

NOW OPEN!



55 COVERED AT-GRADE RETAIL PARKING SPACES



JULEP NAILS & SPA

AVAILABLE RETAIL

BARBER SHOP



2ND GEN RESTAURANT

2ND GEN ATM VESTIBULE

32 SURFACE PARKING SPACES

RETAIL FOR LEASE

- New retail space on first floor of luxury apartment building at the corner of Route 1 and Backlick Road (Tulley Gate).
- Belvoir Square has 282 luxury apartment units, that are 95% occupied, along with 11,062 SF of retail space.
- Serves Fort Belvoir's 51,000+ military and civilian employees.
- There are over 100 defense agencies on the base, including: Fort Belvoir Community Hospital (3,200 employees) and National Geospatial Intelligence Agency (14,500 employees & 2.3M SF of office space).
- Located approximately 1 mile from the new National Army Museum, which is projected to have 750,000 visitors annually.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,084 SF	"MARKET"	AS-IS (2 ND GEN ATM VESTIBULE)	IMMEDIATE
1,549 SF	"MARKET"	AS-IS (2 ND GEN RESTAURANT)	WITHIN 30 DAYS OF EXECUTED LEASE
2,055 SF	"MARKET"	COLD DARK SHELL+TI or VANILLA SHELL	IMMEDIATE

*Est. NNN: \$5.00 PSF

FORREST H. MORRILL

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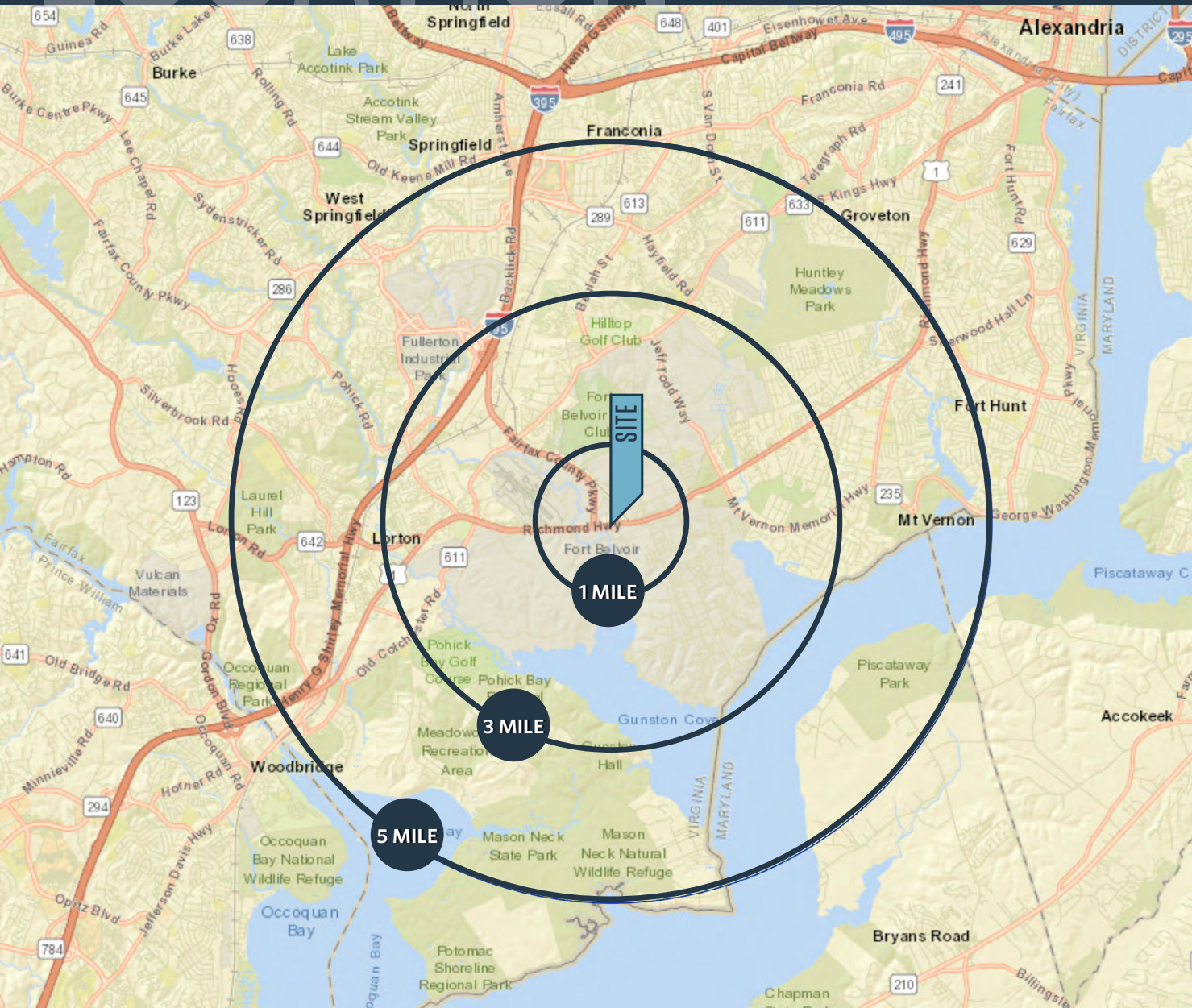
OWNED BY: **MCKINNEY**
PROPERTIES

