

8625 RICHMOND HWY

Alexandria, VA 22309
Fairfax County



JOIN:

BB&T **SAFEMART**

ANYTIME FITNESS **CVS/pharmacy**

FIREHOUSE SUBS
FOUNDED BY FIREMEN™



- Located on Richmond Highway just north of Fort Belvoir and directly across the street from Safeway/CVS anchored Engleside Plaza.
- The site has direct access to both Richmond Highway and the light controlled intersection of Lukens Lane and Richmond Highway.
- Zoned C-8.
- Size 45,349 SF.
- Available for ground lease or build to suit.

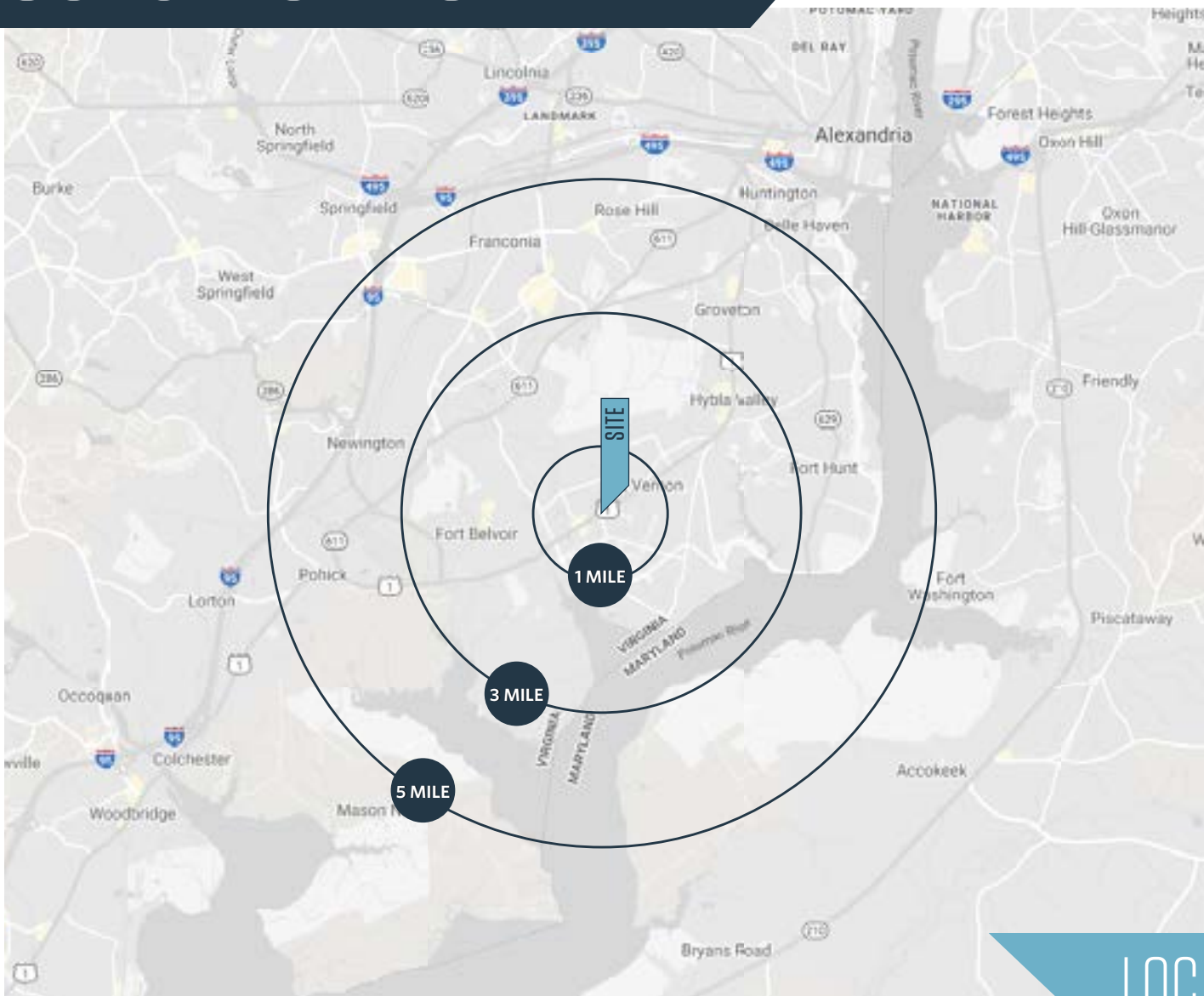
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DEMOGRAPHICS | 2018:

