



AVAILABILITY

- 20,000 SF Flex/Specialty Building: Sale or Lease
- Lot Size: 1.8 Acres (78,378 SF)
- Lease Rate: \$23.00 PSF NNN
- C-6 Zoning "Community Retail Commercial District" in Fairfax County

PROPERTY HIGHLIGHTS

- Unique column free standalone building with easy access to the Capital Beltway, I-95 and I-495.
- Flexible Zoning allows for a variety of By Right uses to include Indoor Recreation, Churches, Community Clubs, Craft Breweries, Business Service & Supply, Health Clubs, Veterinary Hospital.
- Abundant Parking - 100 Spaces
- Ceiling Heights: Approximately 16' at the Apex - 14' at Eaves
- Former Roller-Skating rink - currently operating Laser Tag/Arcade Business

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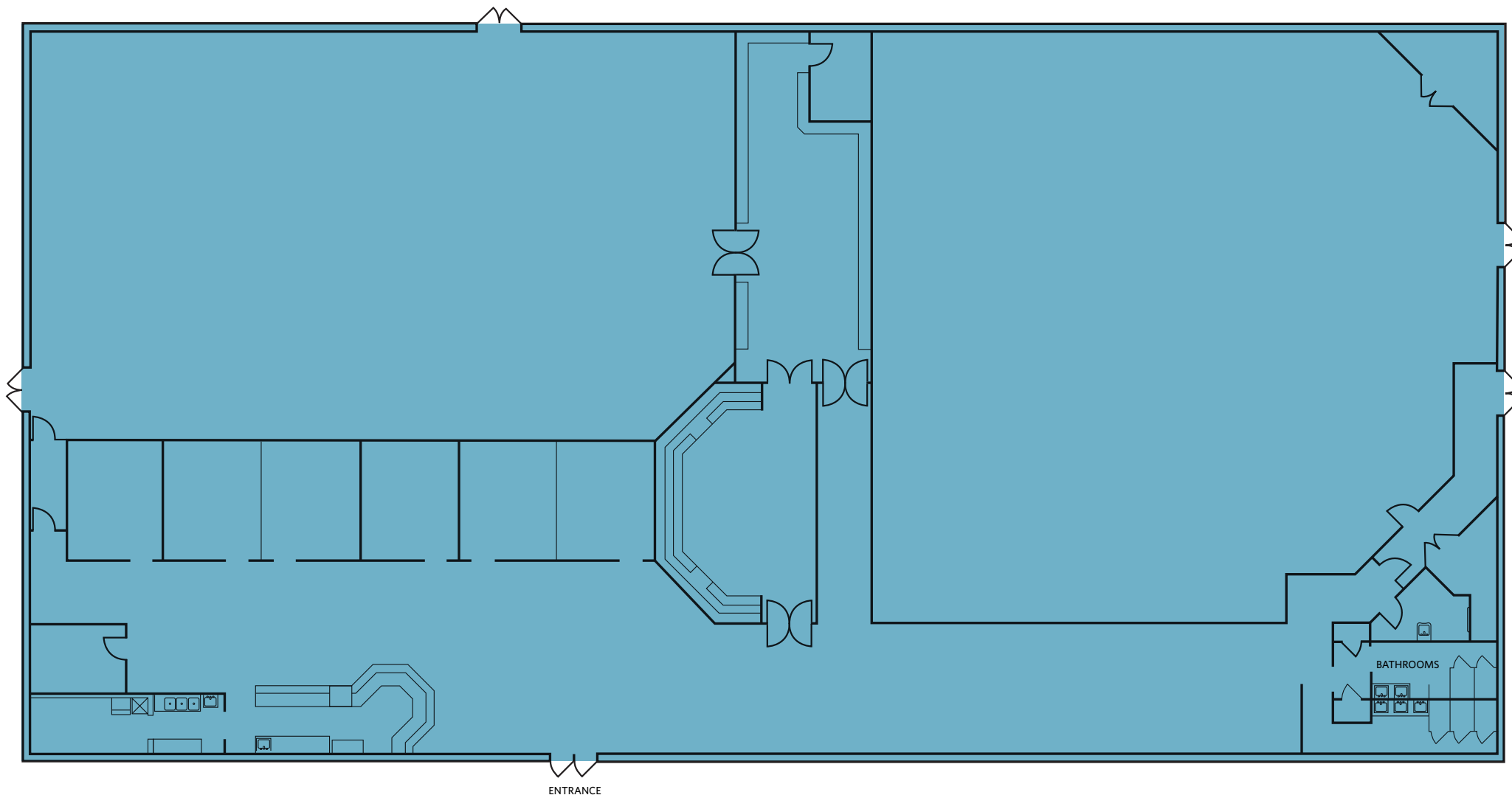
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FLOOR PLAN

