

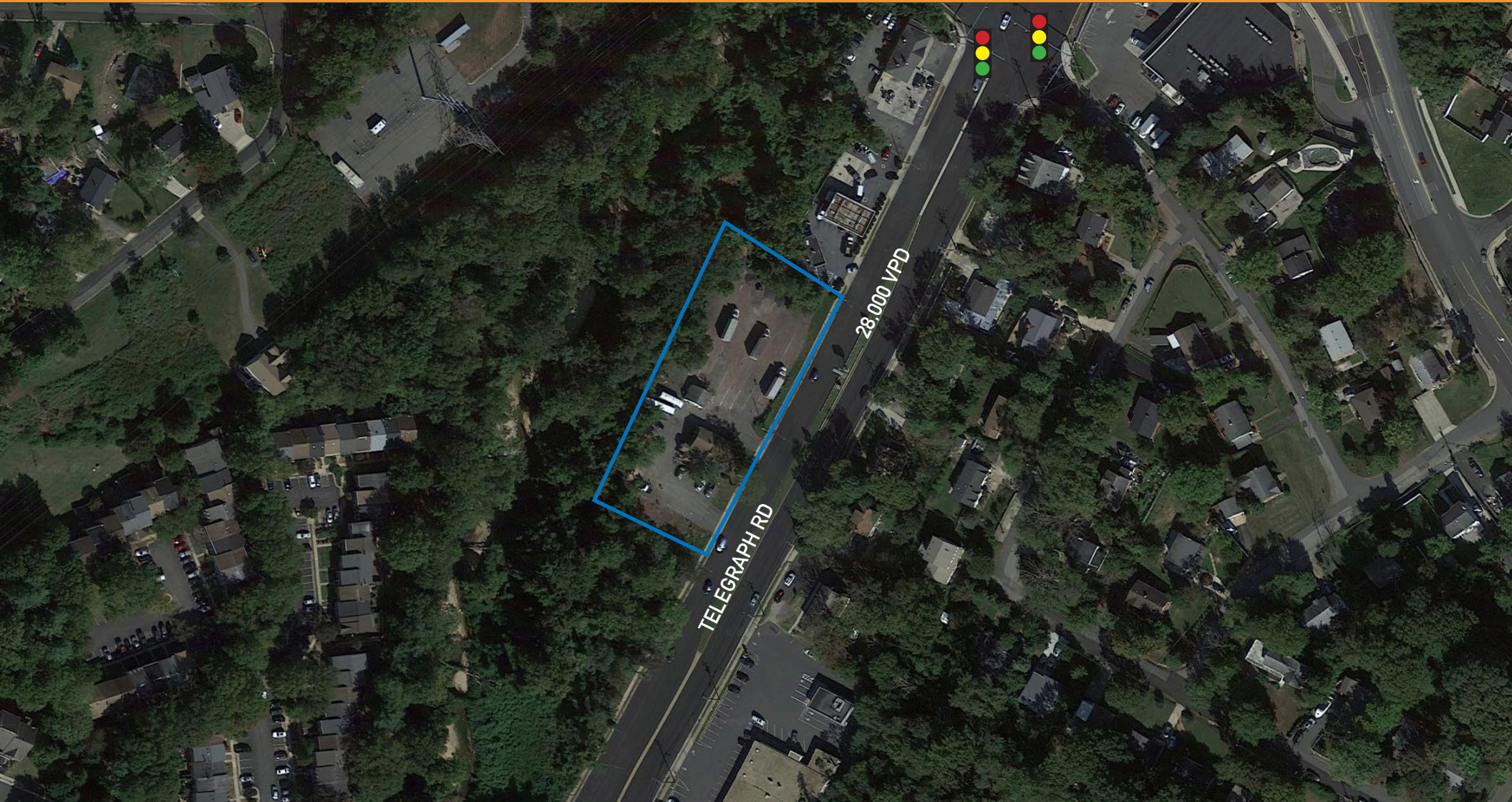
DEVELOPMENT OPPORTUNITY FOR LEASE

- Located between the intersection of Lenore Lane and Farmington Drive on Telegraph Road in Alexandria less than .2 miles from I-95 and I-495.
- By Right approval for 1,500 - 7,500 RSF of commercial development.
- Ideal visibility and access off Telegraph Road with over 28,000 VPD and I-95 Telegraph Rd exit with 207,000 VPD.
- Build to Suit or Ground Lease.
- Zoning C-6.