	1-MILE	3-MILE	5-MILE
Population	15,376	67,746	176,673
Daytime Population	10,935	63,266	170,953
Households	5,419	23,414	64,131
Average HH Income	\$98,818	\$123,766	\$133,666

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Richmond Highway (Route 1) 33,000 ADT

LOCATION & DEMOGRAPHICS

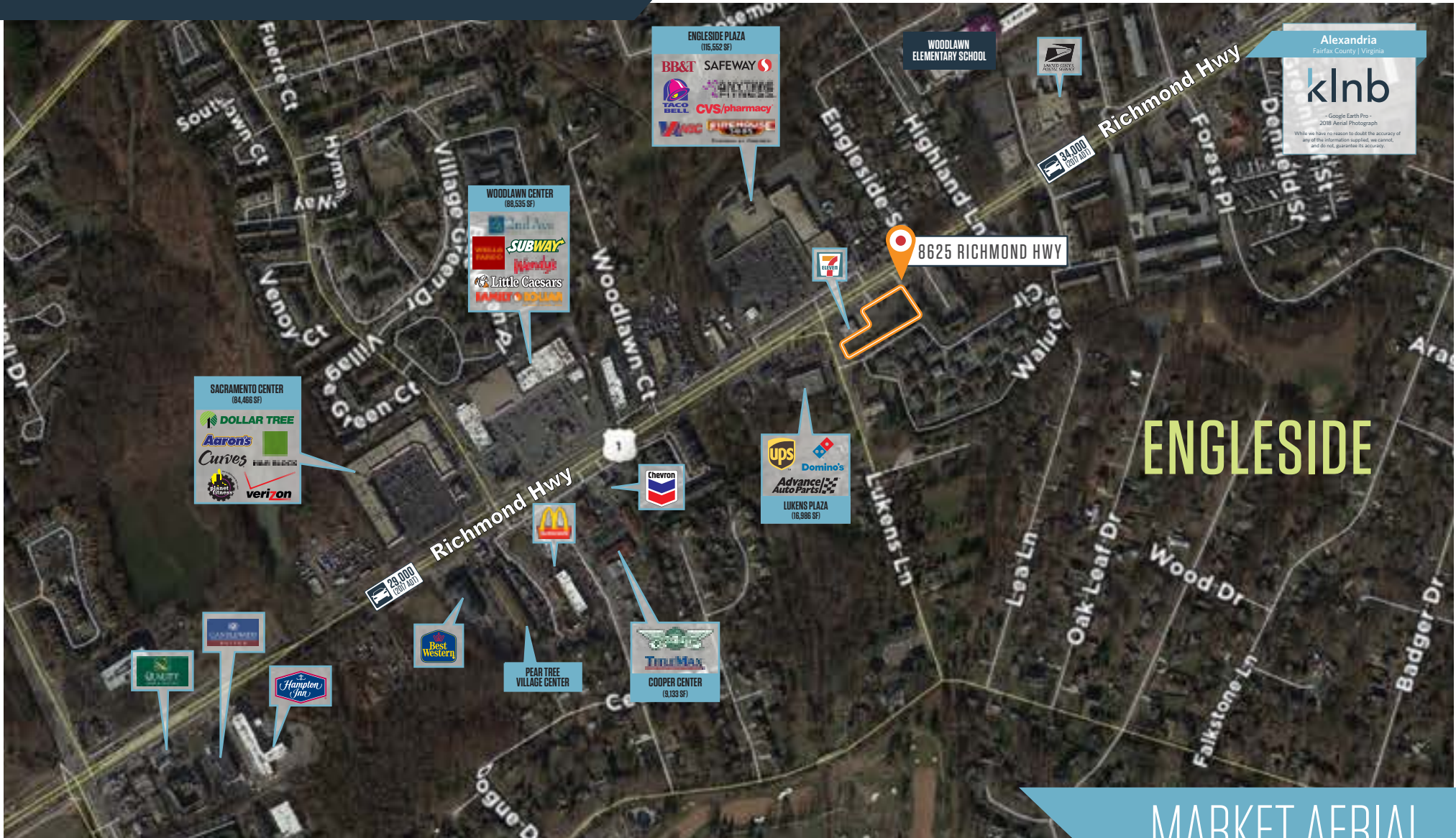
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CLICK TO VIEW PROPERTY WEBSITE

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