

ENGLESIDE PLAZA

8626 Richmond Highway, Alexandria, VA 22309
Fairfax County



PROPERTY HIGHLIGHTS:

- Located just north of Fort Belvoir, which is scheduled to have over 20,000 Civilian Employees in addition to the on base personnel
- Excellent visibility from Richmond Highway
- Signalized Access and Egress
- NNN Charges: \$4.82 PSF

AVAILABLE SPACE:

SPACE	SIZE
FORMER CLEANERS	2,500 SF
PAD	3,000 SF

JOIN: **SAFeway**  **CVS pharmacy** 



TRUIST 



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ENGLESDALE PLAZA

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NEW PYLON SIGN



SITE PLAN

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MARKET AERIAL

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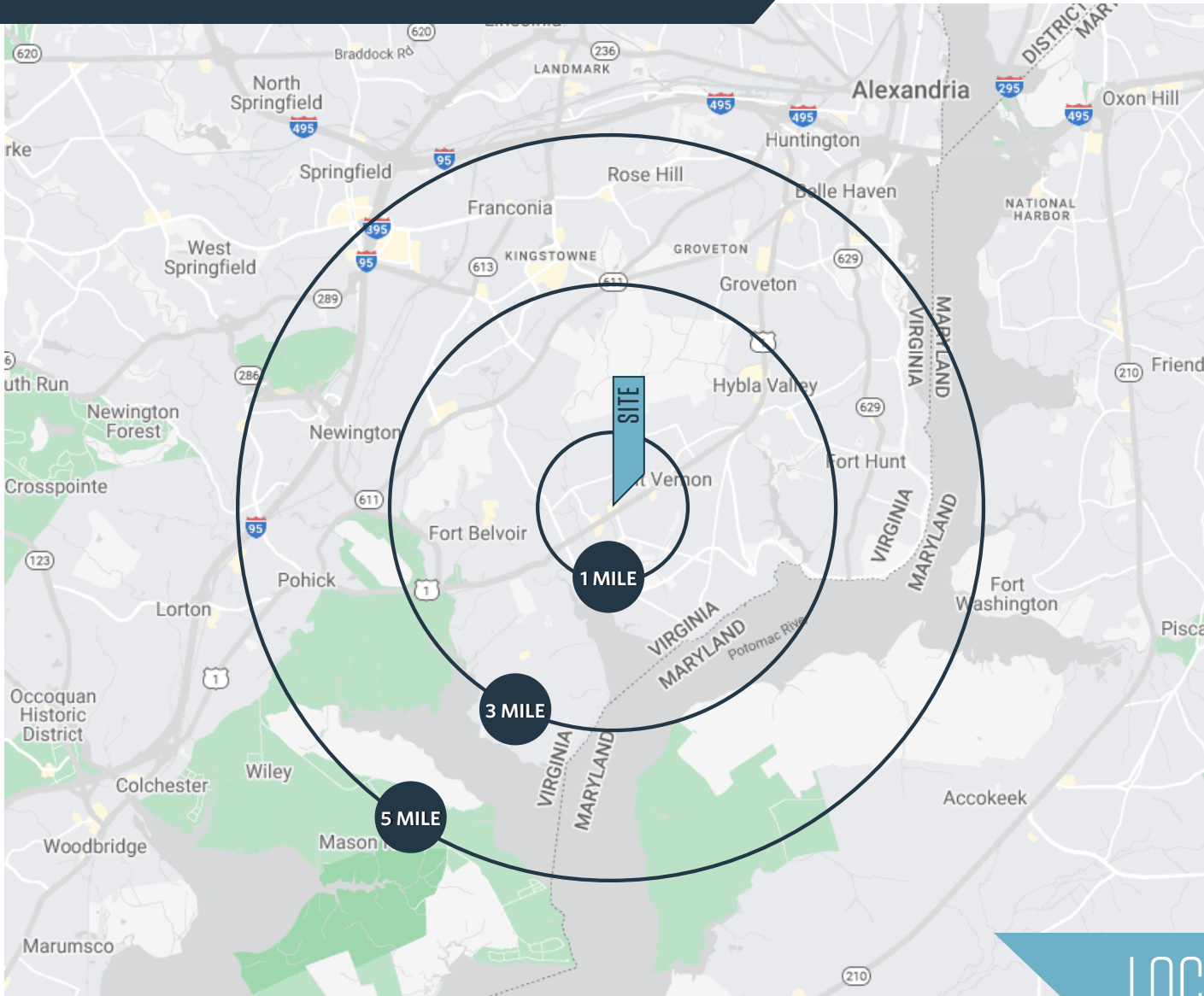
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DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
15,048	79,467	174,124
Daytime Population		
4,051	19,592	52,559
Households		
5,091	26,843	63,683
Average HH Income		
\$146,848	\$158,883	\$168,834

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Richmond Highway (Route 1)	32,267 ADT
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LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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