



## JOIN THESE RETAILERS



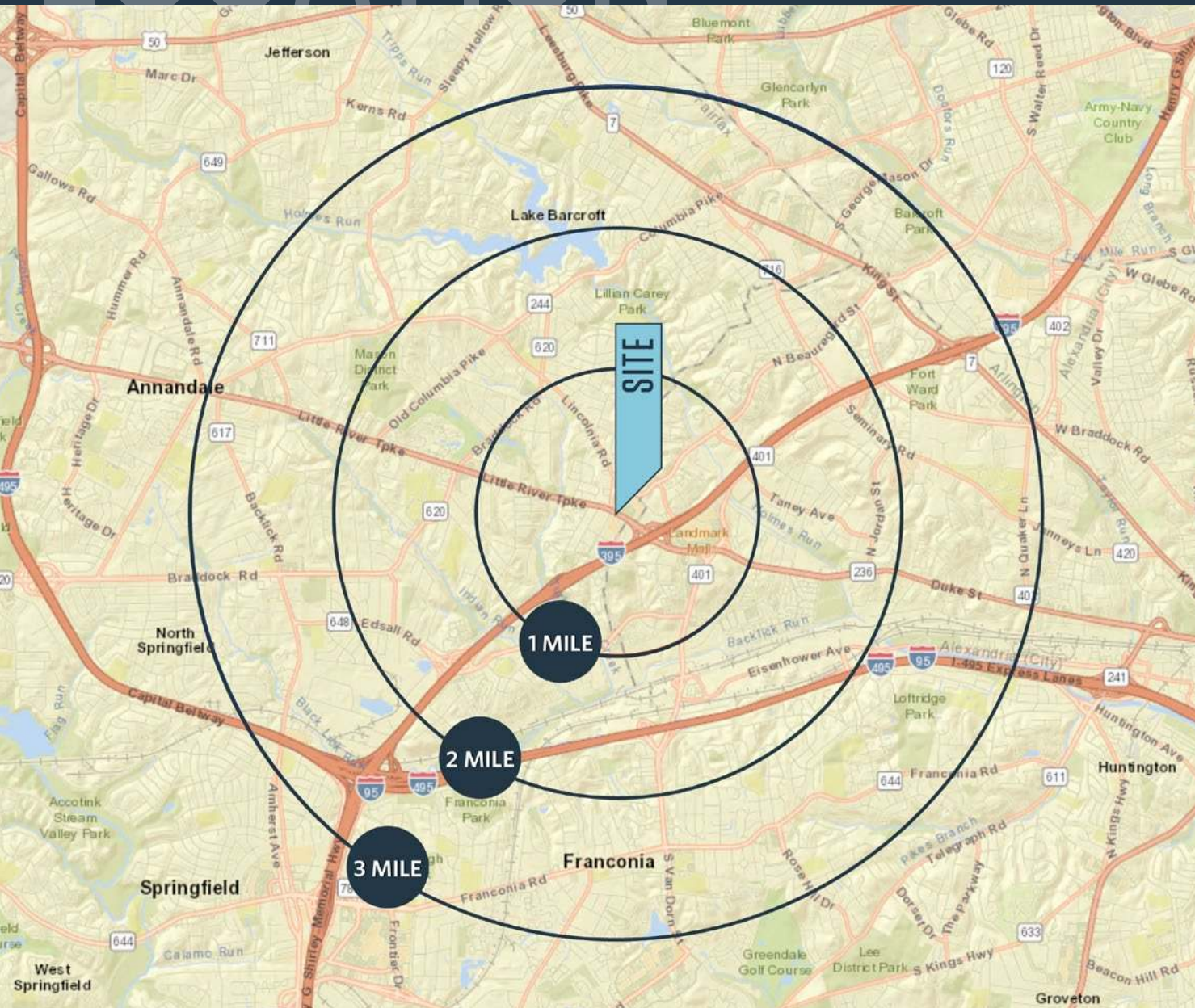
## RETAIL FOR LEASE

- Located on Little River Turnpike (Rt. 236) .25 miles from I-395 in Alexandria, VA.
- Dominant Regional Power Center with great co-tenancy.
- Affluent trade area with outstanding density and daytime population.

