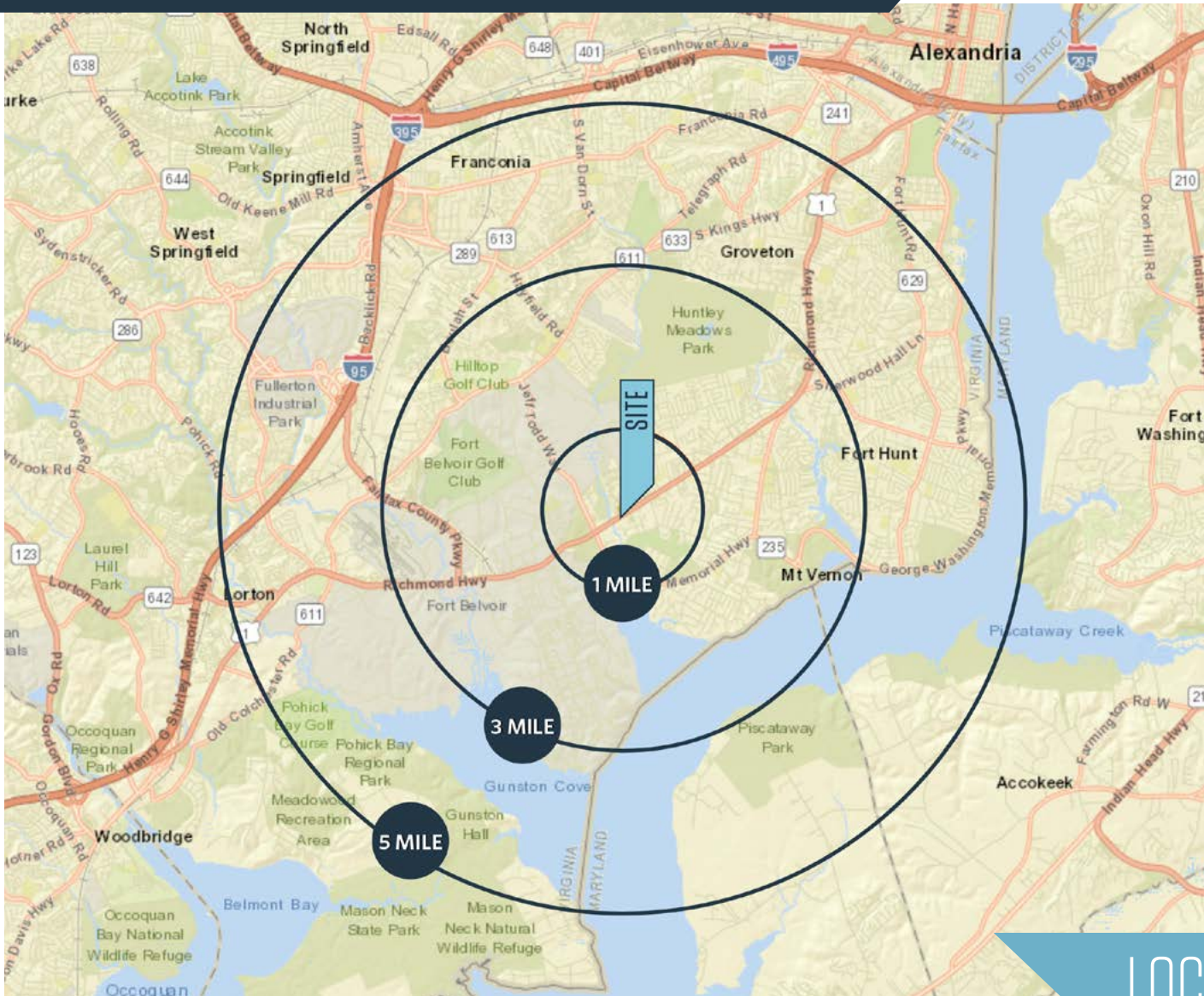
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DEMOGRAPHICS | 2018:

	1-MILE	3-MILE	5-MILE
Population	13,389	65,908	175,538
Daytime Population	2,871	18,212	75,538
Households	4,661	22,714	63,146
Average HH Income	\$99,345	\$122,897	\$133,236

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Richmond Hwy	32,000 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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