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RETAIL AVAILABLE

- Located on Little River Turnpike (Rt. 236) .25 miles from I-395 in Alexandria, VA.
- Dominant Regional Power Center with great co-tenancy.
- Affluent trade area with outstanding density and daytime population.

JAKE LEVIN

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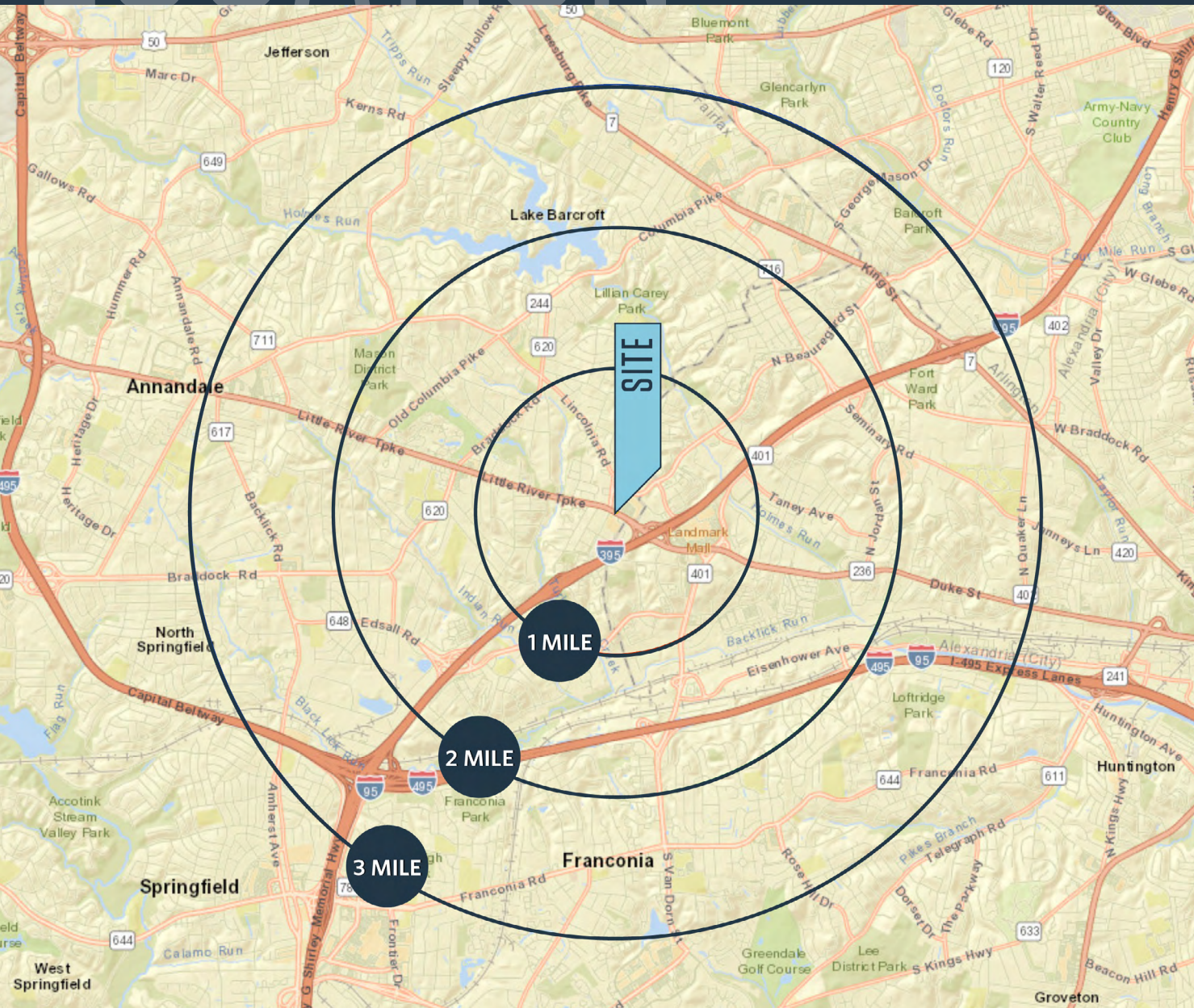
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LOCATION

PLAZA AT LANDMARK

6200 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA 22312, FAIRFAX COUNTY



DEMOGRAPHICS | 2021:

