

7500 RICHMOND HWY.
ALEXANDRIA, VA 22306

FOR LEASE

RETAIL SPACE AT SIGNALIZED INTERSECTION

OPPORTUNITY:

- Prime Retail Space on Richmond Hwy.
- Space For Lease
- Up to 8,500 SF Available
 - Divisible with Bays Ranging from 1,600 SF to 8,500 SF
- \$35 per SF
- Available May 1, 2019
- Zoned C-8

HIGHLIGHTS:

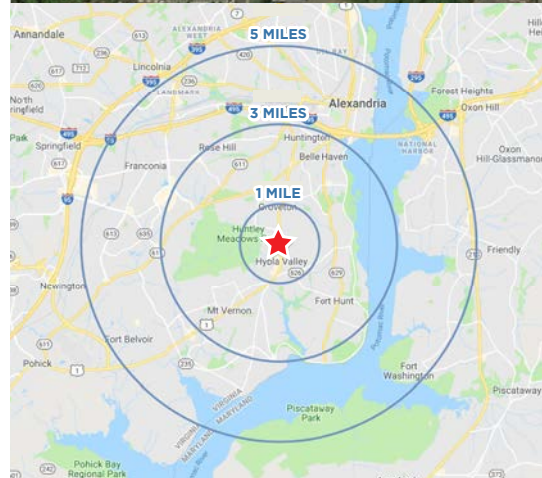
- Located at the Signalized Intersection of Richmond Hwy. and Arlington Dr.
- Tremendous Access and Visibility
- Situated in the Heart of the Redevelopment of Hybla Valley Corridor

TRAFFIC COUNTS:

- 51,000 AADT on Richmond Hwy.
- 8,600 AADT on Fordson Dr.

DEMOGRAPHICS:

1 MILE	3 MILES	5 MILES
POPULATION		
21,377	116,296	286,819
HOUSEHOLDS		
7,357	42,781	115,516
AVERAGE HOUSEHOLD INCOME		
\$95,436	\$145,723	\$149,476
DAYTIME POPULATION		
5,882	23,470	127,825



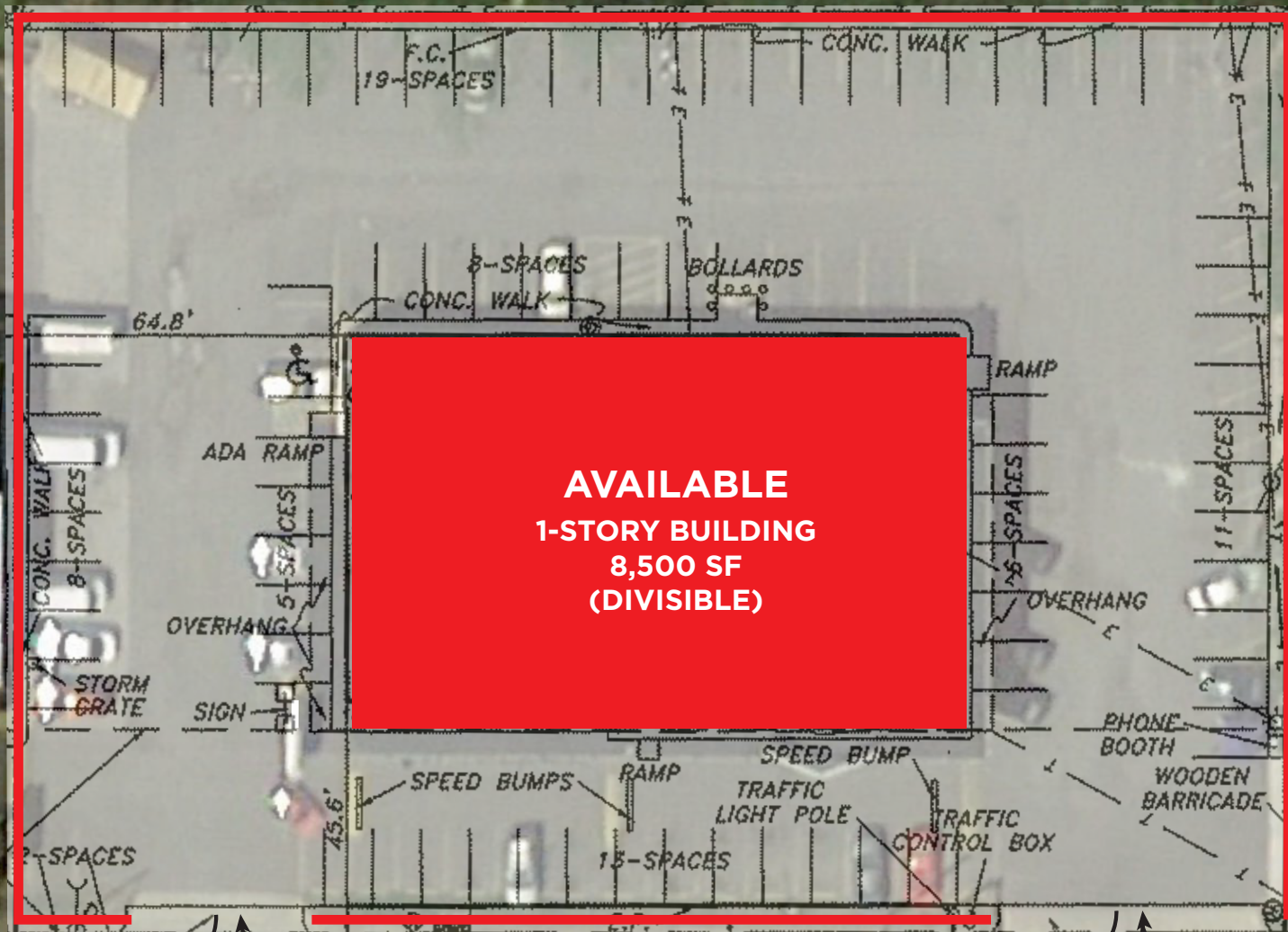
IN COOPERATION WITH:



MARK MUELLER | mmueller@broadreachretail.com | D: (443) 775-3153 | C: (443) 286-9063
SULE QAZI of Classic Realty | suleqazi@gmail.com | D: (703) 408-2660

1111 Benfield Blvd., Suite 100, Annapolis, MD 21108 | O: (800) 307-3130 | www.broadreachretail.com

Disclaimer: While Broad Reach Brokerage Services, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.



**AVAILABLE
1-STORY BUILDING
8,500 SF
(DIVISIBLE)**

51,000 AADT

RICHMOND HWY.



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CLASSIC
REALTY

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