klnb.com

LOCATION

BELVOIR SQUARE

9142 RICHMOND HWY. (RT. 1 & BACKLICK RD. - ACROSS FROM TULLEY GATE),
FORT BELVOIR, VA 22060, FAIRFAX COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	1,183	43,274	162,757
Daytime Population	13,073	31,868	88,804
Households	336	14,964	57,361
Average HH Income	\$86,434	\$155,090	\$162,987

*NOTE: These demographics do not include Ft. Belvoir Army Base demos (as is the case for all military bases).

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Richmond Hwy (Rt. 1)	48,663 ADT
Fairfax County Pkwy	23,494 ADT

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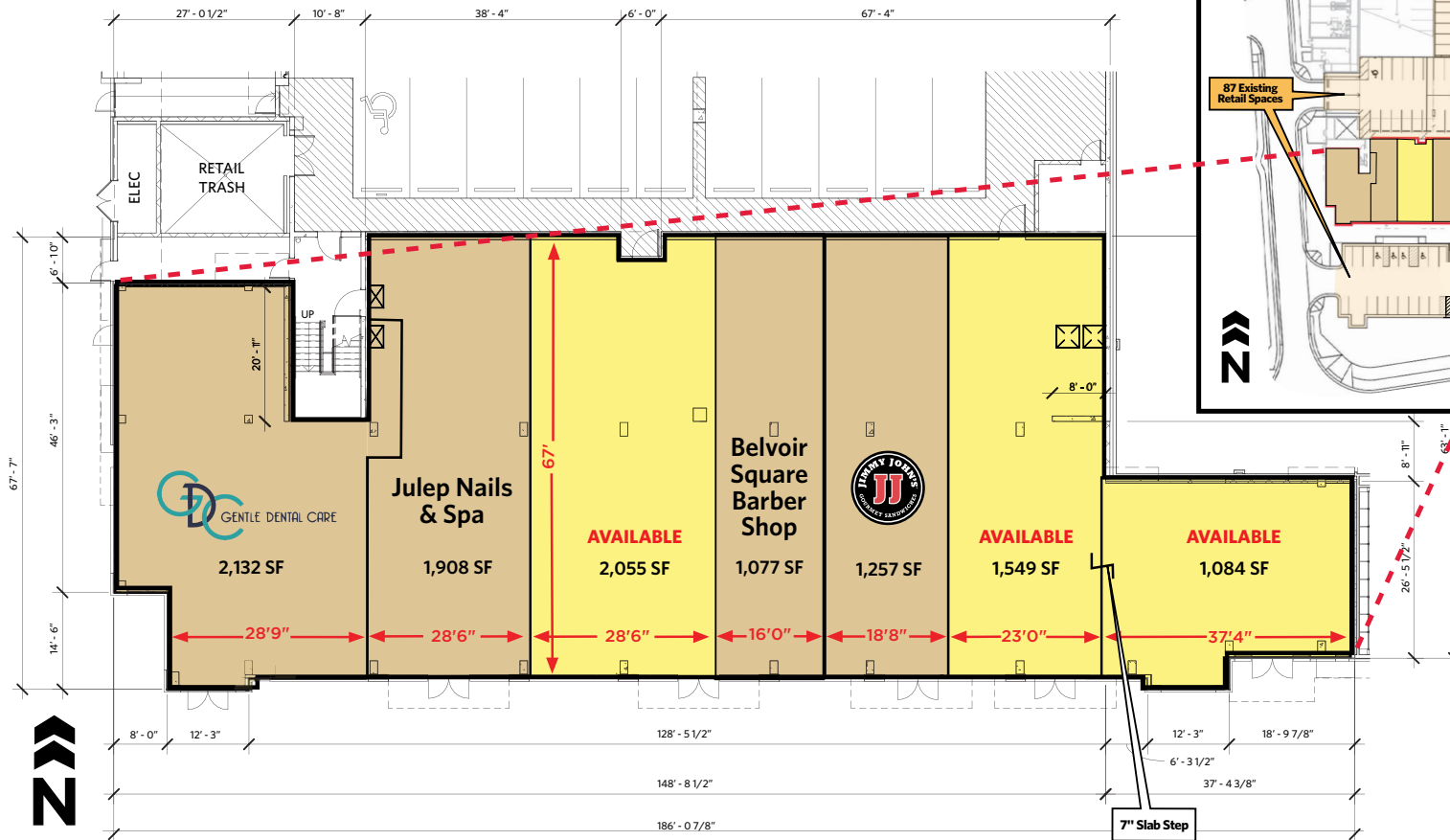
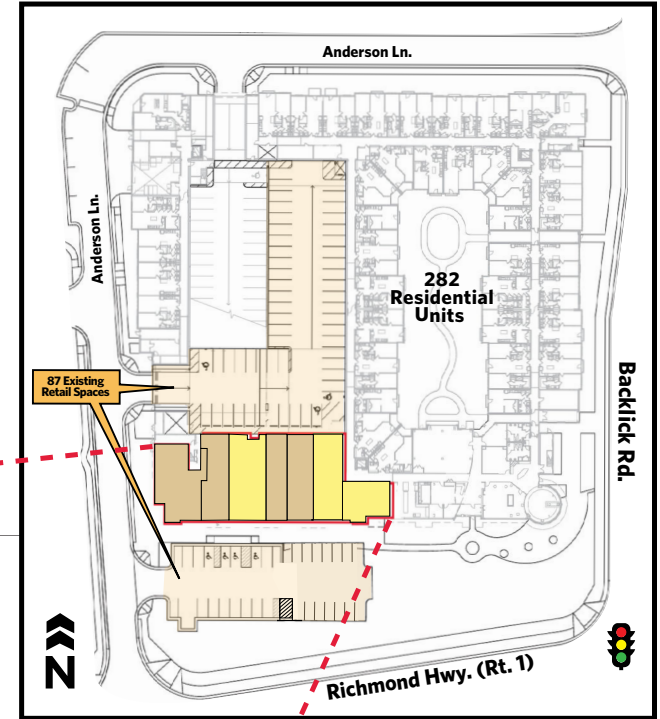
SITE PLAN

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On-Base Retail

- Fort Belvoir Exchange**
 - CHARLEYS
 - POPEYES
 - tropical CAFE
 - Barber Shop
 - Military Mobile
 - The Cleaners
 - ASAP Flowers
 - Pharmacy
 - The General's Store
 - Optical Center
 - TK Sports
 - Optometry Care
 - Watch Jewellery & Clock Repair
 - Gun Shop
 - Simply Perfect Nails

- Pad Sites**
 - North Post Gas Station
 - Arbys

- Fort Belvoir Community Hospital Retail**
 - SUBWAY Hospital Retail Store
 - STARBUCKS Barber Shop