AERIAL VIEW OF SITE

5716 TELEGRAPH ROAD, ALEXANDRIA VA. 22303

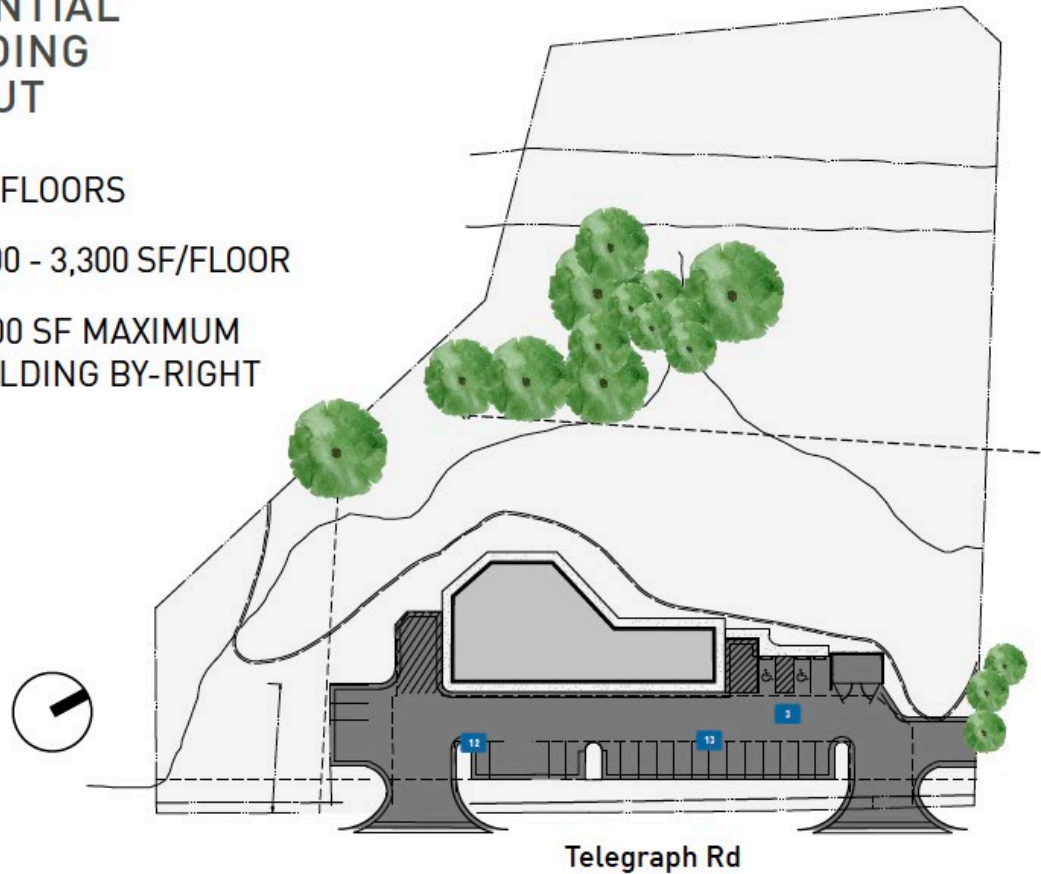


SITE PLAN

5716 TELEGRAPH ROAD, ALEXANDRIA VA. 22303

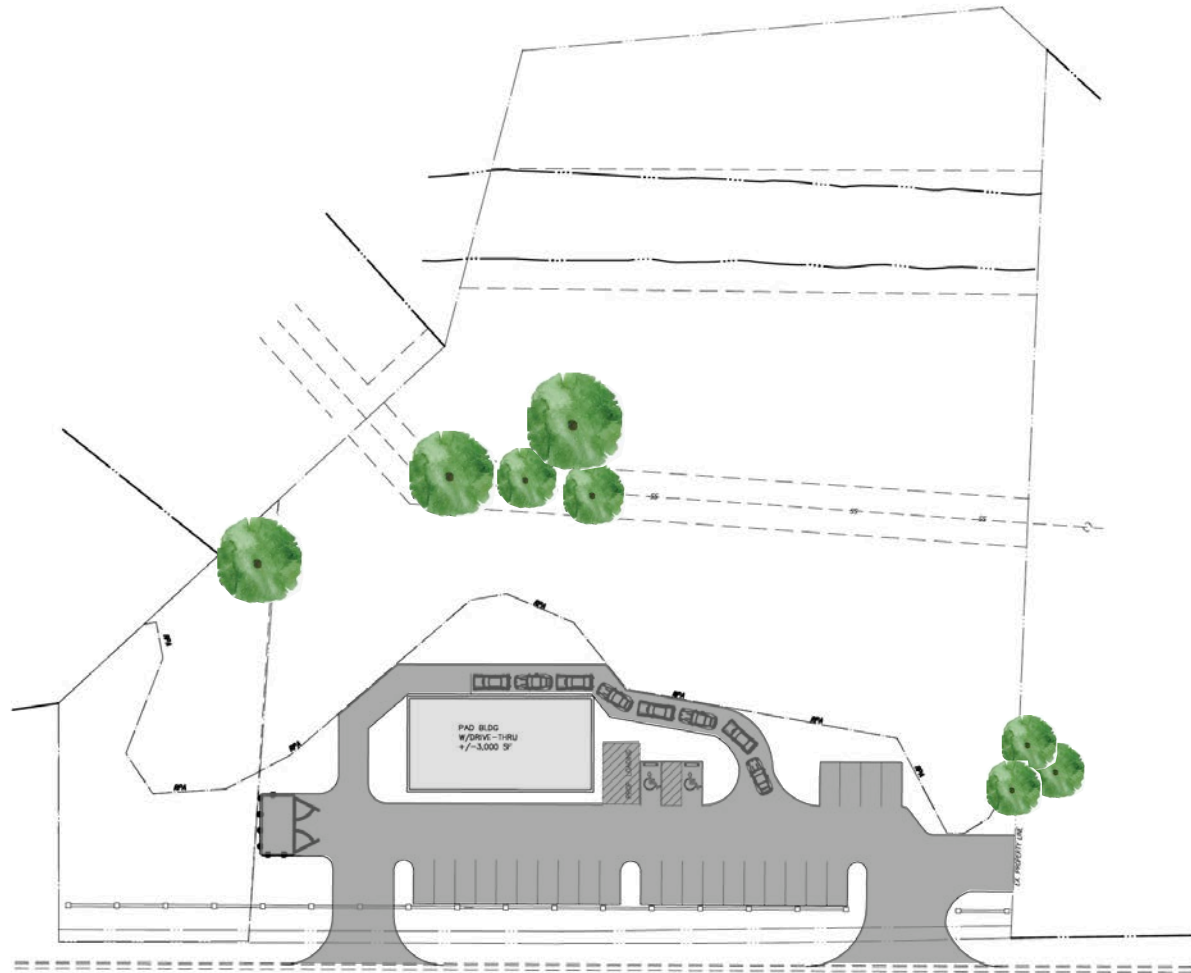
POTENTIAL BUILDING LAYOUT

- 1-2 FLOORS
- 2,000 - 3,300 SF/FLOOR
- 7,500 SF MAXIMUM BUILDING BY-RIGHT



POTENTIAL FOR DRIVE-THRU

5716 TELEGRAPH ROAD, ALEXANDRIA VA. 22303



EX. TELEGRAPH ROAD RTE. #611

LOCATION

5716 TELEGRAPH ROAD, ALEXANDRIA VA. 22303

DEMOGRAPHICS - 2020

	1 Mile	2 Mile	3 Mile
Population	22,340	71,200	133,670
Daytime Population	9,200	50,100	85,700
Number of Households	19,875	33,000	59,400
Avg. Household Income	\$107,000	\$117,200	\$116,300

Traffic counts 2019 Avg. Daily Traffic

Telegraph Road	28,000 ADT
N Kings Highway	17,000 ADT
Huntington Ave	12,000 ADT
Franconia Road	9,200 ADT
I-95	207,000 ADT

