



OFFICE FOR LEASE

AVAILABILITY:

- Suite 200B: 709 SF
- Suite 214: 1,086 SF
- Suite 215: 986 SF
- Suite 213A: 1,131 SF
- Suite 200C: 1,012 SF
- Suite 207A: 1,196 SF
- Suite 216: 1,062 SF

PROPERTY HIGHLIGHTS:

- Rental Rates from \$18.00 PSF, Full Service
- Strong, Local Ownership
- Building Upgrades Underway - Resurfaced Parking Lot, Upgraded Lighting
- Ample Parking
- Frontage to high traffic Franconia Road
- Building Signage Possible for Larger Suites
- Easy Access to I-95 and the Capital Beltway
- Numerous Amenities Nearby

JENNY STAINES

jstaines@klnb.com | 703-259-7050

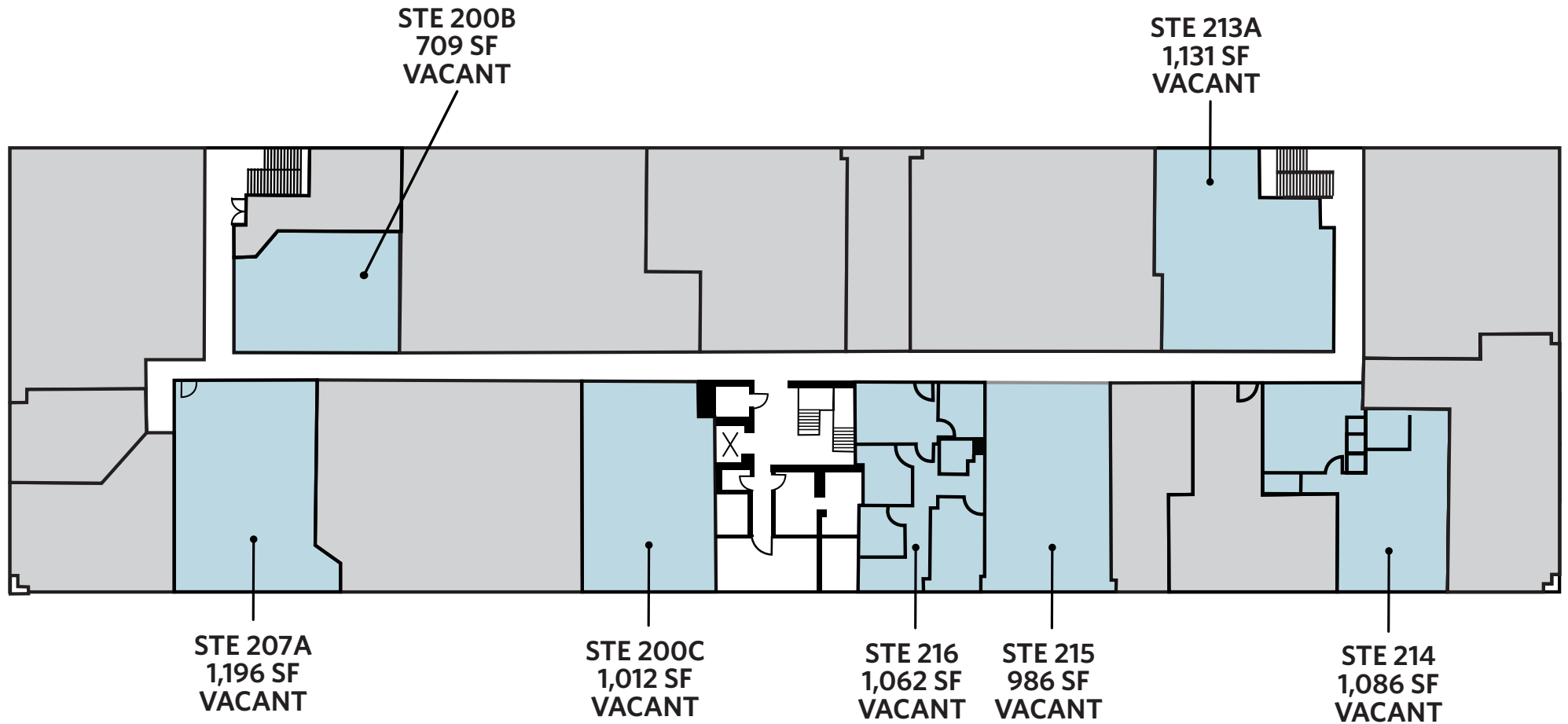
KEENAN WOOFER

kwoofer@klnb.com | 703-268-2744

FLOOR PLAN

FRANCONIA CENTER

6110-6122 FRANCONIA RD., ALEXANDRIA, VA 22310, FAIRFAX COUNTY



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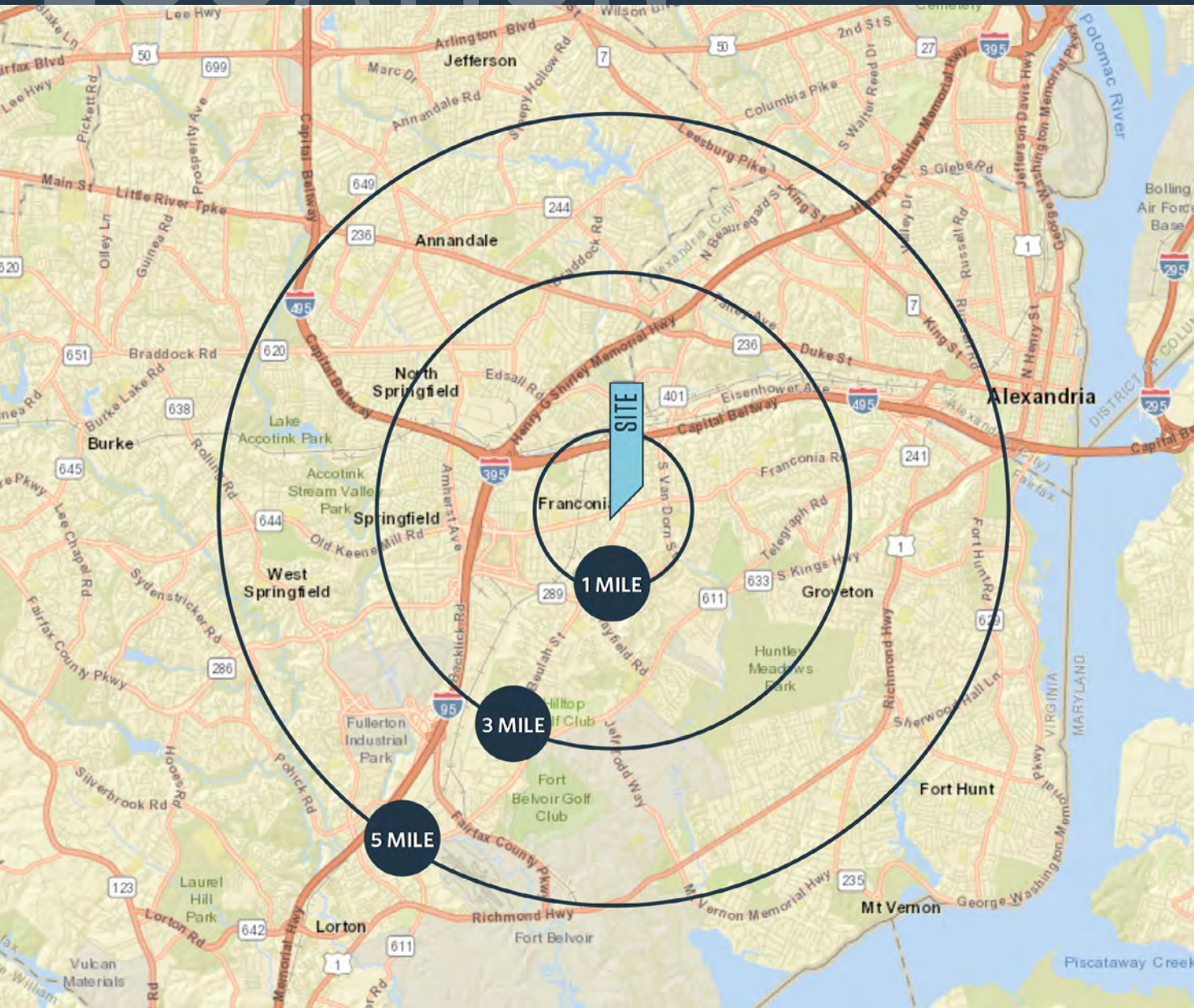
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LOCATION

FRANCONIA CENTER

6110-6122 FRANCONIA RD., ALEXANDRIA, VA 22310, FAIRFAX COUNTY



DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	17,201	144,366	405,791
Daytime Population	8,983	56,660	164,083
Households	6,603	57,359	160,929
Average HH Income	\$160,402	\$130,390	\$130,169

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Franconia Road 23,340 ADT

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AERIAL

FRANCONIA CENTER