1-MILE	2-MILE	3-MILE
Population		
41,416	106,102	197,142
Daytime Population		
7,439	32,448	70,466
Households		
17,946	46,833	82,749
Average HH Income		
\$93,510	\$116,129	\$126,984

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Little River Turnpike	33,270 ADT
I-395	191,536 ADT

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PLAZA AT LANDMARK



3.1M
VISITS PER YEAR

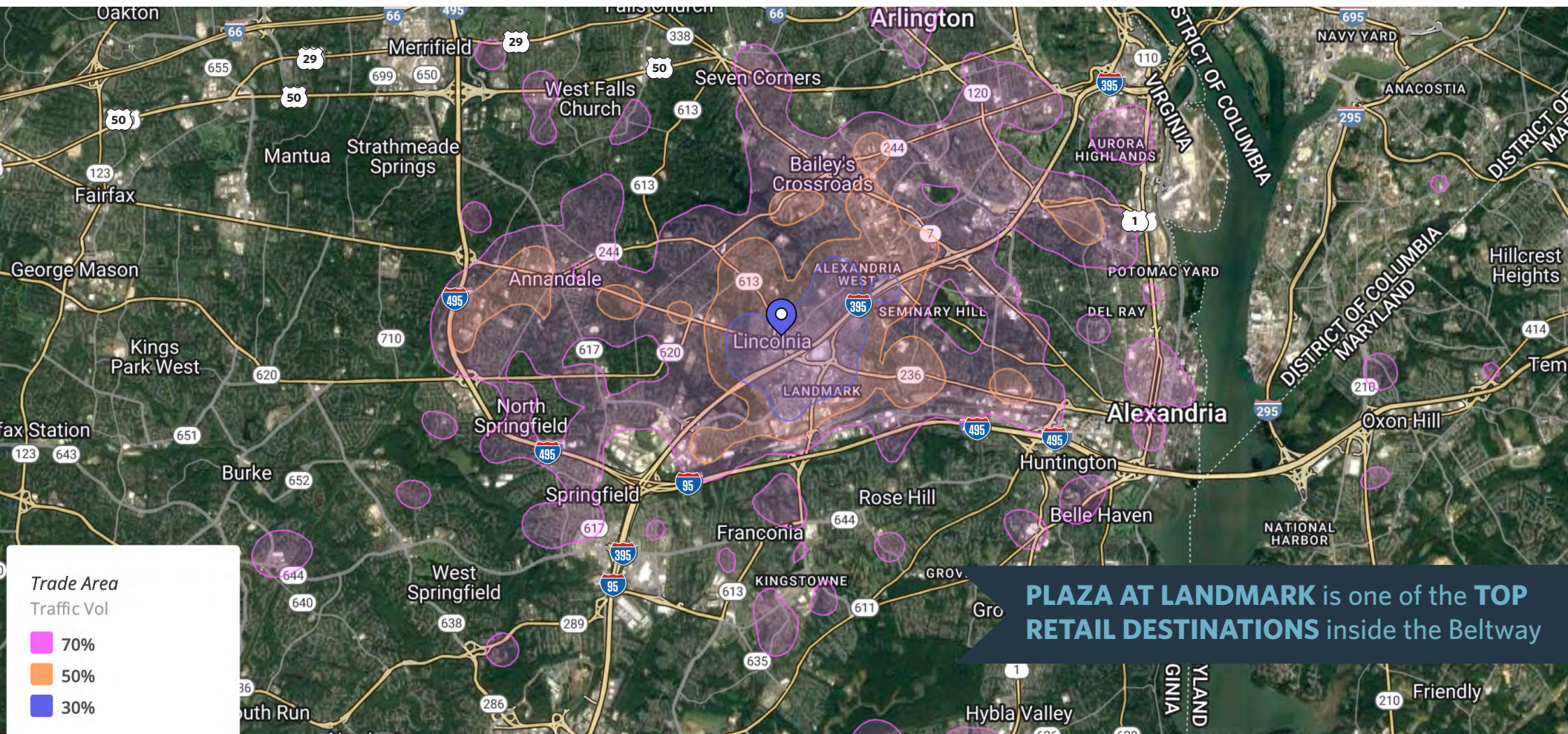


607,400
UNIQUE VISITORS PER YEAR



5.1
VISIT FREQUENCY

DATA IS FROM JANUARY 1, 2022 - DECEMBER 31, 2022



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DEMOGRAPHICS

ALEXANDRIA	1 MILE	3 MILE	5 MILE
POPULATION	44,350	198,206	545,391
DAYTIME POPULATION	8,173	70,190	213,505
HOUSEHOLDS	19,438	83,268	226,413
MED HOUSEHOLD INCOME	\$68,812	\$89,478	\$102,514
AVG HOUSEHOLD INCOME	\$90,817	\$119,743	\$135,724



