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RETAIL FOR LEASE

- Located on Little River Turnpike (Rt. 236) .25 miles from I-395 in Alexandria, VA.
- Dominant Regional Power Center with great co-tenancy.
- Affluent trade area with outstanding density and daytime population.

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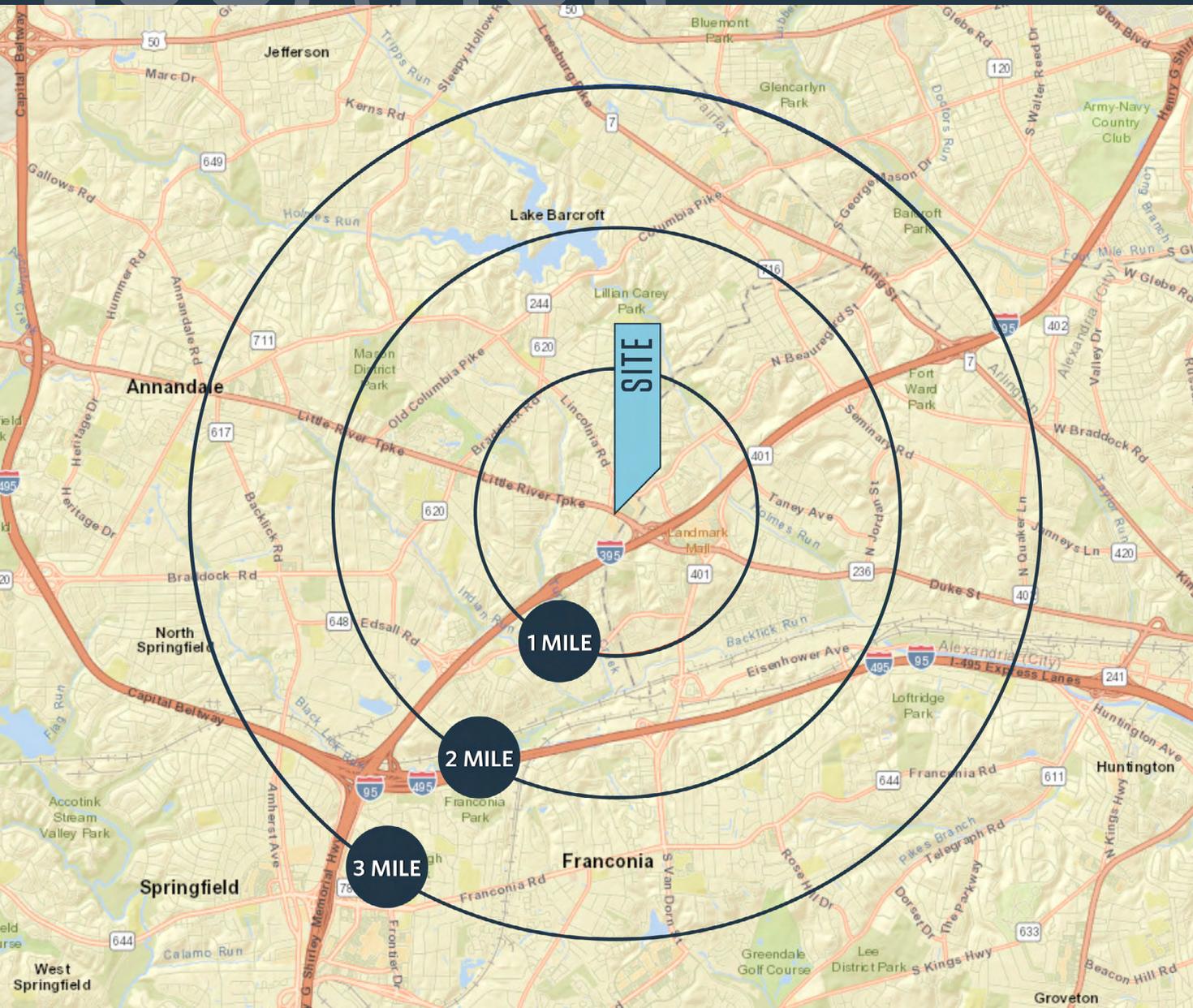
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LOCATION

PLAZA AT LANDMARK

6200 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA 22312, FAIRFAX COUNTY



