



NEARBY RETAILERS



RETAIL SITE FOR GROUND LEASE

- 1 acre pad site available for ground lease on Columbia Pike in Annandale adjacent to a high volume Giant grocery store.
- Frontage on Columbia Pike with over 25,000 cars per day.
- Zoned C-8
- Available Immediately

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710

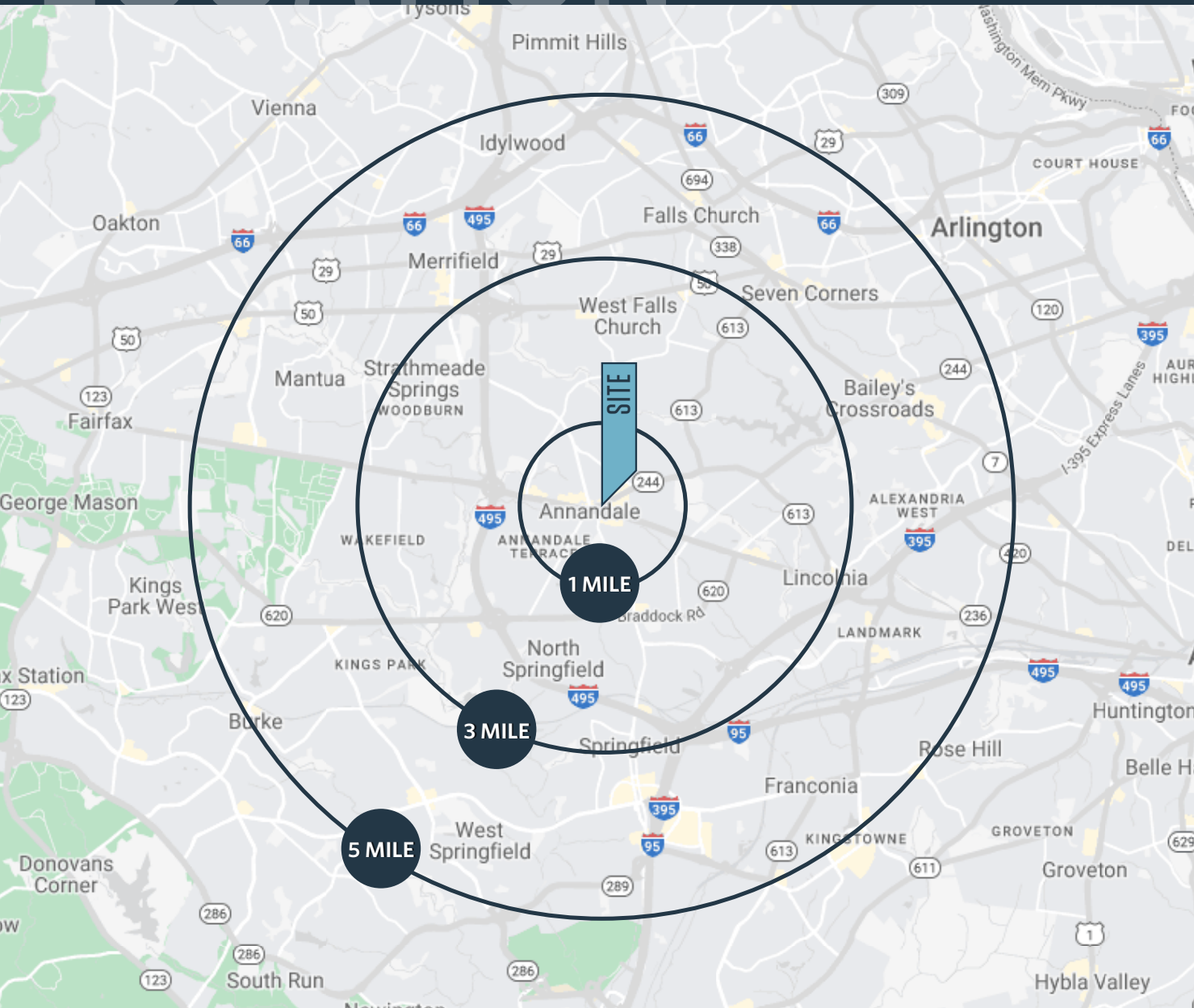
CRAIG CHENEY

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LOCATION

7139 & 7201 COLUMBIA PIKE