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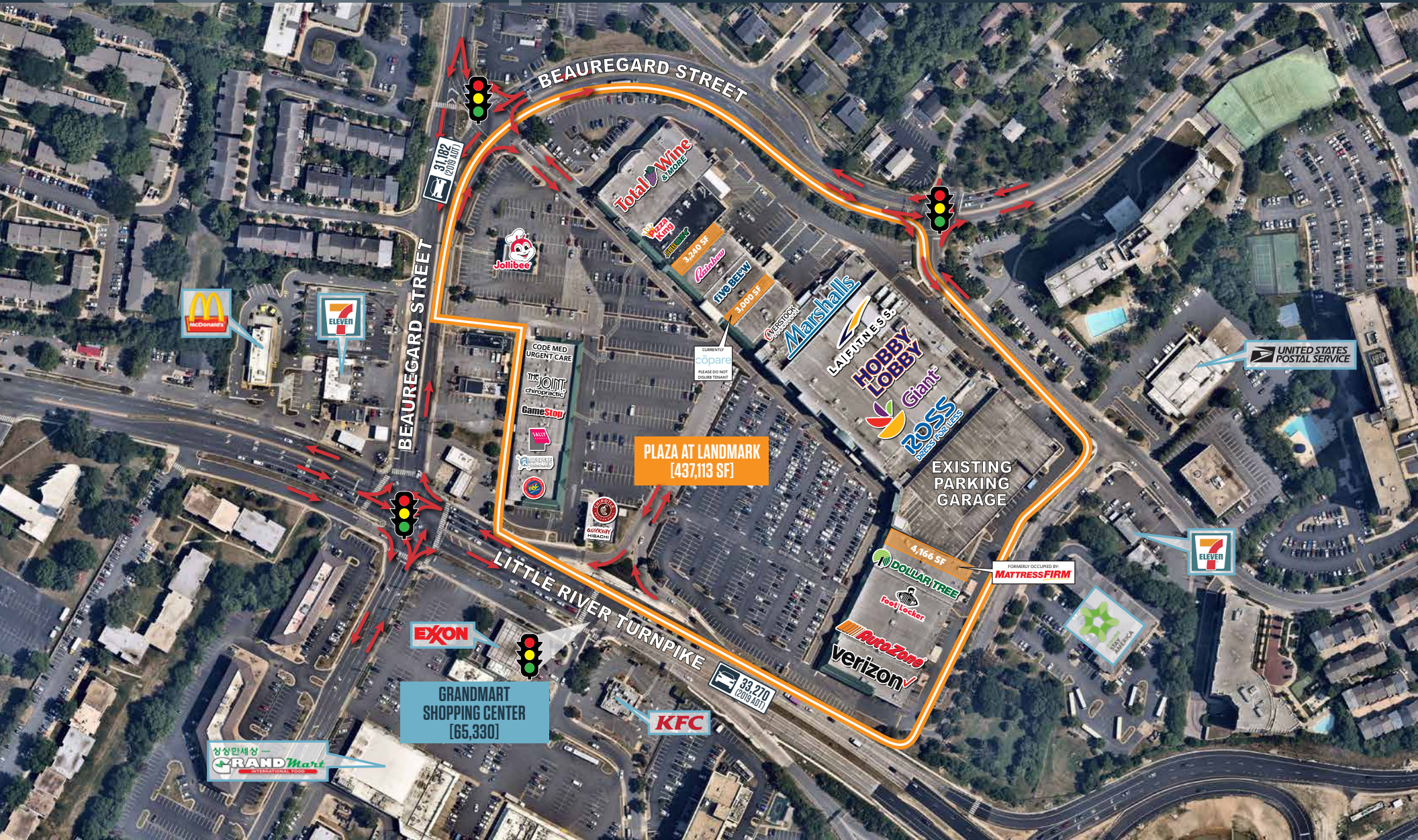
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CLOSE-UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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