DEMOGRAPHICS | 2025:

	1-MILE	2-MILE	3-MILE
Population	46,712	109,511	204,136
Daytime Population	30,302	82,882	166,674
Households	19,082	46,164	82,852
Average HH Income	\$108,196	\$132,541	\$146,428

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Little River Turnpike	22,836 ADT
I-395	194,076 ADT

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PLAZA AT LANDMARK



3.8M
VISITS PER YEAR

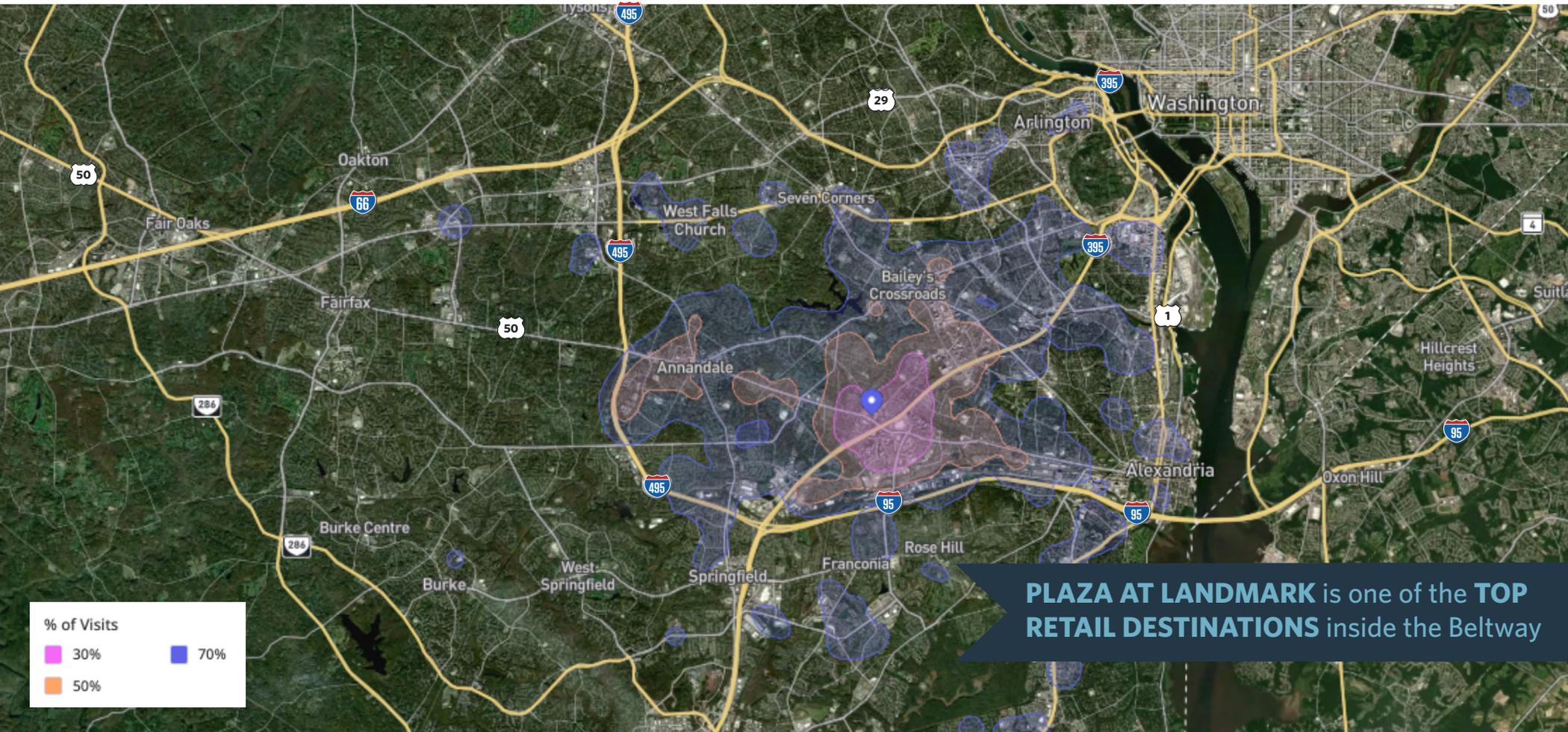


745,200
UNIQUE VISITORS PER YEAR



5.06
VISIT FREQUENCY