FLEX/SPECIALTY BUILDING: SALE/LEASE

5508 FRANCONIA RD, ALEXANDRIA, VA



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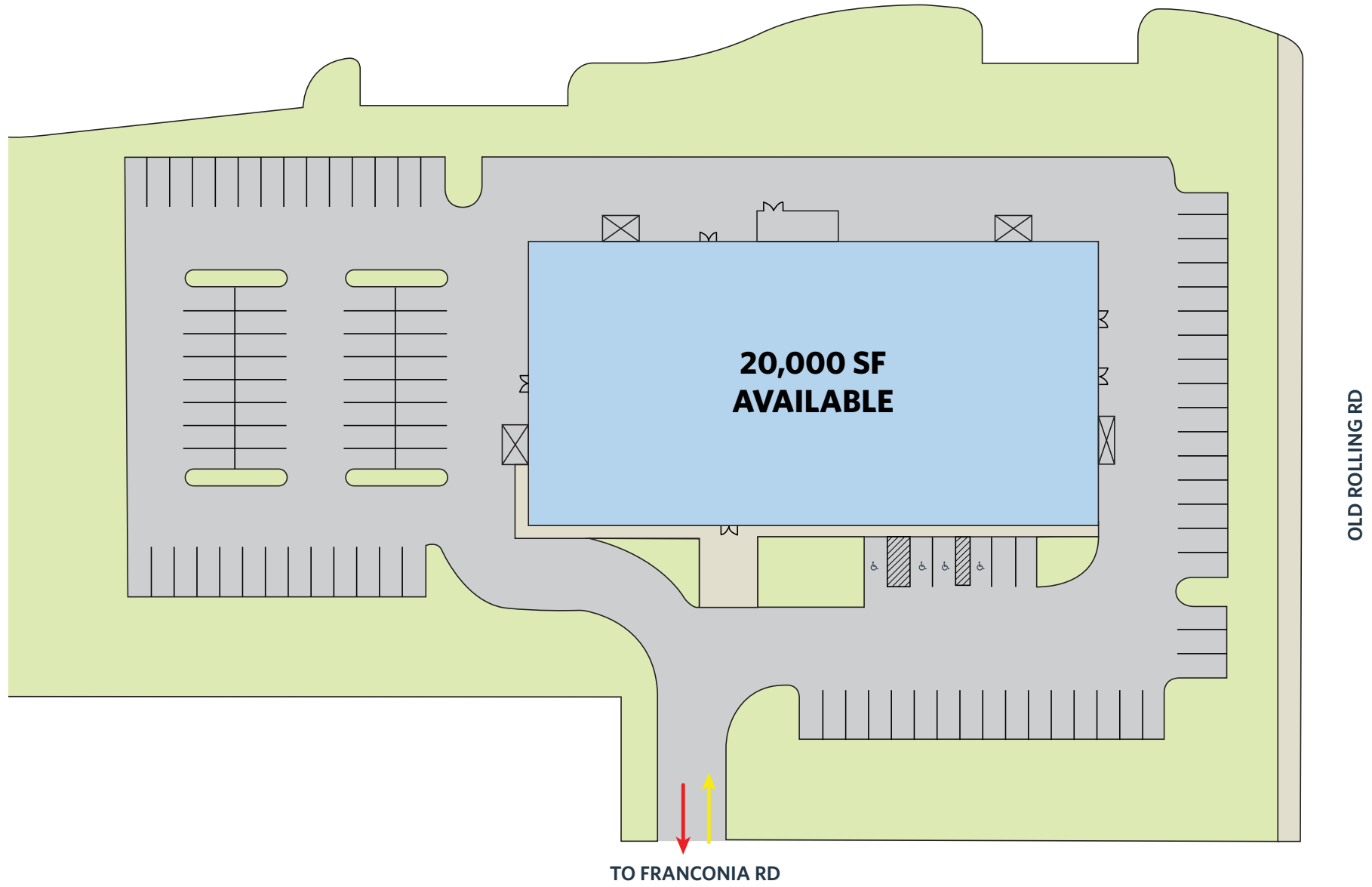
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SITE PLAN

