

MT. VERNON SQUARE

7451-7475 Richmond Hwy, Alexandria, VA 22306
Fairfax County

COMING SOON!
fresh world



RETAIL FOR LEASE

NEARBY RETAILERS



- **fresh world** coming soon!
- Small Shop Space available on heavily traveled Richmond Highway (Route 1) with over 53,000 vehicles per day.
- 300+ parking spaces.
- C-8 Zoning.
- Traffic Signalized Access.
- Pylon Signage.

AVAILABLE SPACE

SUITE	SIZE	RATE	DELIVERY	TIMING
7461	1,600 SF	MARKET	AS-IS	IMMEDIATE
7465	1,600 SF	MARKET	AS-IS (FORMER CELL PHONE STORE)	IMMEDIATE
*EST. NNN: TBD PSF				

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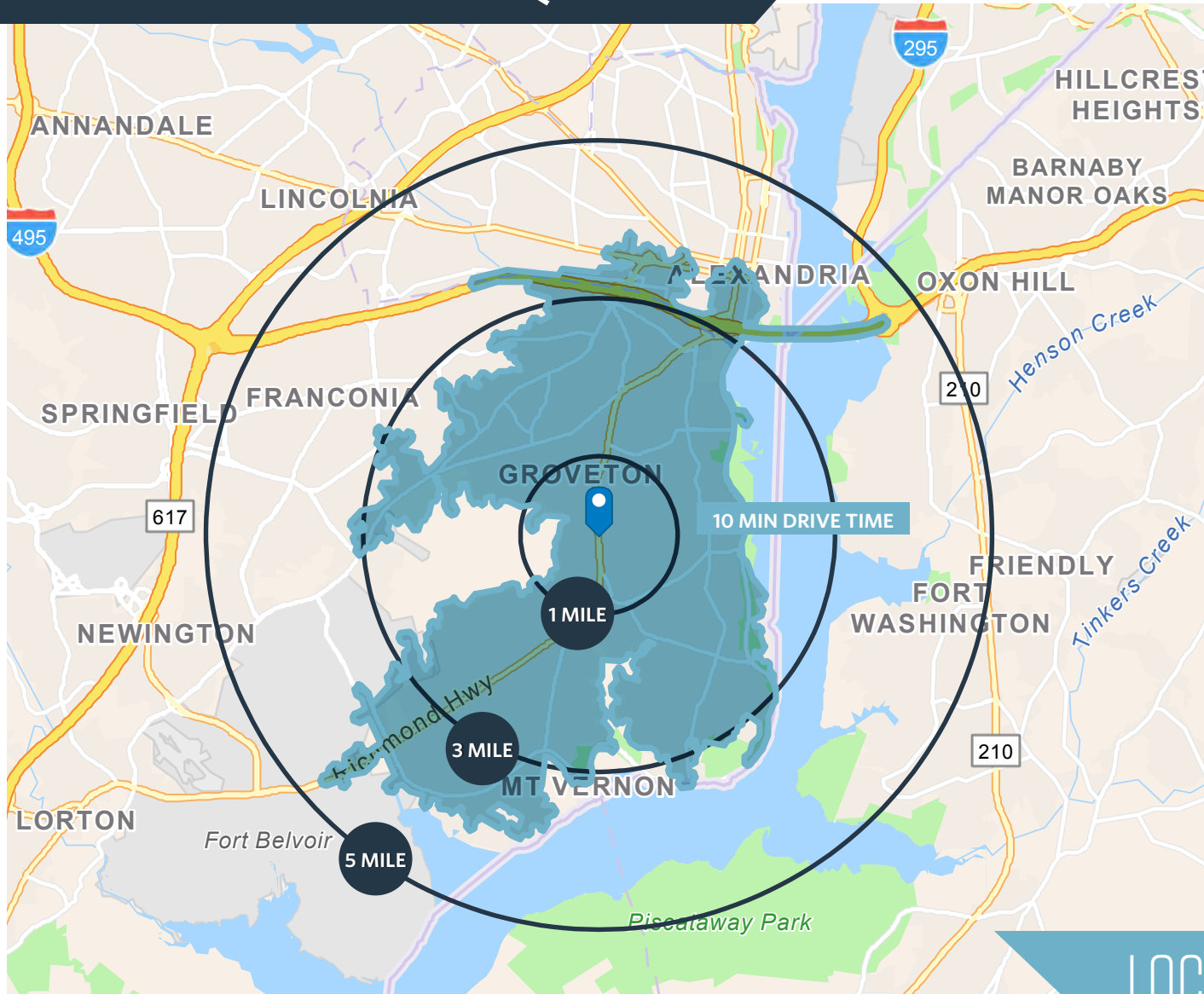
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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE	10-MIN DRIVE
Population			
19,948	117,107	290,966	123,231
Daytime Population			
15,073	85,801	286,585	107,111
Households			
6,956	43,689	120,962	48,421
Average HH Income			
\$110,804	\$165,955	\$172,574	\$167,156