# LOCATION

# PLAZA AT LANDMARK

6200 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA 22312, FAIRFAX COUNTY



## DEMOGRAPHICS | 2023:

	1-MILE	2-MILE	3-MILE
Population	46,183	108,544	201,926
Daytime Population	10,629	37,113	67,886
Households	19,419	46,439	83,199
Average HH Income	\$94,586	\$123,169	\$138,920

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Little River Turnpike	45,155 ADT
I-395	194,076 ADT

**JAKE LEVIN**

jlevin@klnb.com | 202-909-6102

**RYAN WILNER**

rwilner@klnb.com | 443-632-2058

**BETH SARGENT**

bsargent@klnb.com | 703-268-2716





**Placer.ai**  
PLAZA AT LANDMARK



**3.1M**  
VISITS PER YEAR

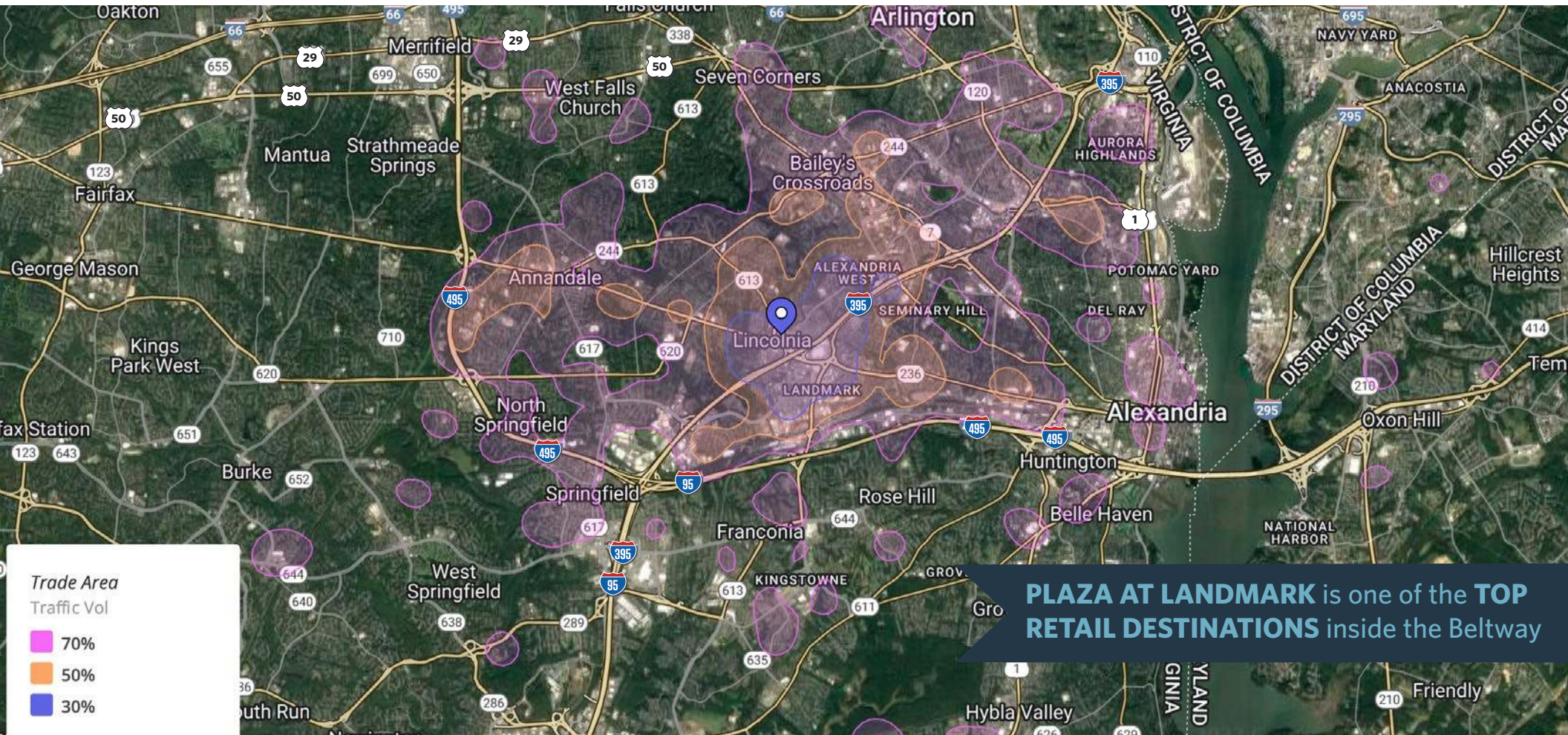


**607,400**  
UNIQUE VISITORS PER YEAR



**5.1**  
VISIT FREQUENCY

DATA IS FROM JANUARY 1, 2022 - DECEMBER 31, 2022



**JAKE LEVIN**

jlevin@klnb.com | 202-909-6102

**RYAN WILNER**

rwilner@klnb.com | 443-632-2058

**BETH SARGENT**

bsargent@klnb.com | 703-268-2716



# SITE PLAN

# PLAZA AT LANDMARK

6200 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA 22312, FAIRFAX COUNTY