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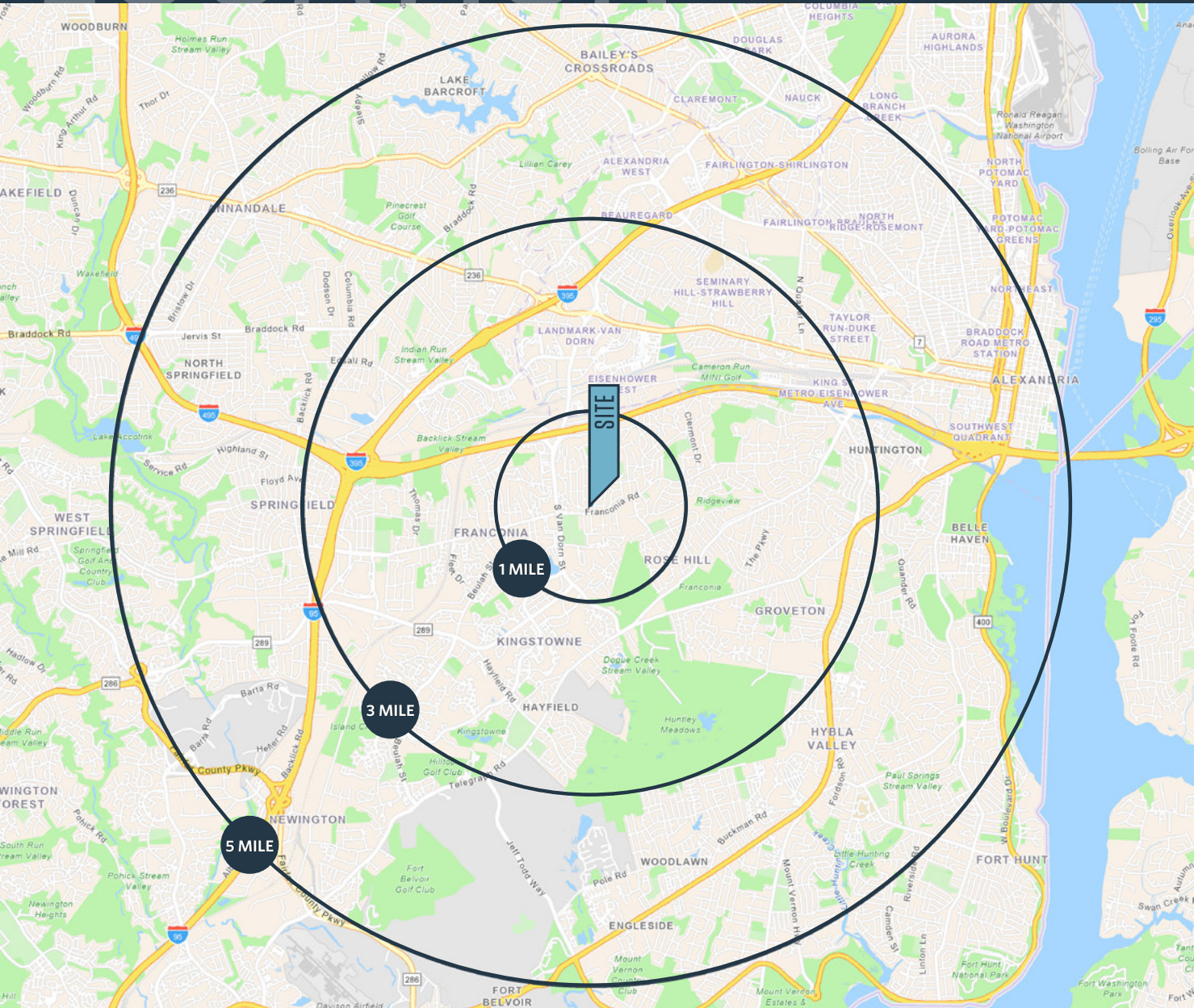
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LOCATION