6110-6122 FRANCONIA RD., ALEXANDRIA, VA 22310, FAIRFAX COUNTY

SPRINGFIELD

SPRINGFIELD PLAZA
 Giant, buybuy BABY, TRADER JOE'S, PARTY DEPOT, CVS

CONCORD CENTRE
 ALDI

SPRINGFIELD TOWNE CENTER
 TARGET, REGAL CINEMAS, DICK'S SPORTING GOODS, H.M. macy's, JCPenney, NORDSTROM, RACK

BEST BUY METRO CENTER
 BEST BUY, ULTA, PETS MART

KINGSTOWNE TOWNE CENTRE (172,161 SF)
 Walmart, SAFEWAY, COST PLUS, WORLD MARKET, TJ-maxx, TOYS R US, KOHL'S

KINGSTOWNE SHOPPING CENTER (180,000 SF)
 Giant, ROSS DRESS FOR LESS, SUBWAY, LEO PIZZA

BROOKFIELD PLAZA

BACKLICK SHOPPING CENTER
 McDonald's, Starbucks, Giant

LOISDALE CENTER
 BARNES & NOBLE BOOKSELLERS, BED BATH & BEYOND, DSW

Michael's
 Where Creativity Happens

SPRINGFIELD COMMONS
 THE HOME DEPOT, STAPLES, OLD NAVY, Pier 1 Imports, MODELL'S

FESTIVAL AT MANCHESTER LAKES (165,486 SF)
 SHOPPERS Food & Pharmacy, DUNKIN' DONUTS, Roy Rogers

HILLTOP VILLAGE CENTER (350,000 SF)
 Wegmans, LAIFITNESS, BUBBLES

HAYFIELD PLAZA
 McDonald's, SUBWAY

SARASOTA SHOPPING CENTER
 Giant, Advance Auto Parts, CHIPOTLE MEXICAN GRILL

NEWINGTON

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FOR MORE INFORMATION, PLEASE CONTACT:

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kwoofte@klnb.com | 703-268-2744

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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