LITTLE RIVER TURNPIKE - ROUTE 236

45,155  
[2022 ADT]

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

RYAN WILNER

rwilner@klnb.com | 443-632-2058

BETH SARGENT

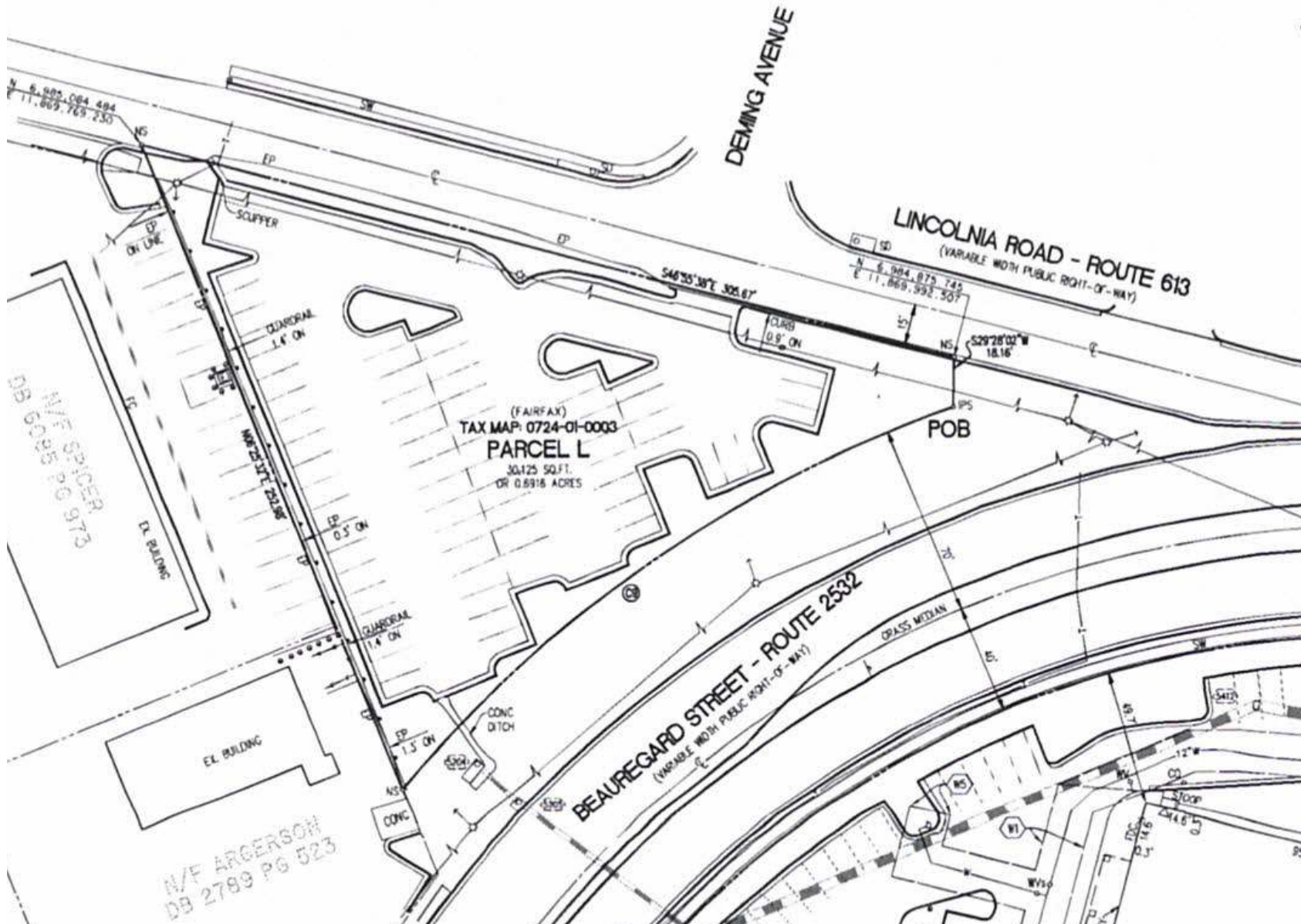
bsargent@klnb.com | 703-268-2716



# PARCEL

# PLAZA AT LANDMARK

6200 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA 22312, FAIRFAX COUNTY



**JAKE LEVIN**

jlevin@klnb.com | 202-909-6102

**RYAN WILNER**

rwilner@klnb.com | 443-632-2058

**BETH SARGENT**

bsargent@klnb.com | 703-268-2716



# AERIAL

# PLAZA AT LANDMARK

6200 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA 22312, FAIRFAX COUNTY



