

Just Listed! Available October 2023



MATT SKALET

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LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769



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WNB FACTORY
WINGS N BURGERS

Walmart

LOWE'S

SHOPPERS

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) 88,000 cars per day and Huntington Avenue's 24,000 cars per day.
- Pylon signage and surface parking available.

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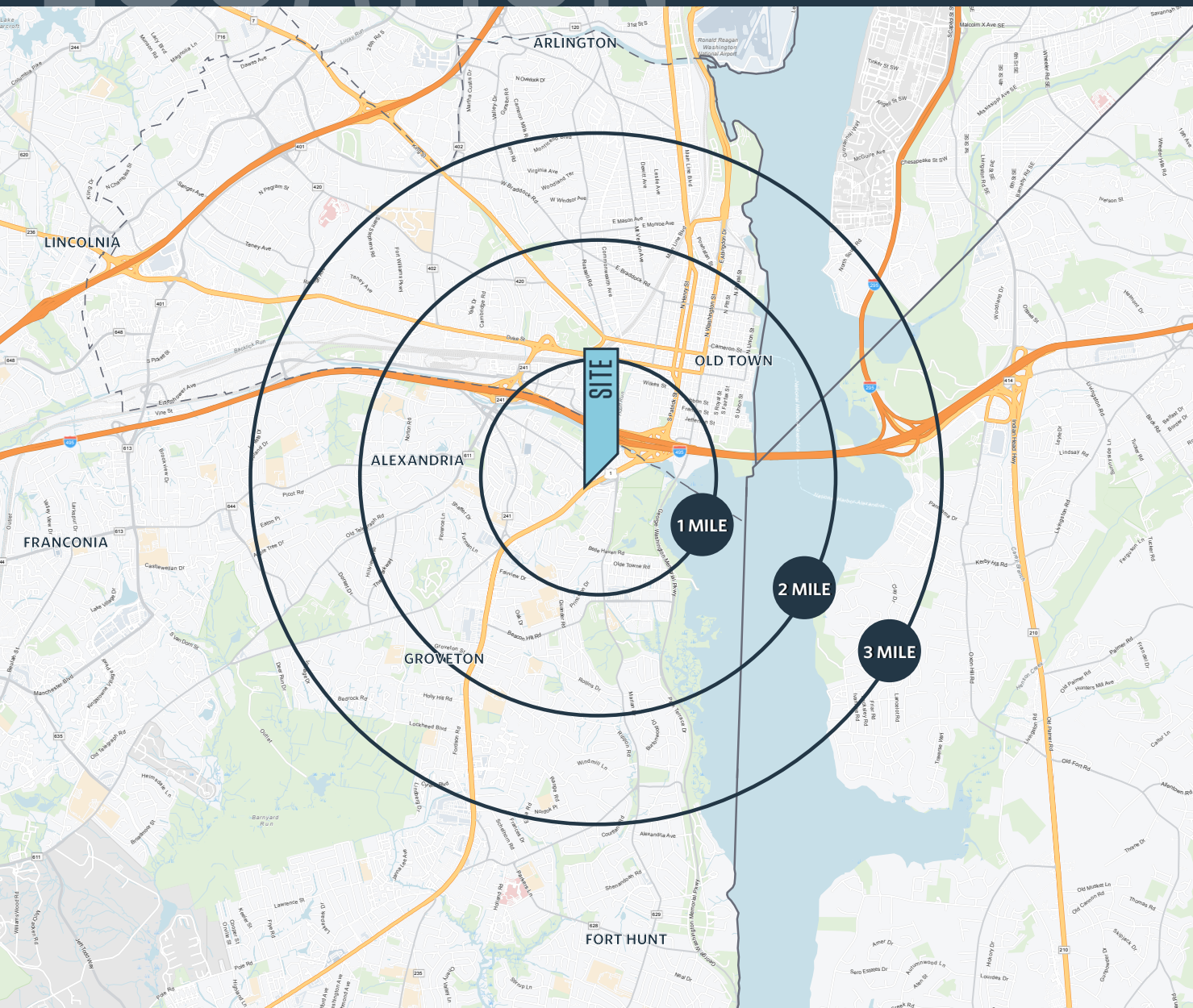
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LOCATION

