



JOIN THESE NEARBY RETAILERS



DRIVE THROUGH RETAIL FOR LEASE

- 2,428 SF ground level retail space with a drive-through lane available for lease (former Wells Fargo Bank)
- Located off the high traffic Dolley Madison Blvd with 35,720 VPD!
- Surrounded by strong demographics with the average household income of \$261,409 per year within 3 miles.
- Zoned C-2

VERONICA KAMARA

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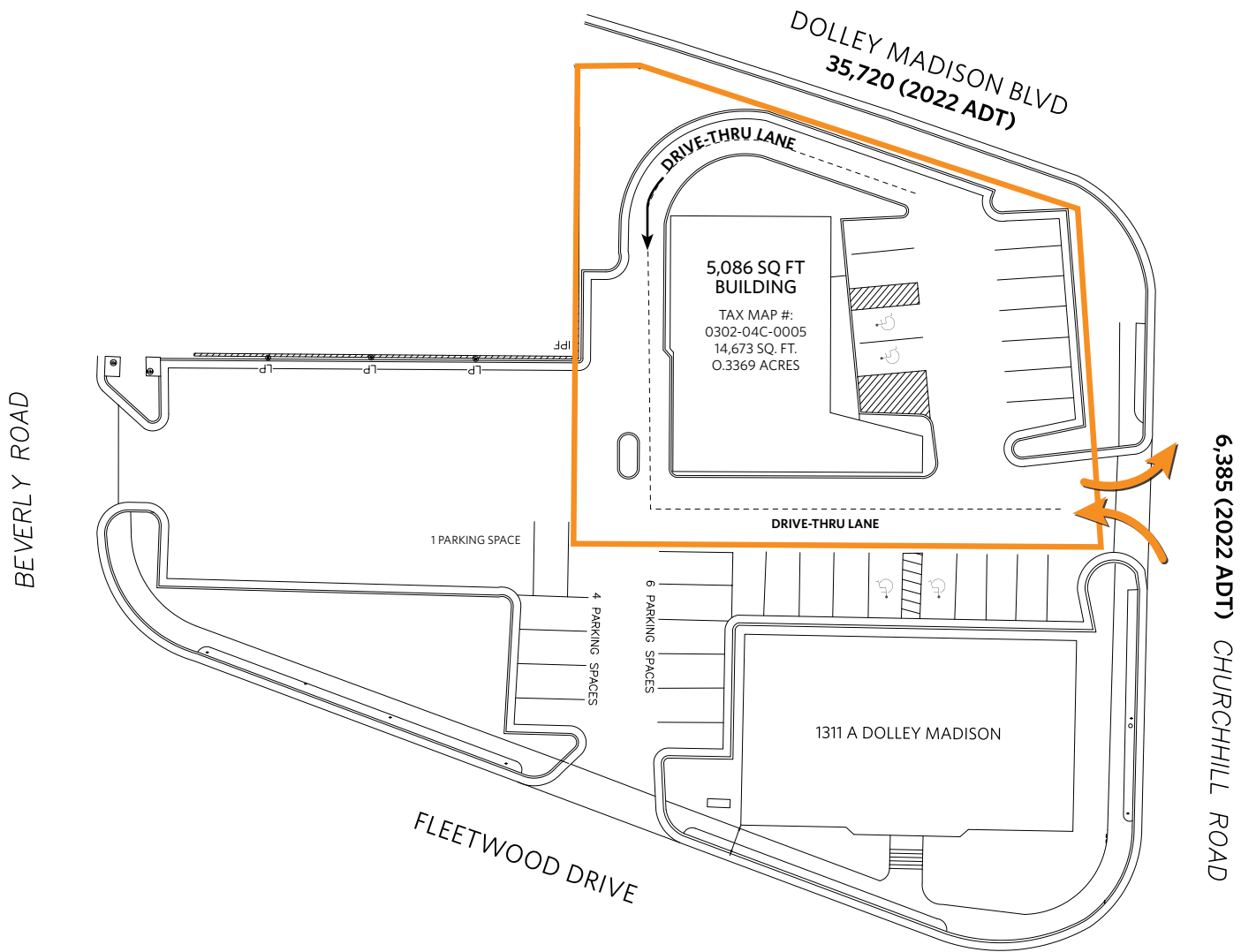
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SITE PLAN