**JAKE LEVIN**  
jlevin@klnb.com | 202-909-6102

**RYAN WILNER**  
rwilner@klnb.com | 443-632-2058

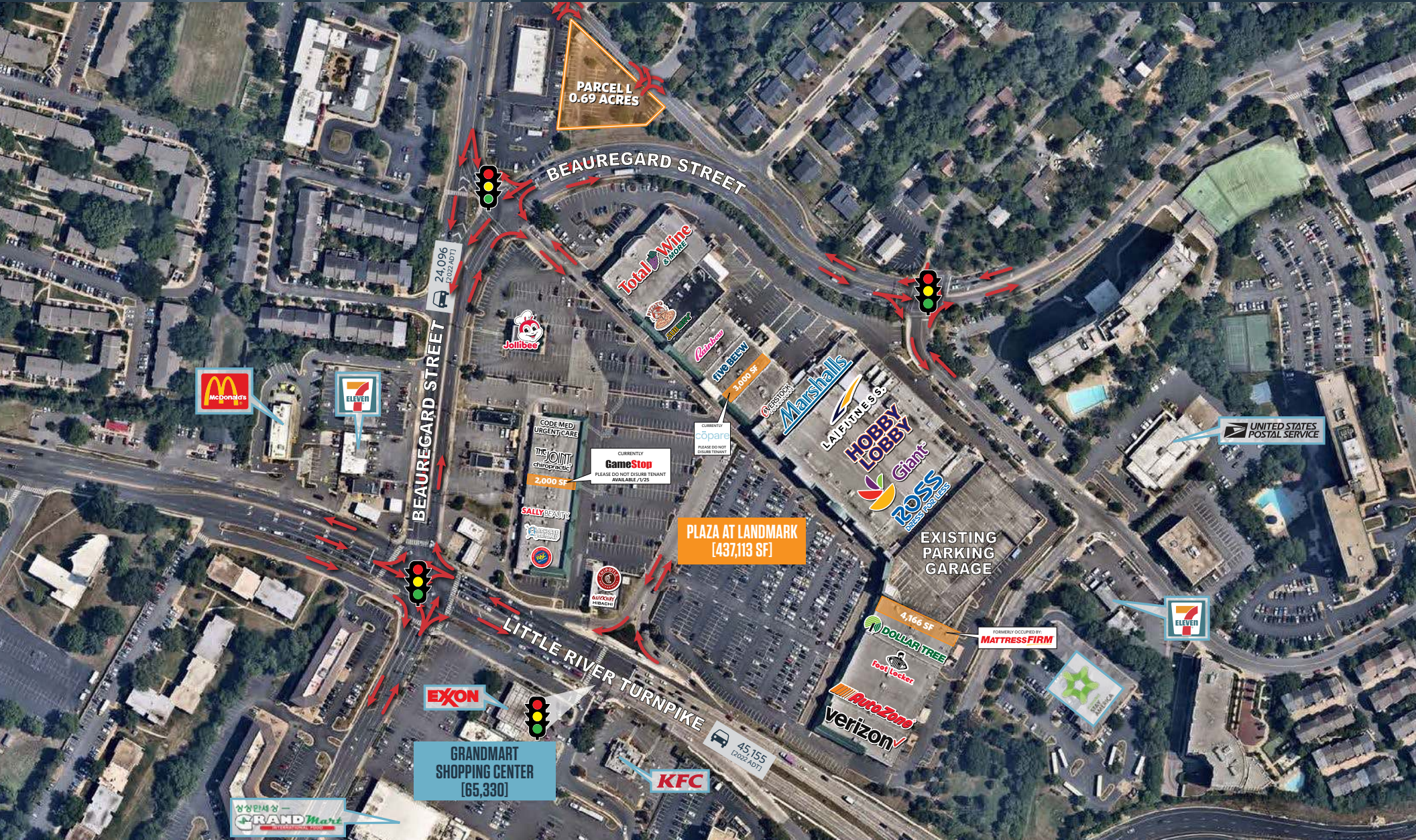
**BETH SARGENT**  
bsargent@klnb.com | 703-268-2716



# CLOSE-UP

# PLAZA AT LANDMARK

6200 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA 22312, FAIRFAX COUNTY



JAKE LEVIN

jlevin@klnb.com | 202-909-6102

RYAN WILNER

rwilner@klnb.com | 443-632-2058

BETH SARGENT

bsargent@klnb.com | 703-268-2716





# PLAZA AT LANDMARK

6200 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA 22312, FAIRFAX COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### JAKE LEVIN

jlevin@klnb.com | 202-909-6102

### RYAN WILNER

rwilner@klnb.com | 443-632-2058

### BETH SARGENT

bsargent@klnb.com | 703-268-2716

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....  
**klnb.com**



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNB](https://www.facebook.com/KLNB)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.