ANNANDALE, VIRGINIA 22003



DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
19,653	128,793	461,743
Daytime Population		
10,056	52,873	176,118
Households		
6,231	41,851	173,214
Average HH Income		
\$137,694	\$160,226	\$161,870

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Columbia Pike	25,000 ADT
Little River Turnpike	45,000 ADT

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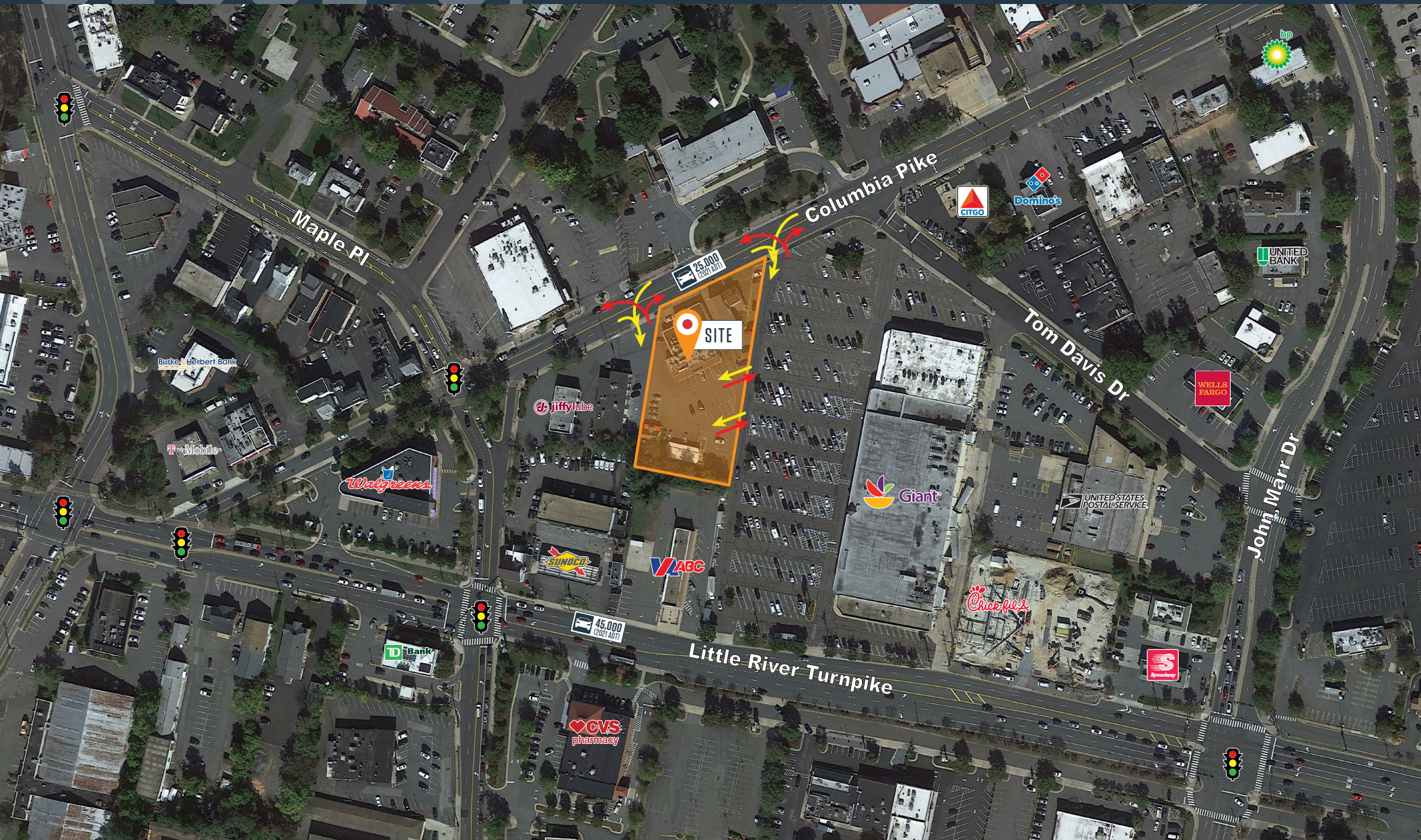
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CLOSE-UP