1311 DOLLEY MADISON BLVD

MCLEAN, VA 22101, FAIRFAX COUNTY



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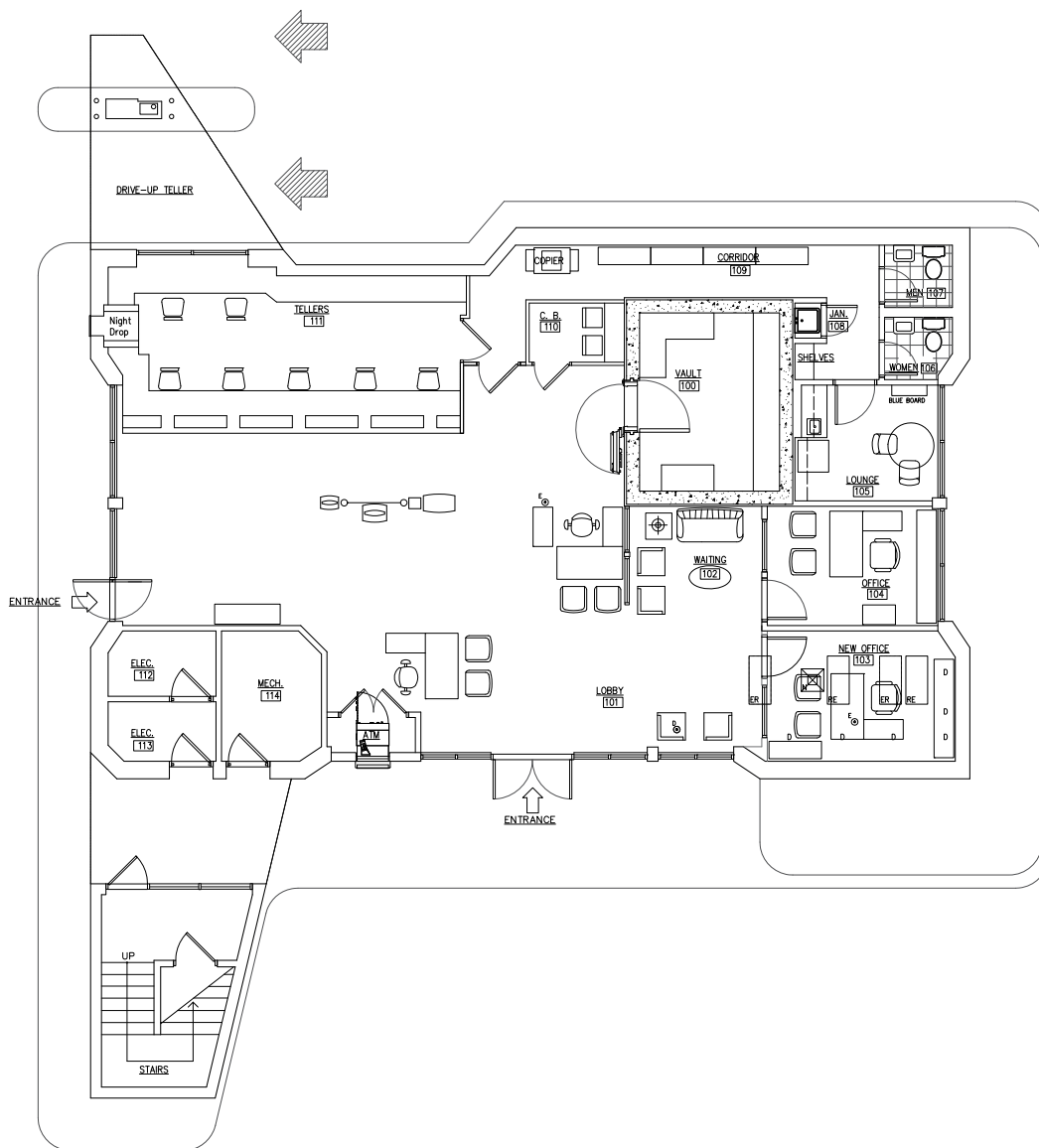


