



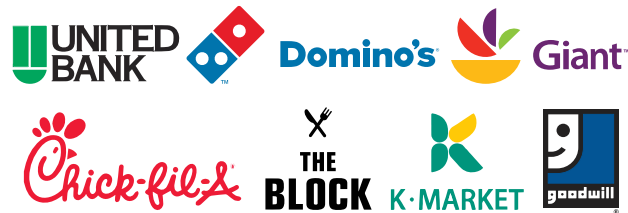
4260 JOHN MARR DRIVE

ANNANDALE, VA 22003, FAIRFAX COUNTY

DISCREET LISTING
(EXISTING TENANT IS OPEN
AND OPERATING. PLEASE DO
NOT DISTURB.)



JOIN THESE NEARBY RETAILERS



BANK BUILDING FOR SALE

- 2,221 SF free-standing building available with 3 drive-thru lanes on 0.62 acres of land.
- Located on John Marr Dr which connects Little River Turnpike and Columbia Pike
- New development proposed across the street: Eastgate Centre (Proposed 280 residential units).
- Zoned: C-6

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

DIMITRI GEORGELAKOS

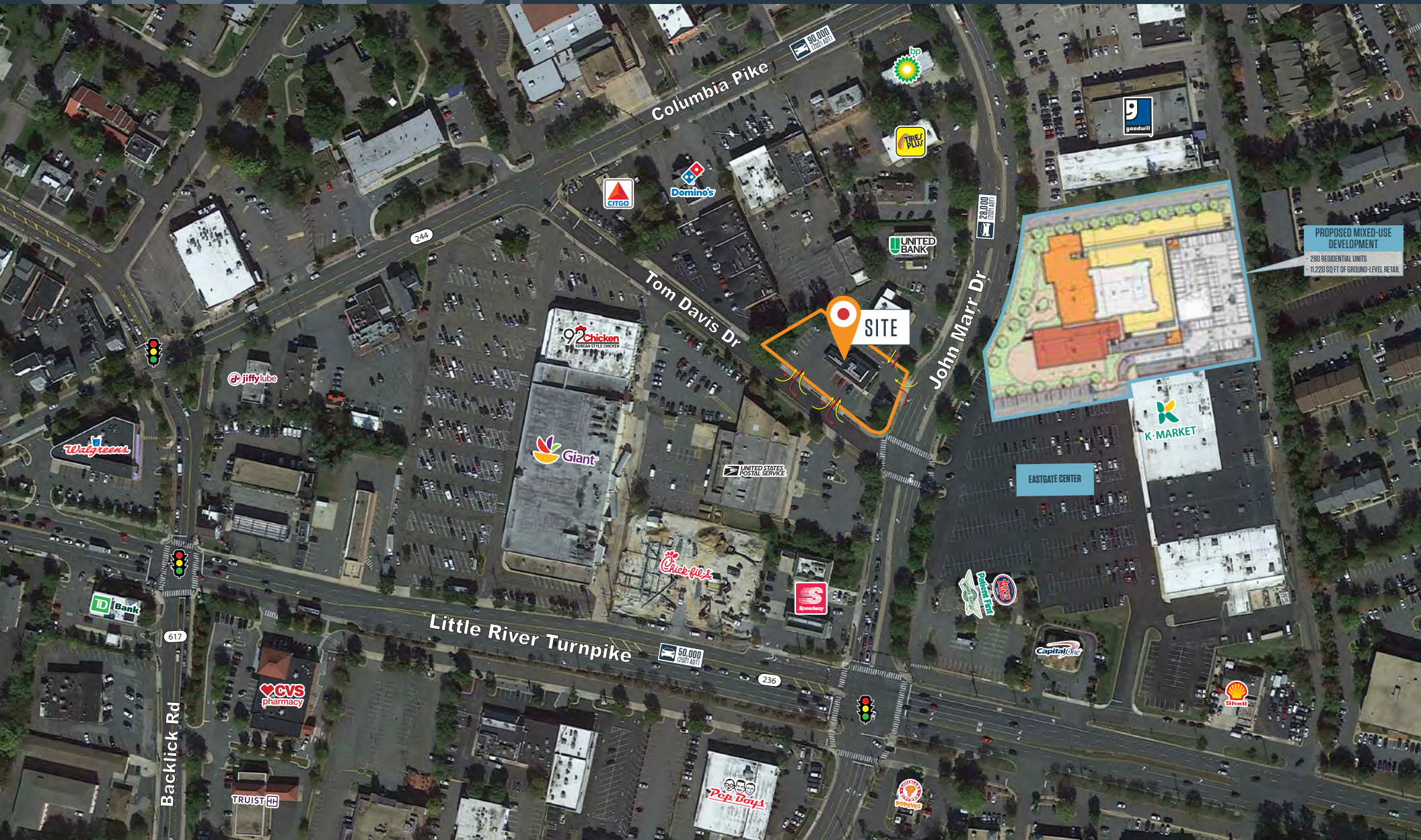
dimitri@klnb.com | 703-268-2710

klnb.com

CLOSE-UP

4260 JOHN MARR DRIVE

ANNANDALE, VA 22003, FAIRFAX COUNTY



VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

DIMITRI GEORGELAKOS

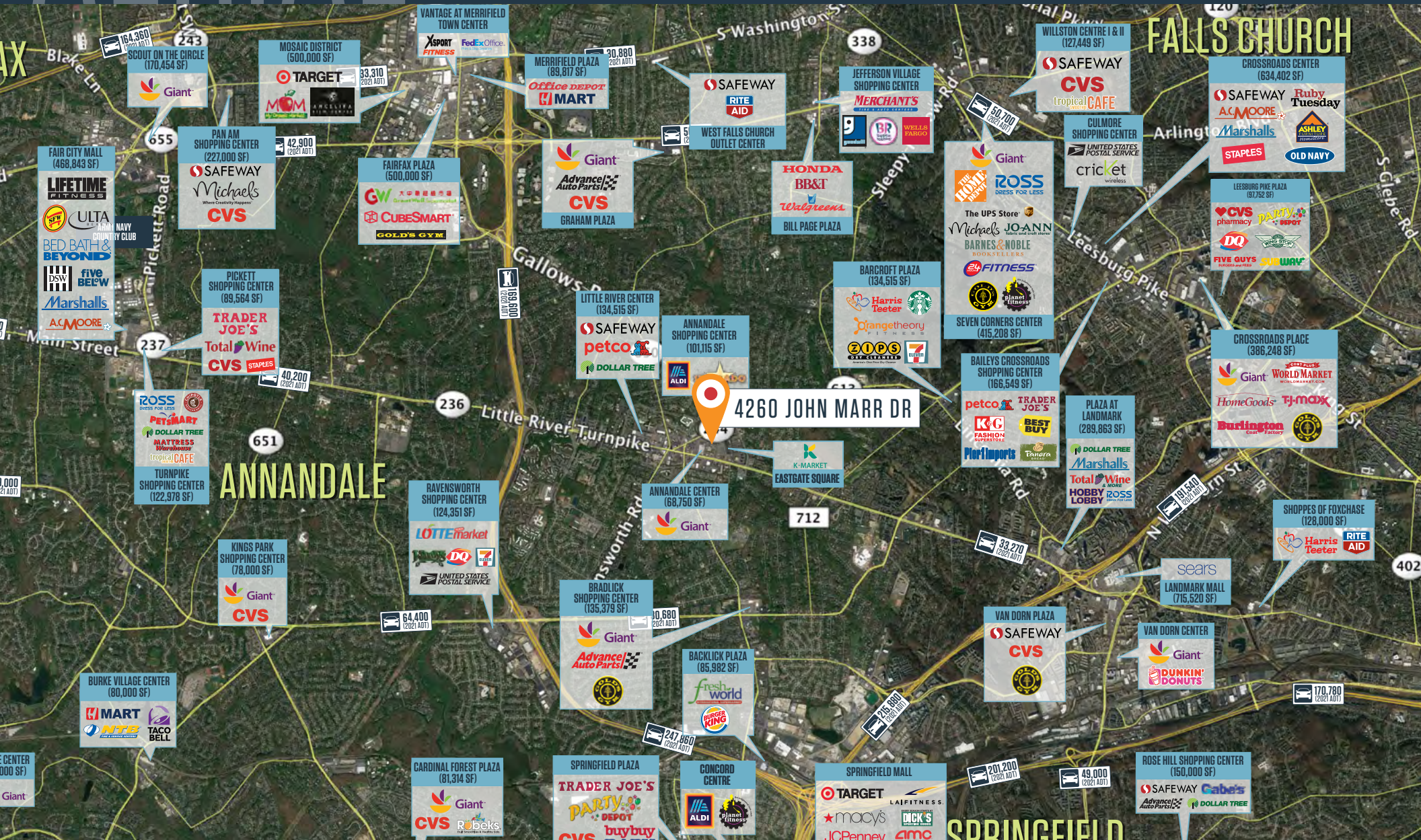
dimitri@klnb.com | 703-268-2710

klnb

AERIAL

4260 JOHN MARR DRIVE

ANNANDALE, VA 22003, FAIRFAX COUNTY



VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710

klnb

LOCATION

4260 JOHN MARR DRIVE

ANNANDALE, VA 22003, FAIRFAX COUNTY



DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
19,808	134,188	466,076
Daytime Population		
19,309	122,379	422,393
Households		
6,369	44,791	175,229
Average HH Income		
\$143,751	\$157,842	\$113,309

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Columbia Pike	90,000 ADT
John Marr Drive	28,000 ADT
Little River Turnpike	50,000 ADT

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710

klnb



4260 JOHN MARR DRIVE

ANNANDALE, VA 22003, FAIRFAX COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

VERONICA KAMARA

vkamara@klnb.com
703-268-2714

DIMITRI GEORGELAKOS

dimitri@klnb.com
703-268-2710

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.