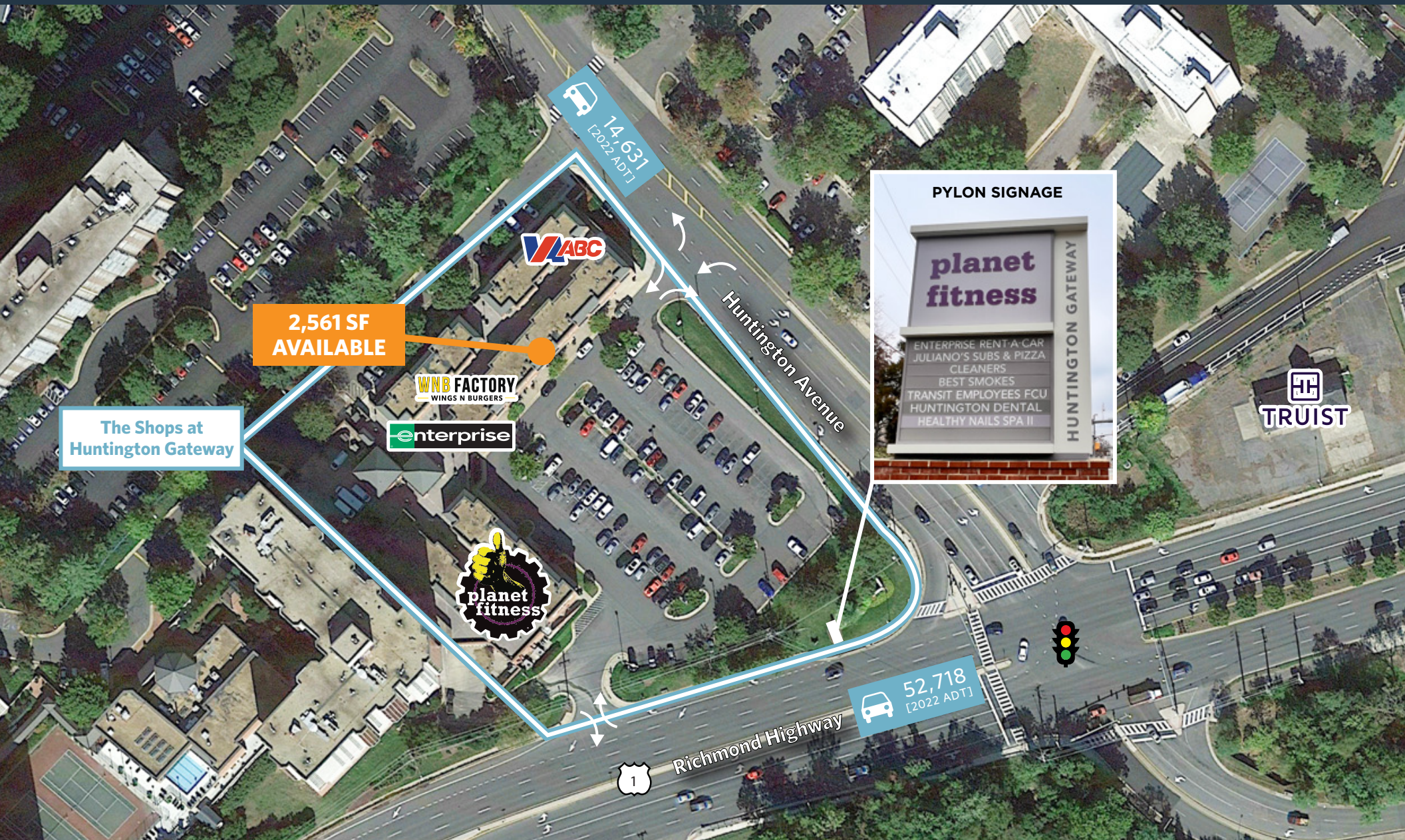




PYLON SIGNAGE



TRUIST



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WNB FACTORY
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Walmart

LOWE'S

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TARGET

planet fitness

ABC

RETAIL FOR LEASE

- Located at the signalized intersection of Huntington Avenue and Richmond Highway (Route 1) in Alexandria, Virginia with direct access to I-95 and I-495
- 2,561 SF in-line space available.
- Excellent visibility and access to Richmond Highway's (Route 1) 52,718 cars per day and Huntington Avenue's 14,631 cars per day.
- Pylon signage and surface parking available.