7139 & 7201 COLUMBIA PIKE

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SITE PLAN

7139 & 7201 COLUMBIA PIKE

ANNANDALE, VIRGINIA 22003

T.M. 71-1-01-92B
CEC LLC
D.B. 15635, PG. 821

T.M. 71-1-01-92C
KAYBAR ASSOC LP
D.B. 7347, PG. 1489

TM: 71-1-01-93
36,483 SQ FT
0.8375 AC

EX. C/L VEPCO
EASEMENT
D.B. 2688, PG. 156

EX. C/L VEPCO
EASEMENT
D.B. 5170, PG. 472

EX. 24' FCWA
EASEMENT
D.B. 7310, PG. 537

COLUMBIA PIKE
157' PUBLIC R/W

EX. 10' VEPCO
EASEMENT
D.B. 13075, PG. 6

EX. 10' VEPCO
EASEMENT
D.B. 13075, PG. 16

EX. 10' VEPCO
EASEMENT
D.B. 13075, PG. 12

EX. 10' VEPCO
EASEMENT
D.B. 13075, PG. 13

TM: 71-1-01-94
6,551 SQ FT
0.1499 AC

EASEMENTS

EASEMENTS PER TITLE REPORT PROVIDED BY TITILEVEST, FILE NUMBER SVA010969, DATED 9/6/2023.

10. Right of Way Agreement by and between KEE CHO HAN and AE YOUNG HAN, husband and wife and Virginia Electric and Power Company, a Virginia public service corporation dated March 20, 2002 and recorded July 01, 2002 in Book 13075, Page 6. (AS SHOWN)

11. Right of Way Agreement by and between KEE CHO HAN and AE YOUNG HAN and Verizon Virginia INC., (FKA Bell Atlantic) dated September 05, 2000 and recorded July 01, 2002 in Book 13075, Page 12. (AS SHOWN)

12. Right of Way Agreement by and between KEE CHO HAN and AE YOUNG HAN, husband and wife and Virginia Electric and Power Company, a Virginia public service corporation dated March 20, 2002 and recorded July 01, 2002 in Book 13075, Page 16. (AS SHOWN)

13. Easement by and between KEE CHO HAN - AE YOUNG HAN and Verizon Virginia INC., (FKA Bell Atlantic) dated September 05, 2000 and recorded July 01, 2002 in Book 13075, Page 23. (AS SHOWN)