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FIRST FLOOR | 2,428 SF



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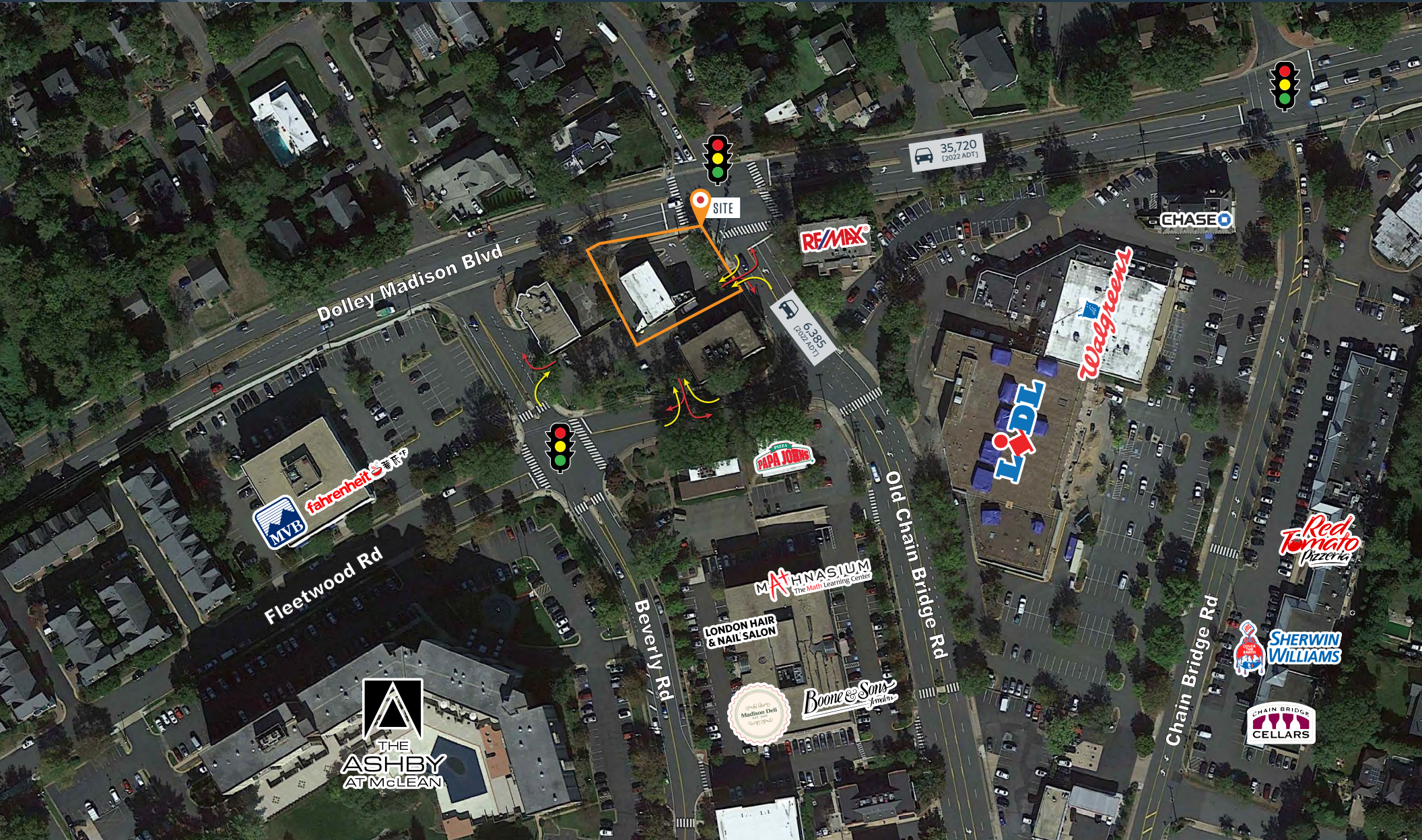
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CLOSE-UP

