

3314

**RICHMOND
HWY**

**FREESTANDING BUILDING
WITH DEDICATED PARKING
FOR SALE OR LEASE**

1,844 SF

**AVAILABLE IN THE HEART
OF POTOMAC YARDS
ALEXANDRIA, VA**

CBRE

PROPERTY HIGHLIGHTS



- Conveniently situated directly off Route 1 (40,000 VPD)
- Across from Virginia Tech's Innovation Campus, scheduled to open in 2024 with 1,550 students attending annually
- 10 Minutes to Washington, DC



Potomac Yards is a mixed-use community located in the heart of Alexandria, VA. It is known for its modern urban design, combining residential, commercial, and recreational spaces. The highly sought-after area continues to grow, transforming into a vibrant, eclectic neighborhood.



- Rare opportunity across from Potomac Yards Shopping Center
- Walking distance to Potomac Yards Metro Station (Now Open!)
- Dedicated parking lot
- Prominent signage and visibility

DEMOGRAPHIC SNAPSHOT

5 Min | 10 Min | 15 Min



POPULATION

54,943 | 183,807 | 612,853



DAYTIME POPULATION

62,252 | 246,621 | 1,009,695



AVG. HH INCOME

\$193,757 | \$181,954 | \$171,526



BACHELOR'S DEGREE +

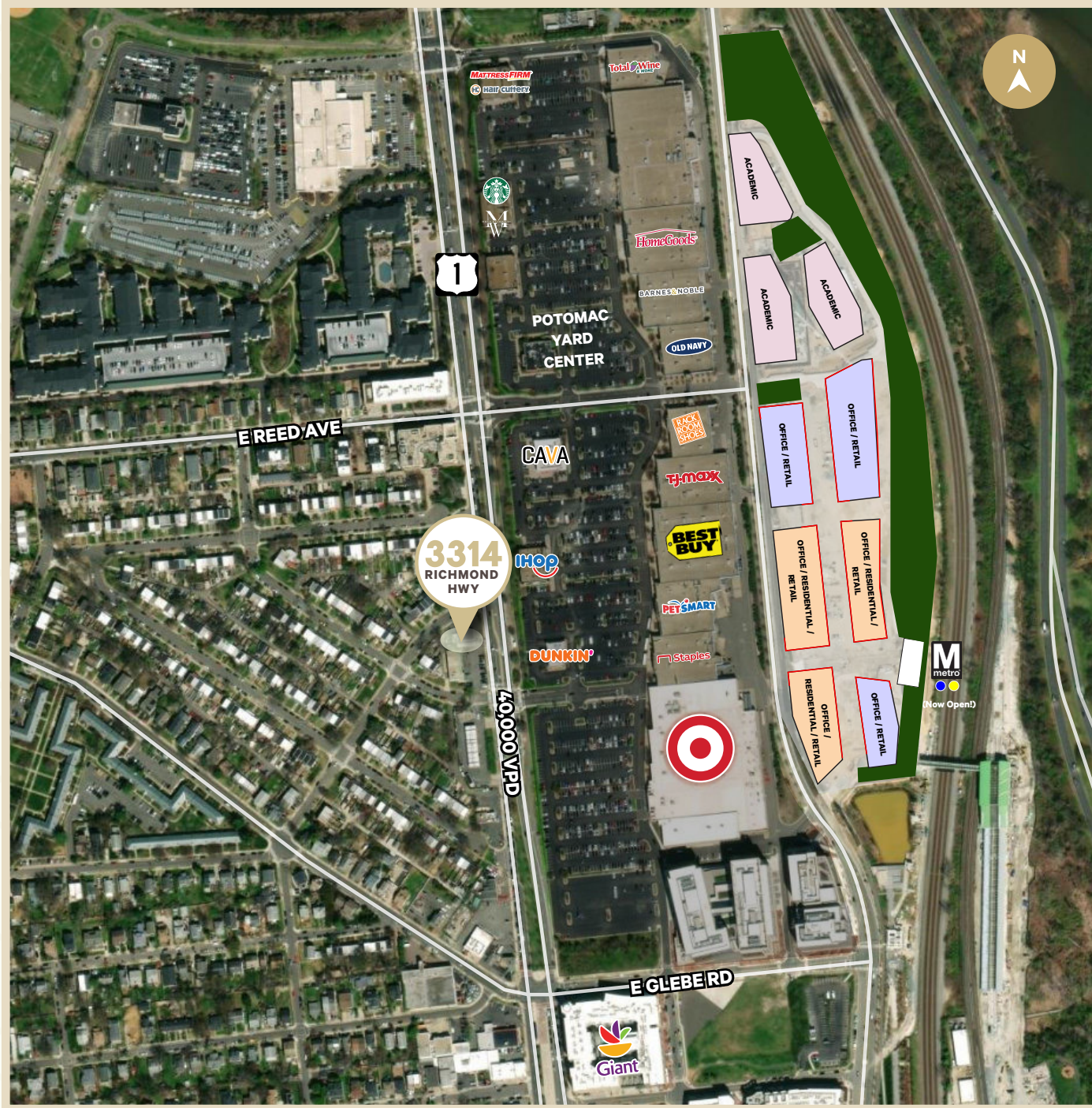
76.1% | 75.5% | 70.4%



MEDIAN AGE

36.1 | 37.2 | 36.3

THE PROPERTY



MEET YOUR NEIGHBORS

TARGET®



STAPLES®



PETSMART

CAVA

BARNES & NOBLE

HomeGoods

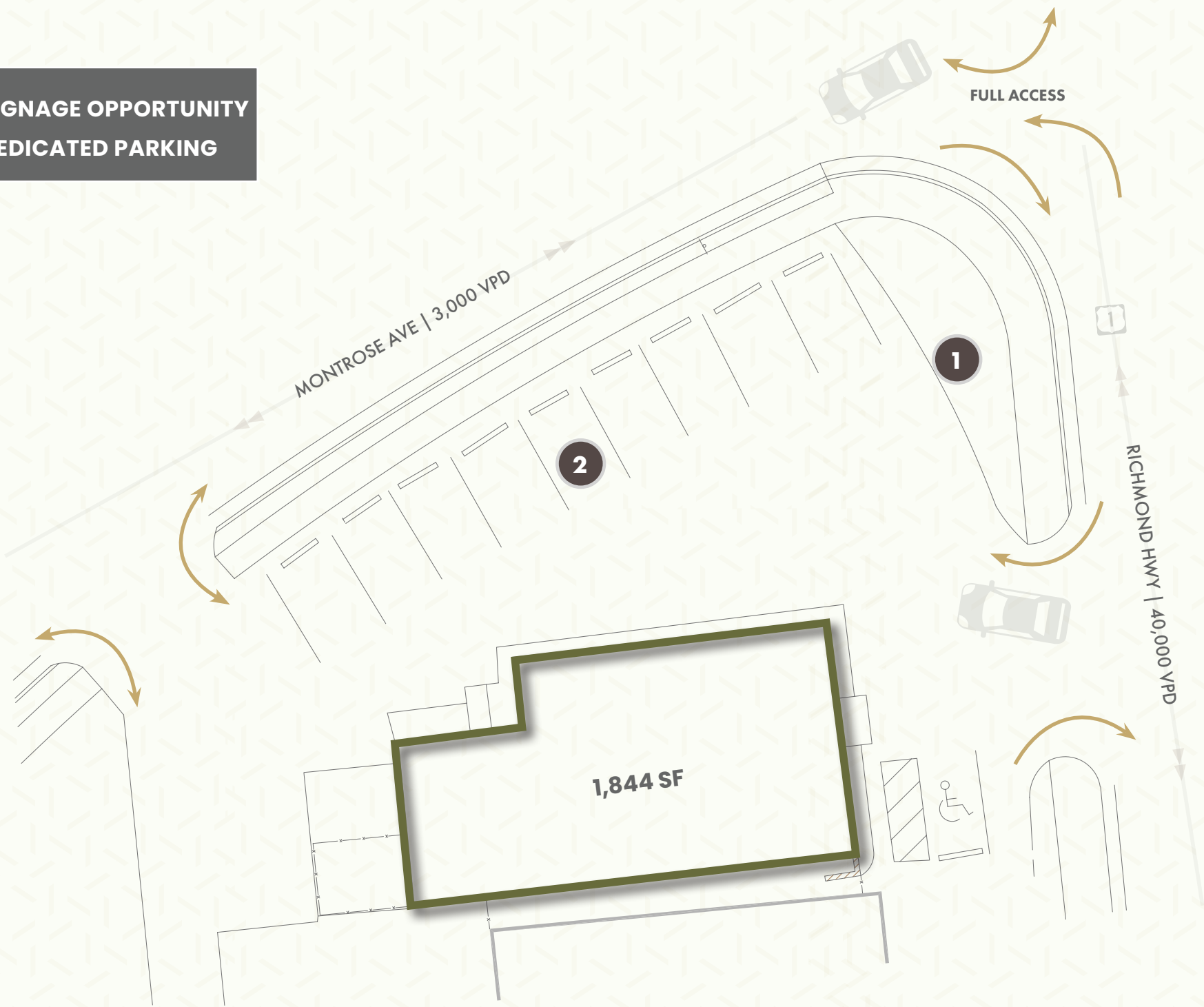
THE POTENTIAL



Potential to combine with adjacent .32 AC parcel for a total of .49 AC

SITE PLAN

- 1. SIGNAGE OPPORTUNITY
- 2. DEDICATED PARKING





PROUDLY REPRESENTED BY

MICHAEL ZACHARIA

Executive Vice President

+1 202 489 3815

michael.zacharia@cbre.com

REILLY HUDSON

Senior Associate

+1 301-758 6197

reilly.hudson@cbre.com

ERIKA DALISERA

Transaction Specialist

+1 410 353 9713

erika.dalisera@cbre.com

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