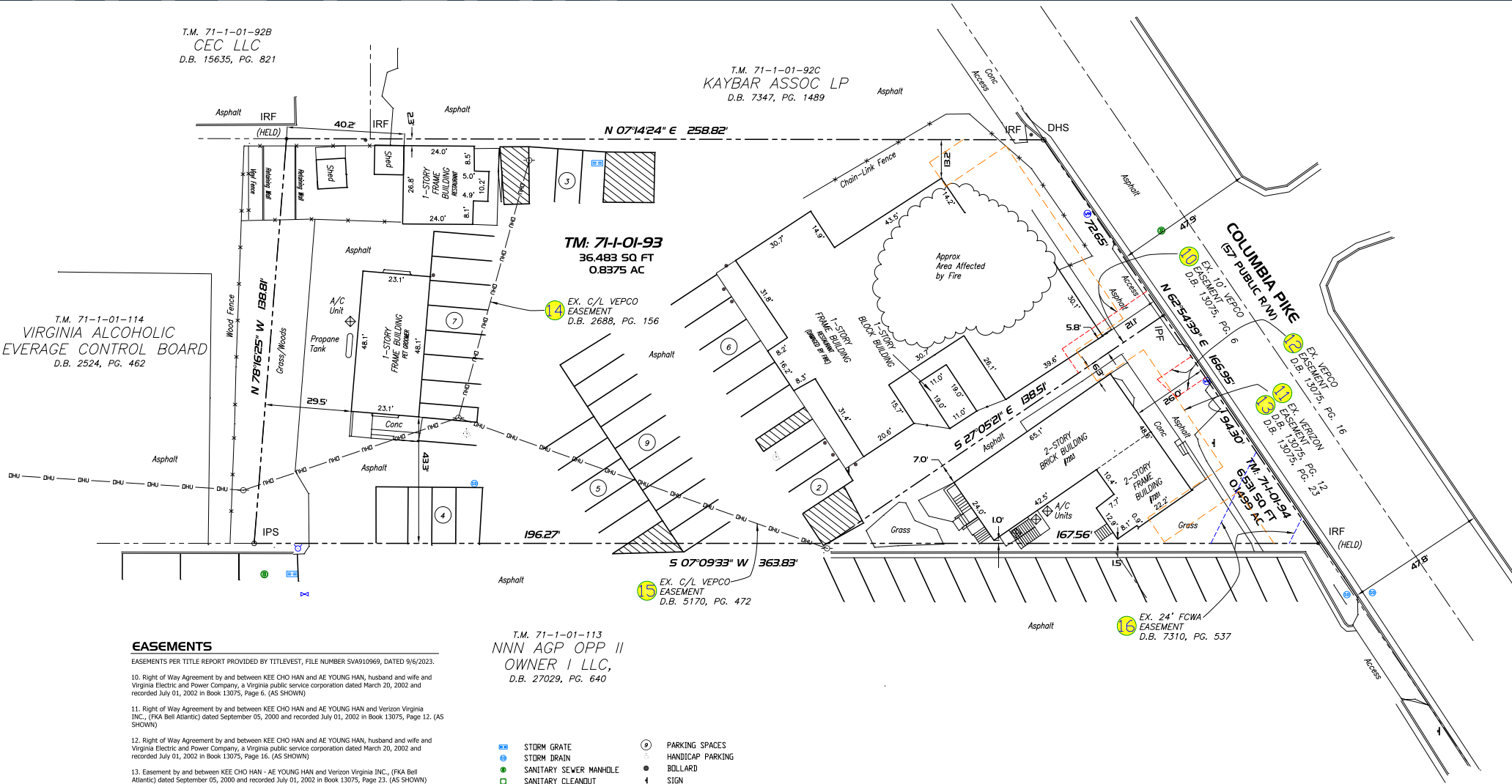
14. Agreement by and between Wray S. Dawson and Roma J. Dawson, his wife and Virginia Electric and Power Company, a Virginia corporation dated September 14, 1965 and recorded October 22, 1965 in Book 2688, Page 156. (AS SHOWN)

15. Agreement by and between Wray S. Dawson and Roma J. Dawson, his wife and Virginia Electric and Power Company, a Virginia corporation dated March 09, 1979 and recorded May 09, 1979 in Book 5170, Page 472. (AS SHOWN)

16. Easement Agreement by and between Wray S. Dawson and Roma J. Dawson, his wife and Fairfax County Water Authority dated April 10, 1989 and recorded April 18, 1989 in Book 7310, Page 537. (AS SHOWN)

T.M. 71-1-01-113
NNN AGP OPP II
OWNER I LLC,
D.B. 27029, PG. 640

- STORM GRATE
- STORM DRAIN
- SANITARY SEWER MANHOLE
- SANITARY CLEANDOUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE PEDESTAL
- CABLE TV
- PARKING SPACES
- HANDICAP PARKING
- BOLLARD
- SIGN
- FENCE
- OVERHEAD UTILITY