DATA IS FROM JANUARY 1, 2025 - DECEMBER 31, 2025



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SITE PLAN

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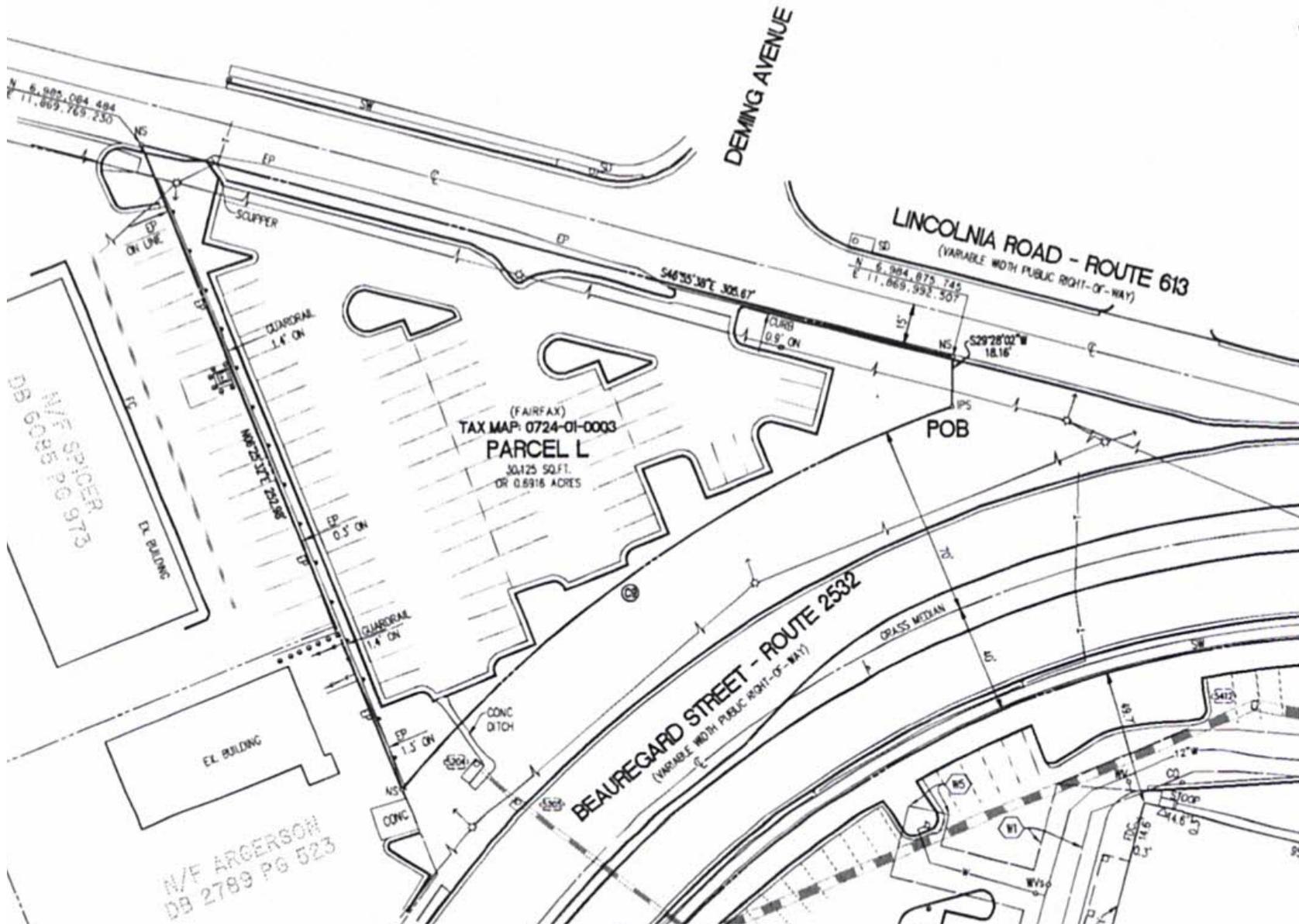
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PARCEL

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CLOSE-UP

PLAZA AT LANDMARK

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FOR MORE INFORMATION, PLEASE CONTACT:

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