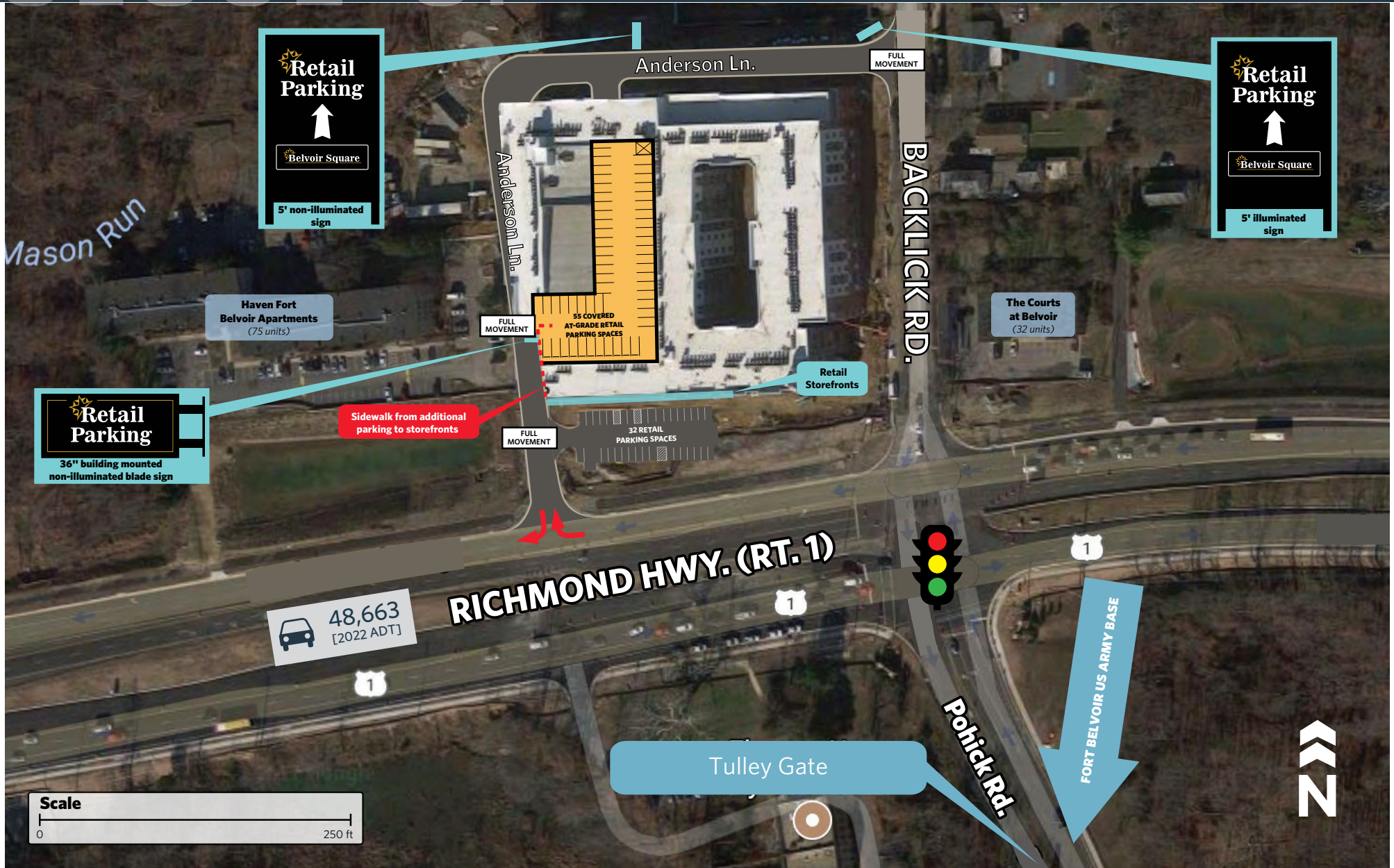
- Town Center Strip (12th Street)**
 - SUBWAY
 - GNC LIVE WELL
 - Domino's
 - DUNKIN'
 - PENFED CREDIT UNION
 - enterprise
 - RIGGS KING
 - BURGER KING
 - PATRIOT SCUBA
 - Barber D.M.E. Supply Group
 - Superior Cleaners
 - Express Shoppette
 - Laundromat
 - The Spa

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CLOSE-UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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