FLEX/SPECIALTY BUILDING: SALE/LEASE

5508 FRANCONIA RD, ALEXANDRIA, VA



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
16,300	160,138	443,324
Daytime Population		
5,675	69,173	227,476
Households		
6,199	64,835	180,036
Average HH Income		
\$189,584	\$147,463	\$158,778

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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CLOSE UP

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PHOTOS

FLEX/SPECIALTY BUILDING: SALE/LEASE

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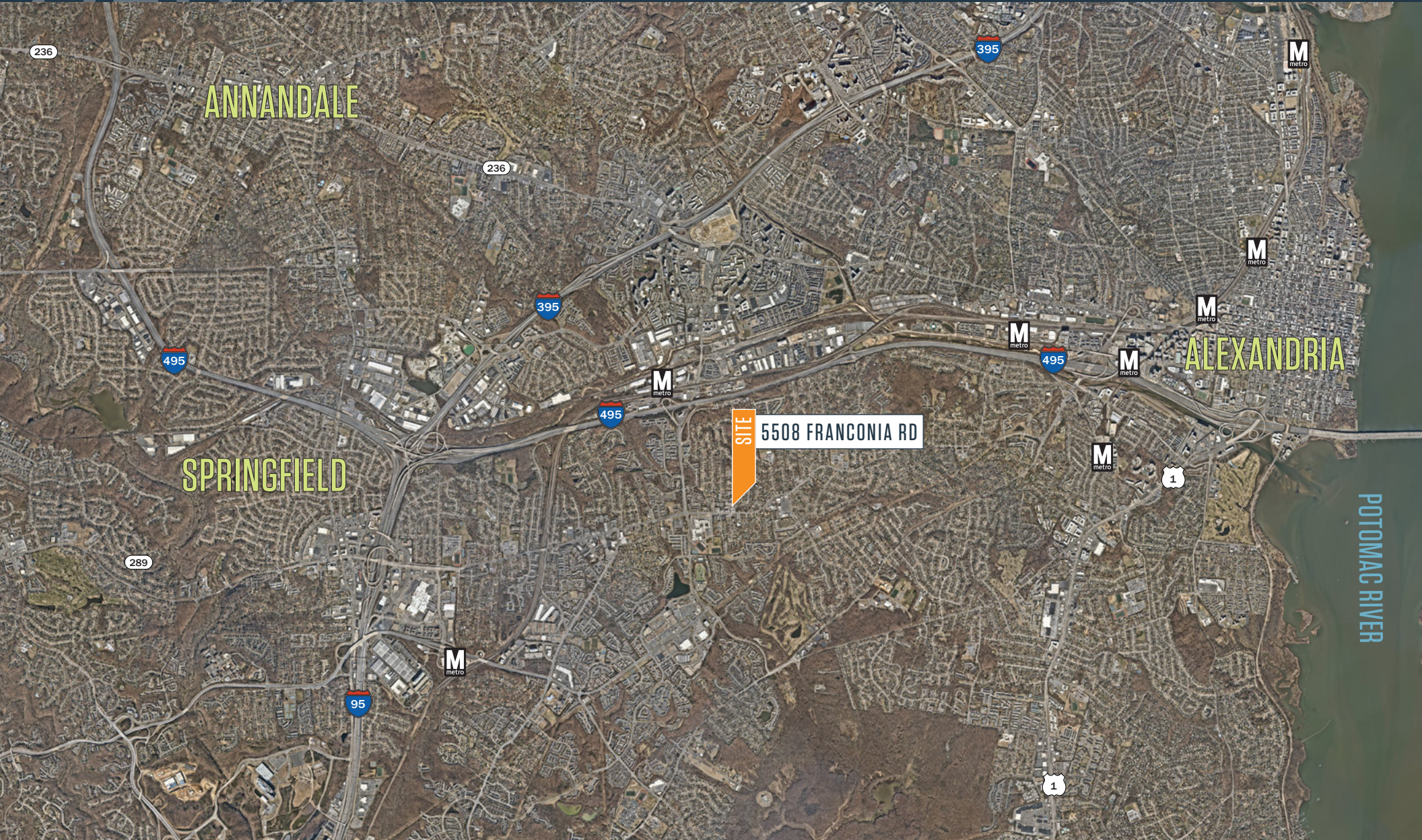
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AERIAL

FLEX/SPECIALTY BUILDING: SALE/LEASE

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