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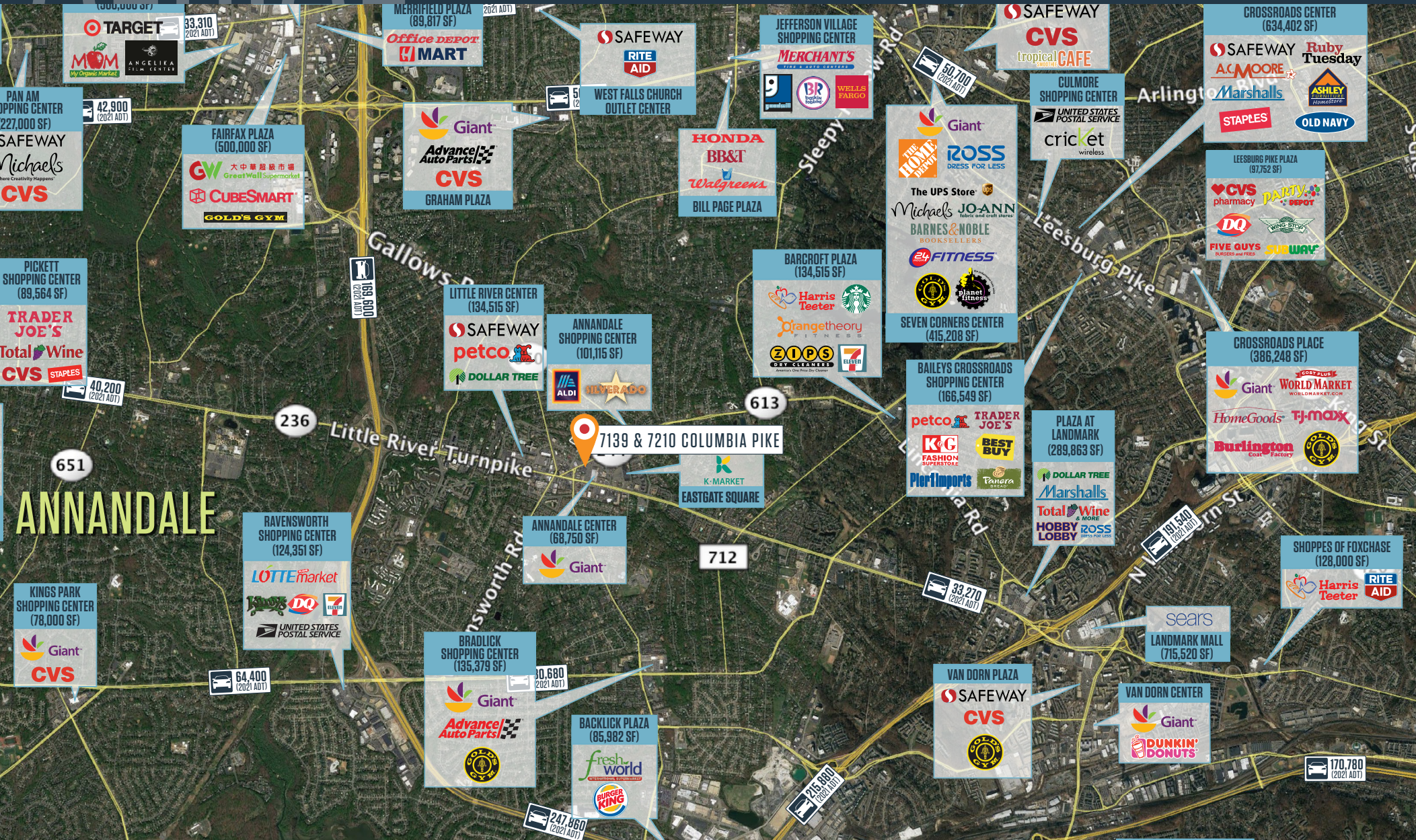
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FOR MORE INFORMATION, PLEASE CONTACT:

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