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Richmond Hwy (Route 1) 53,298 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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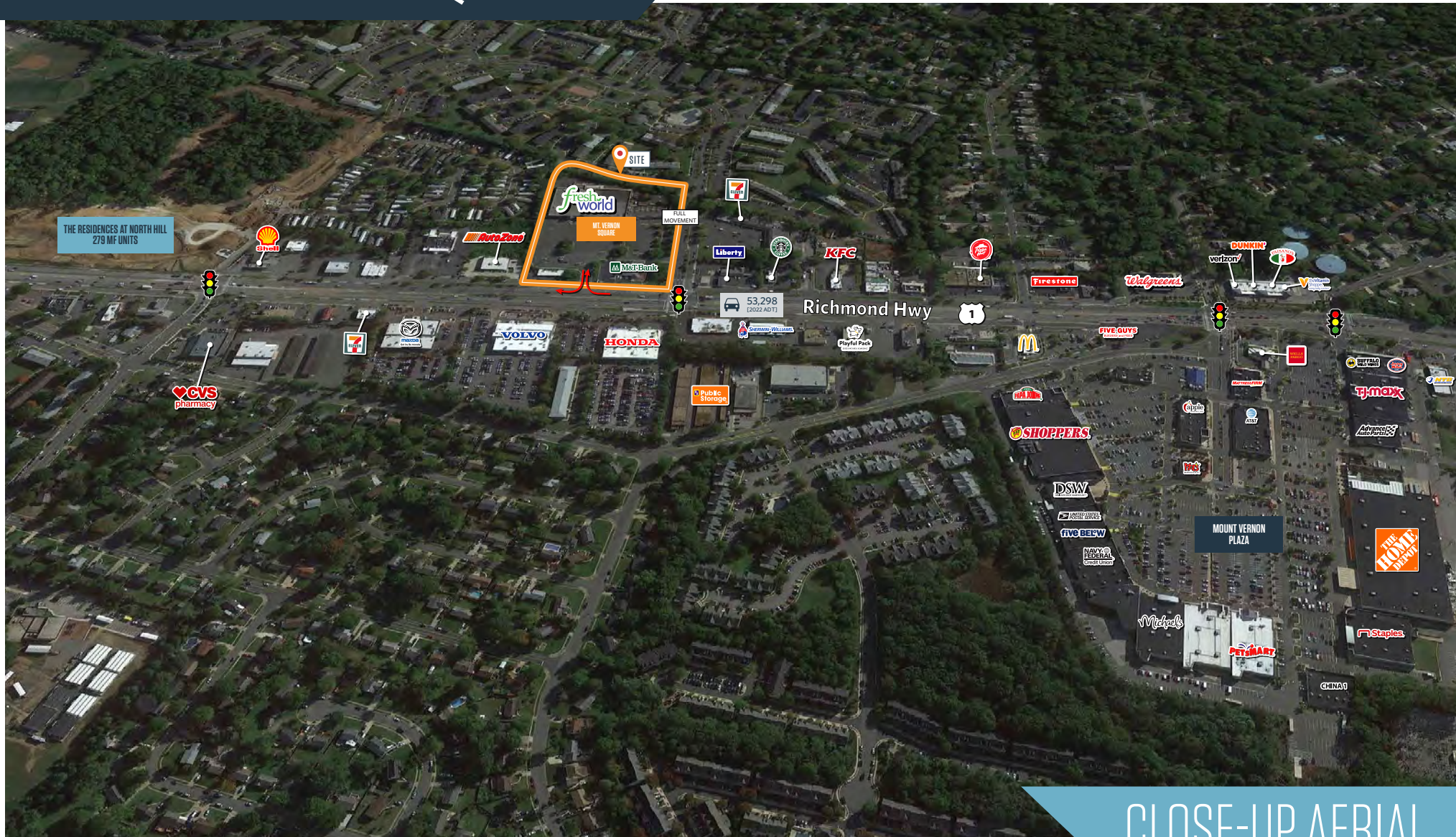
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CLOSE-UP AERIAL

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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