HUNTINGTON GATEWAY

5940-5990 RICHMOND HWY, ALEXANDRIA, VA 22303



AVAILABLE SPACE

SIZE	RATE	EST. NNN	DELIVERY
2,561 SF	Negotiable	\$10.33 PSF	10/1/2023

DEMOGRAPHICS | 2022:

1-MILE	2-MILE	3-MILE
Population 24,953	73,086	137,327
Daytime Population 15,036	57,373	92,006
Households 12,801	34,611	61,321
Average HH Income \$173,140	\$197,473	\$200,458

TRAFFIC COUNTS | 2021:

Richmond Highway	88,000 ADT
Huntington Avenue	24,000 ADT

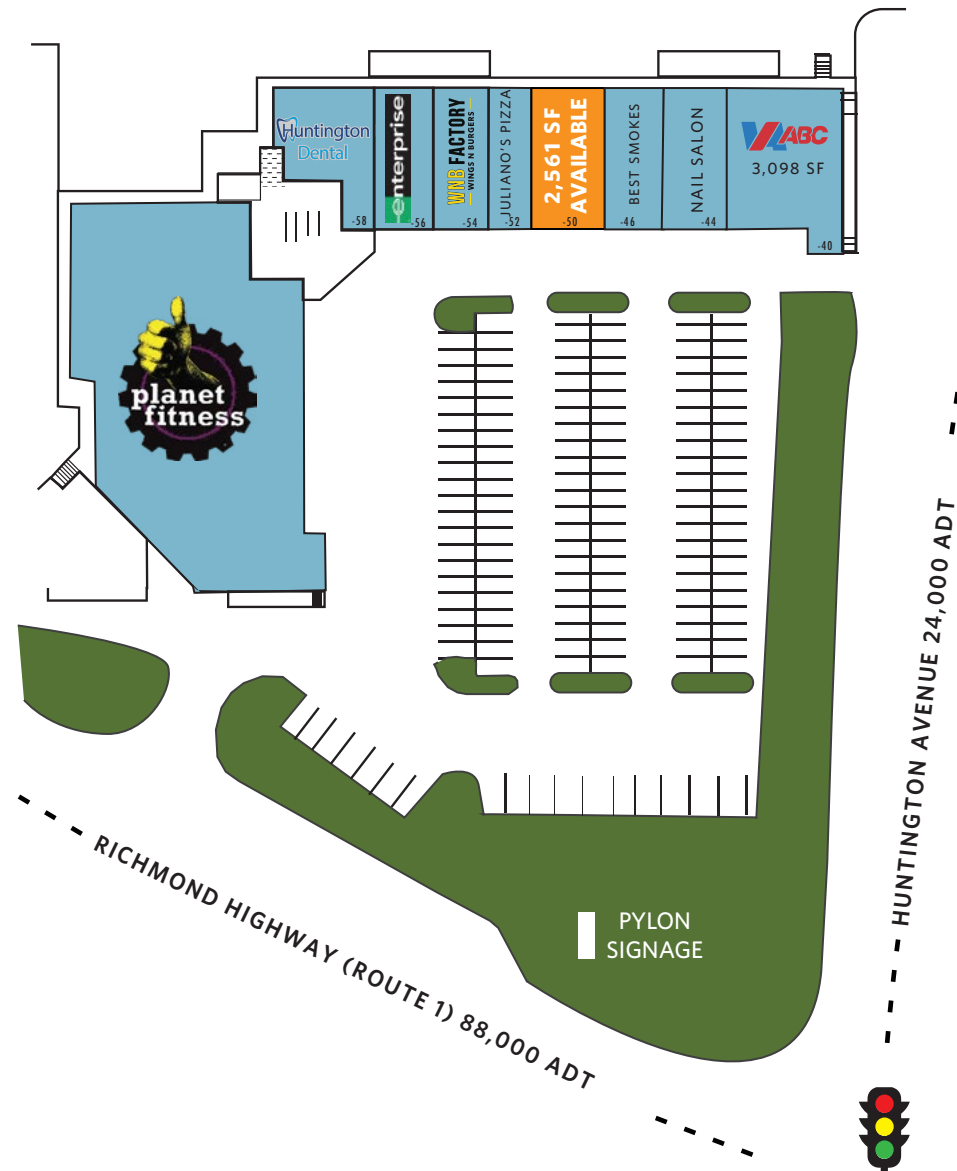
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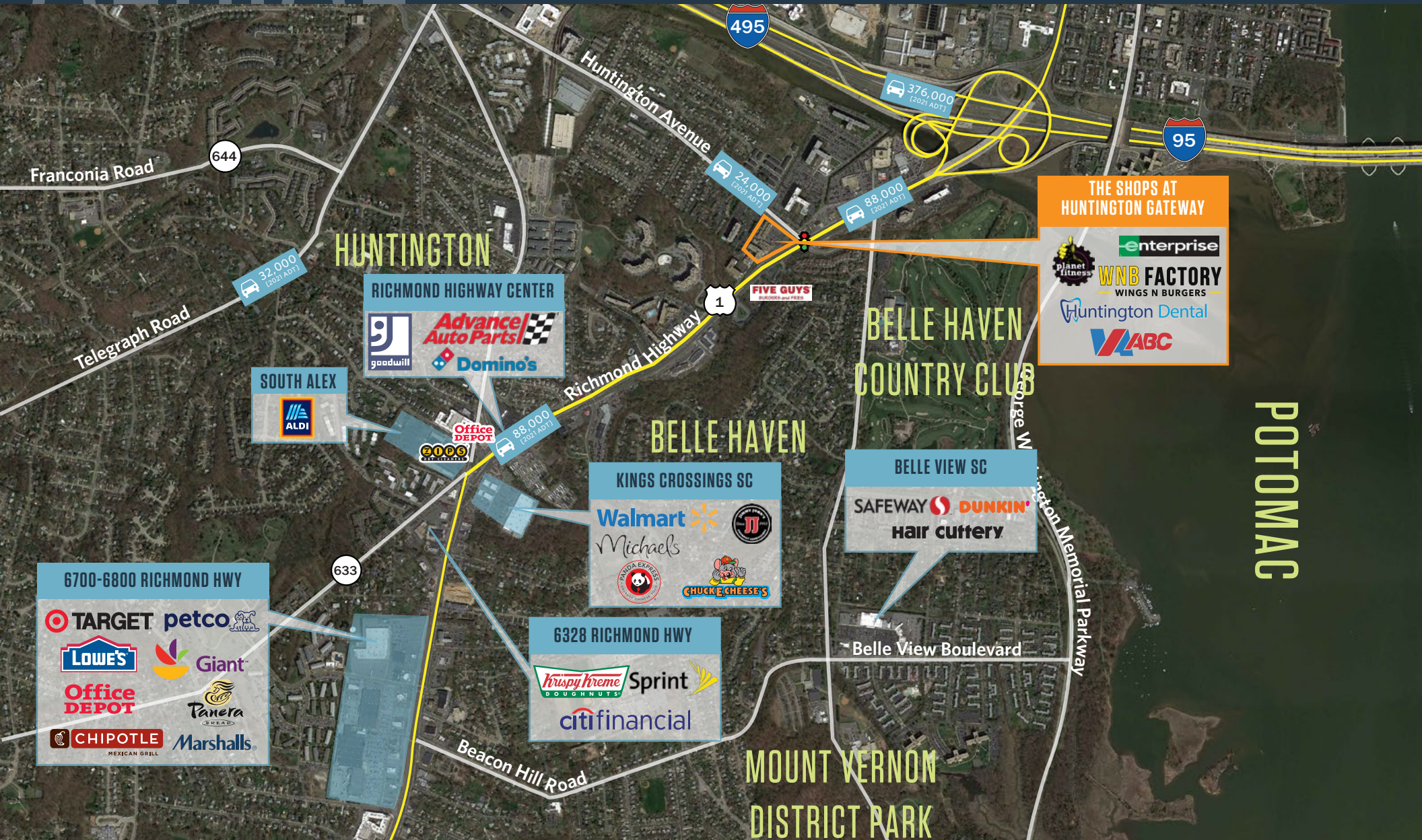
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FOR MORE INFORMATION, PLEASE CONTACT:

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