MATT SKALET

mskalet@klnb.com | 202-420-7775

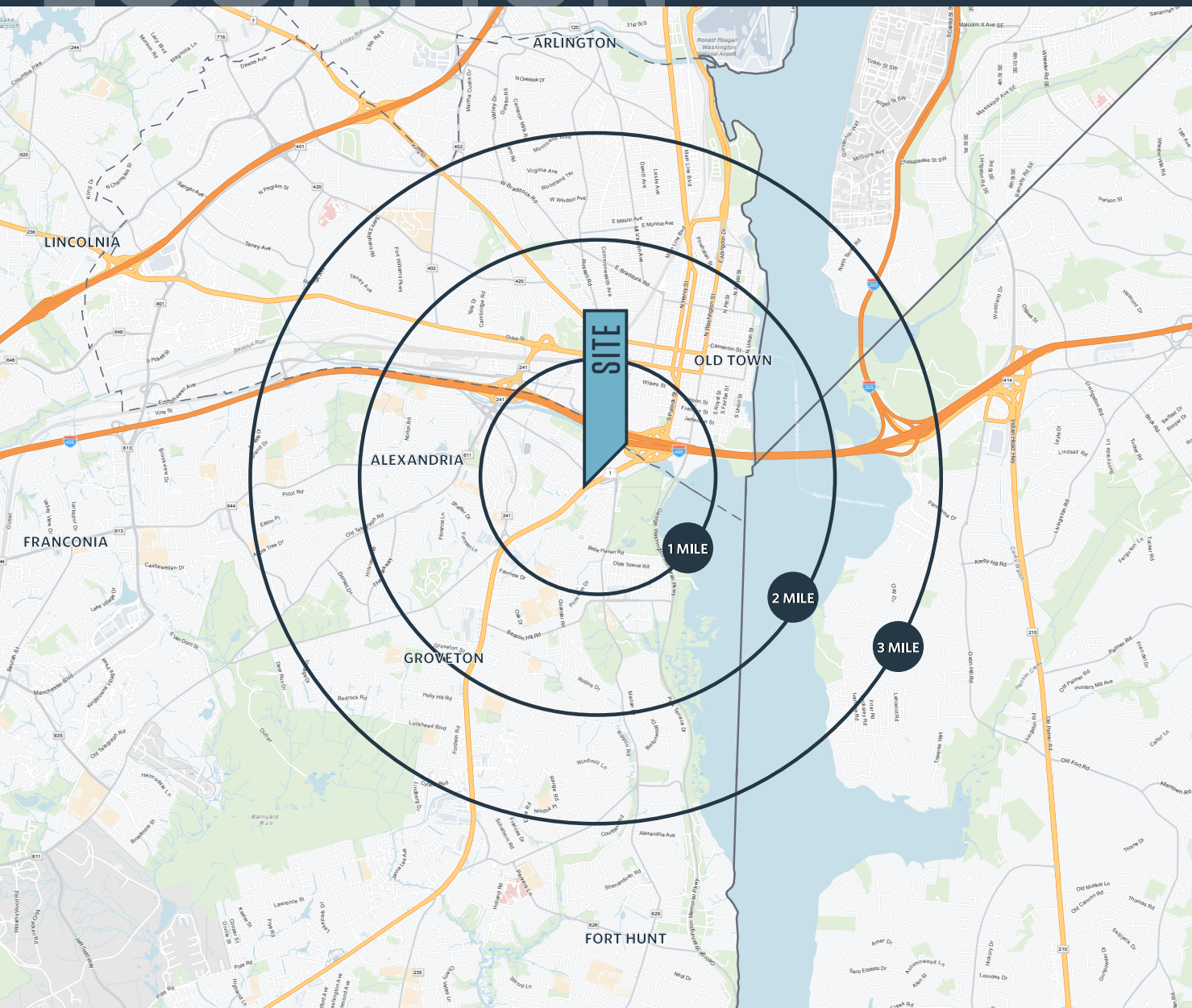
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

LOCATION

HUNTINGTON GATEWAY

5948 RICHMOND HWY, ALEXANDRIA, VA 22303



AVAILABLE SPACE

SIZE	RATE	EST. NNN	DELIVERY
2,561 SF	Negotiable	\$10.33 PSF	Immediately

DEMOGRAPHICS | 2023:

1-MILE	2-MILE	3-MILE
Population 25,858	75,674	139,239
Daytime Population 30,385	92,103	150,796
Households 13,611	36,488	62,940
Average HH Income \$165,701	\$185,336	\$188,676

TRAFFIC COUNTS | 2022:

Richmond Highway	52,718 ADT
Huntington Avenue	14,631 ADT

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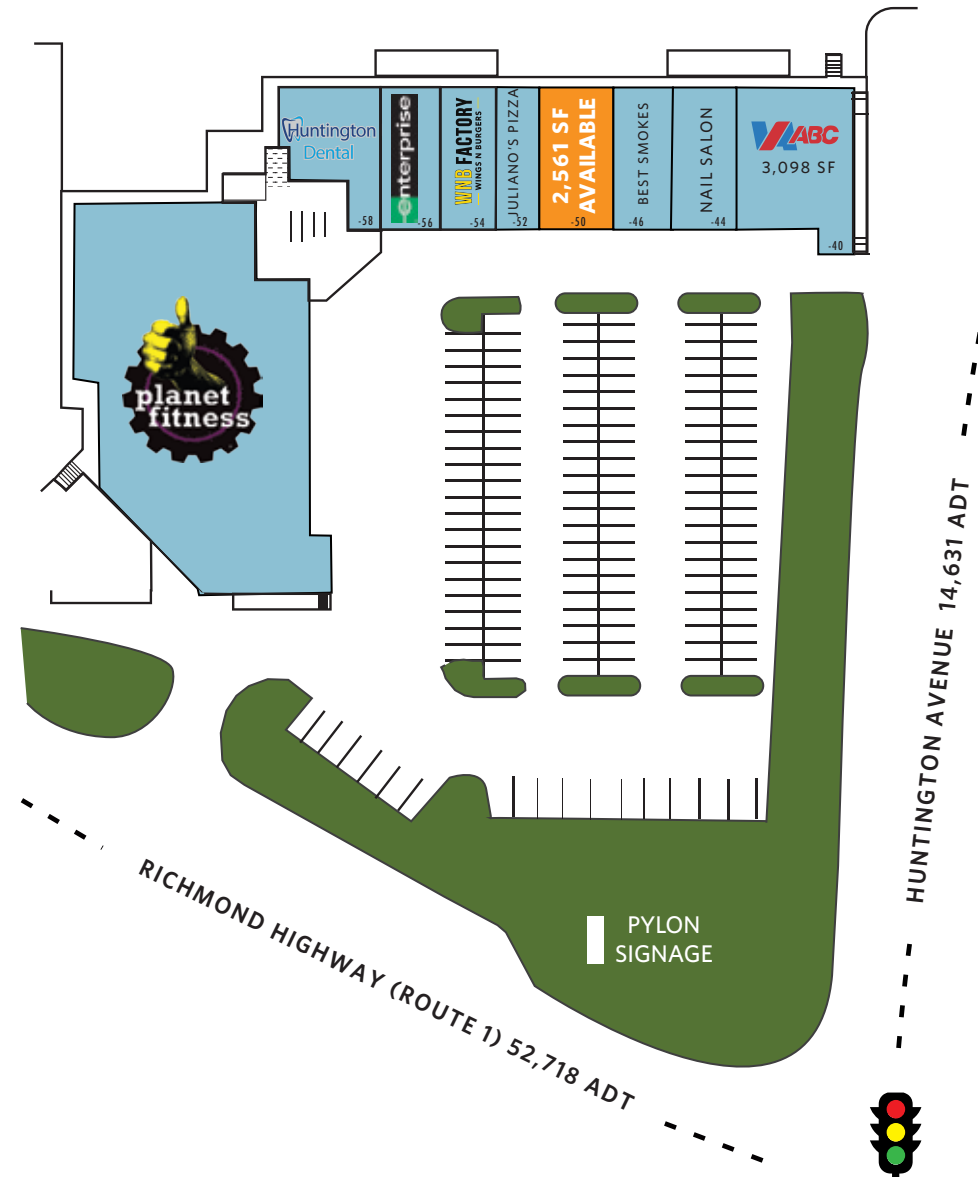
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SITE PLAN

HUNTINGTON GATEWAY

5948 RICHMOND HWY, ALEXANDRIA, VA 22303



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AERIAL

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