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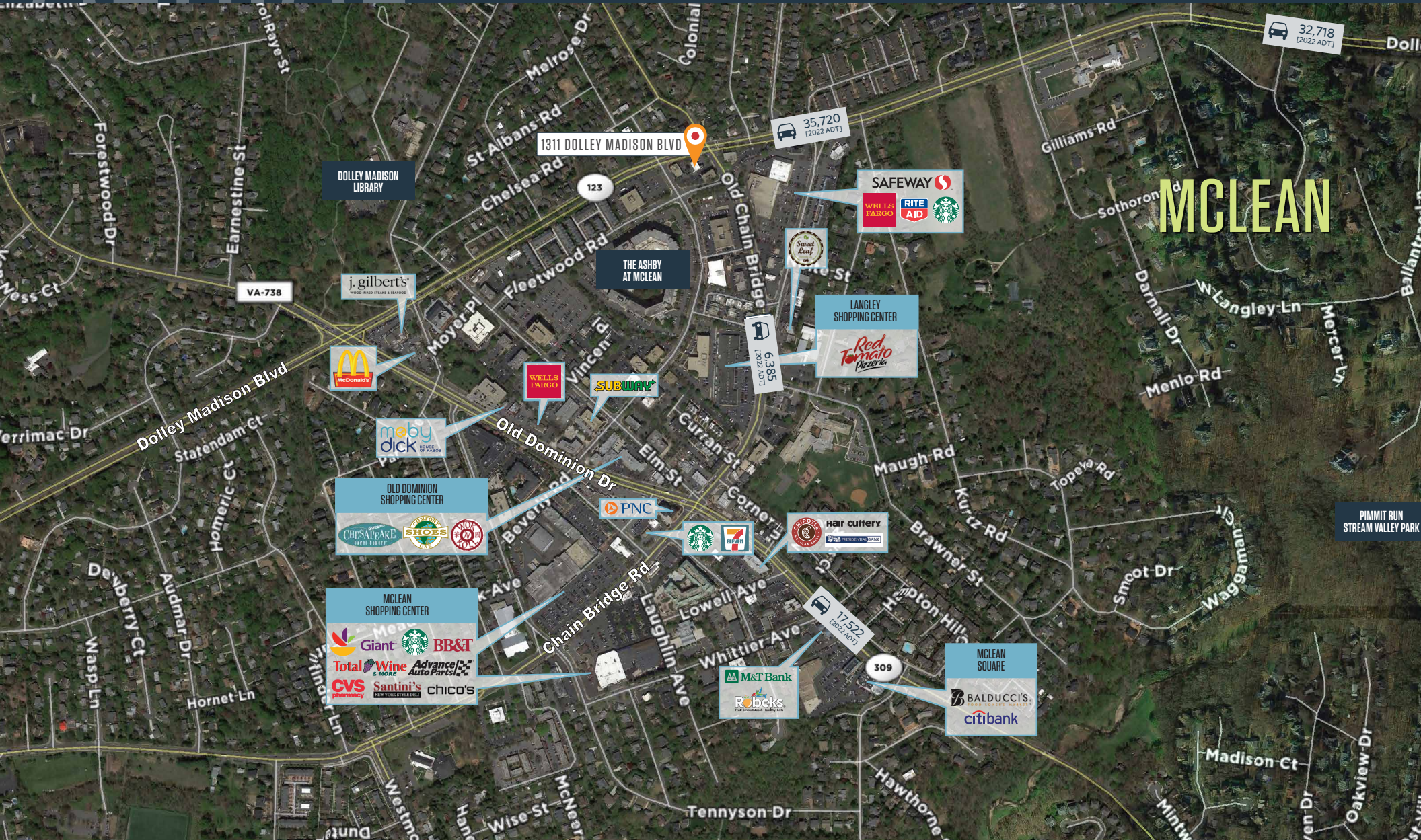
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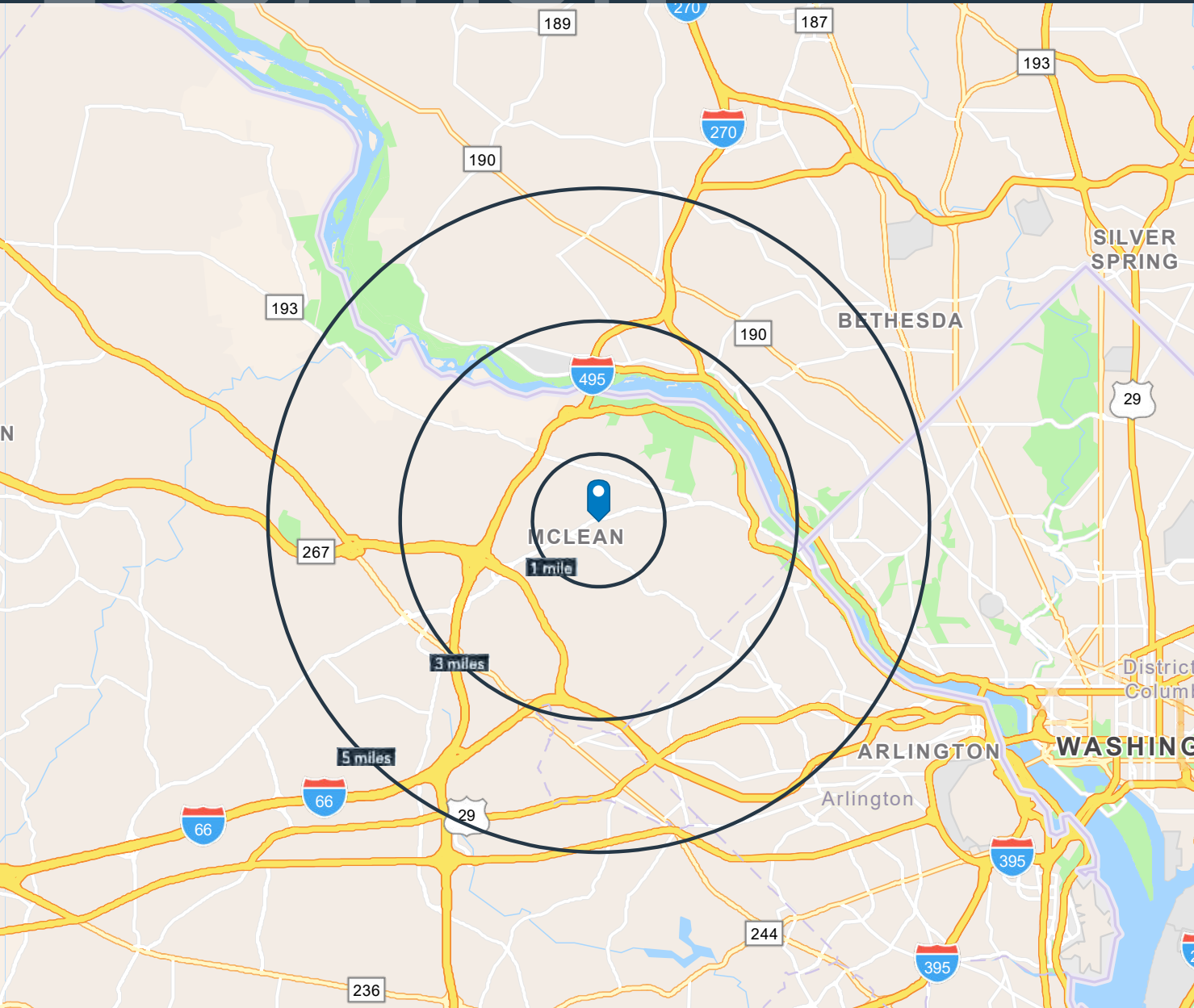
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LOCATION

1311 DOLLEY MADISON BLVD

MCLEAN, VA 22101, FAIRFAX COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	8,902	79,133	276,958
Daytime Population	15,422	103,361	333,242
Households	3,328	29,720	102,032
Average HH Income	\$293,506	\$261,409	\$263,334

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Dolley Madison Blvd	35,720 ADT
Old Chain Bridge Rd	6,385 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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