



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- **FULLY LEASED**
- Excellent visibility from Richmond Highway (Route 1).
- Average Annual Daily Traffic Count on Richmond Highway just north of Mount Vernon Highway (Route 235) 34,000 cars per day.
- Pylon Signage Available.
- Easy Ingress and Egress at the traffic controlled intersection of Richmond Highway and Lukens Lane.
- NNN: \$7.86

**DIMITRI GEORGELAKOS**

dimitri@klnb.com | 703-268-2710

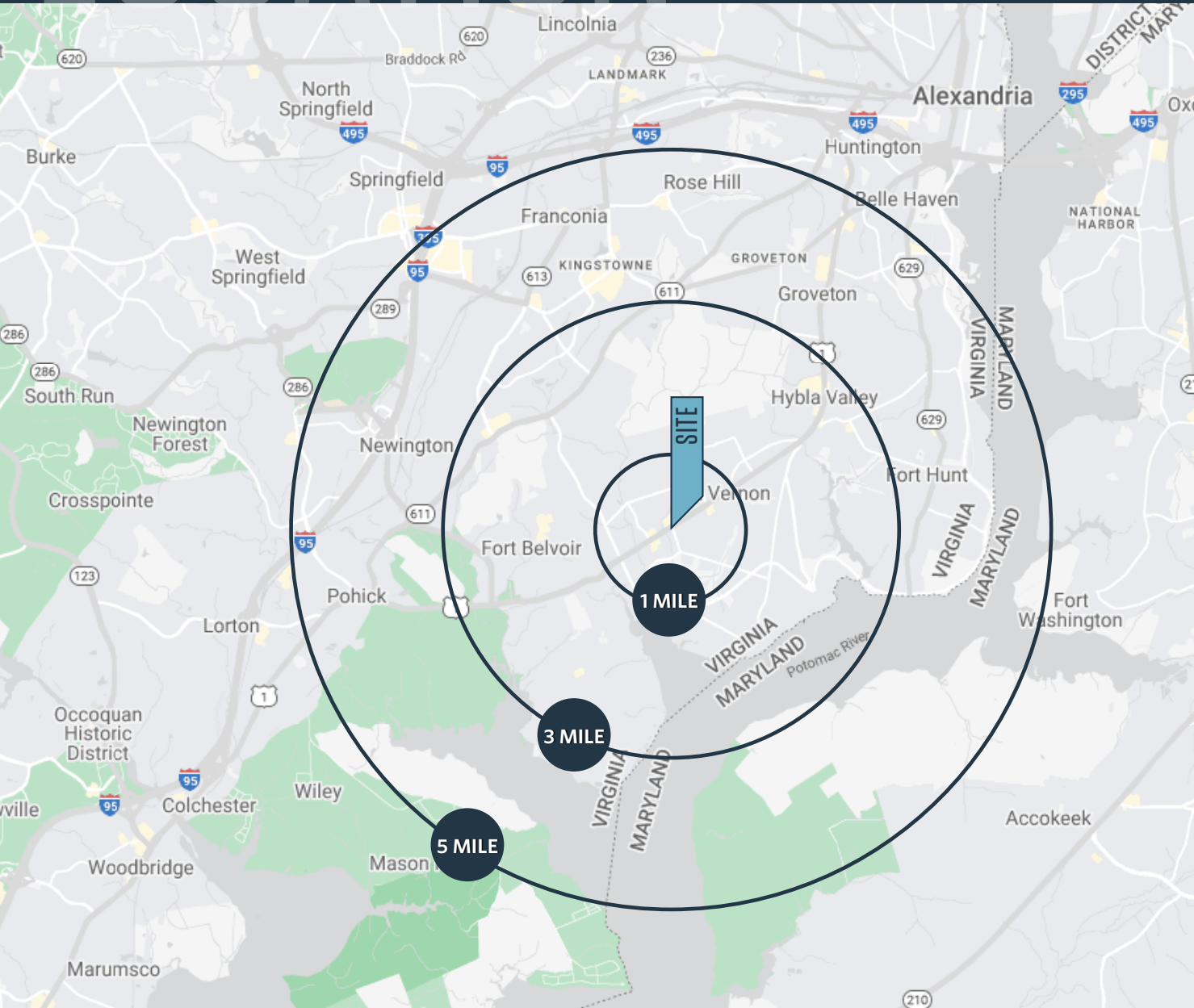
**BETH SARGENT**

bsargent@klnb.com | 703-268-2716

# LOCATION

# LUKENS PLAZA

8639 RICHMOND HIGHWAY, ALEXANDRIA, VA 22309, FAIRFAX COUNTY



## DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
14,881	69,463	176,444
Daytime Population		
3,152	19,437	71,542
Households		
5,261	23,876	62,690
Average HH Income		
\$118,775	\$153,315	\$168,321

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Richmond Hwy	34,000 ADT
Lukens Lane	2,500 ADT

**DIMITRI GEORGELAKOS**

dimitri@klnb.com | 703-268-2710

**BETH SARGENT**

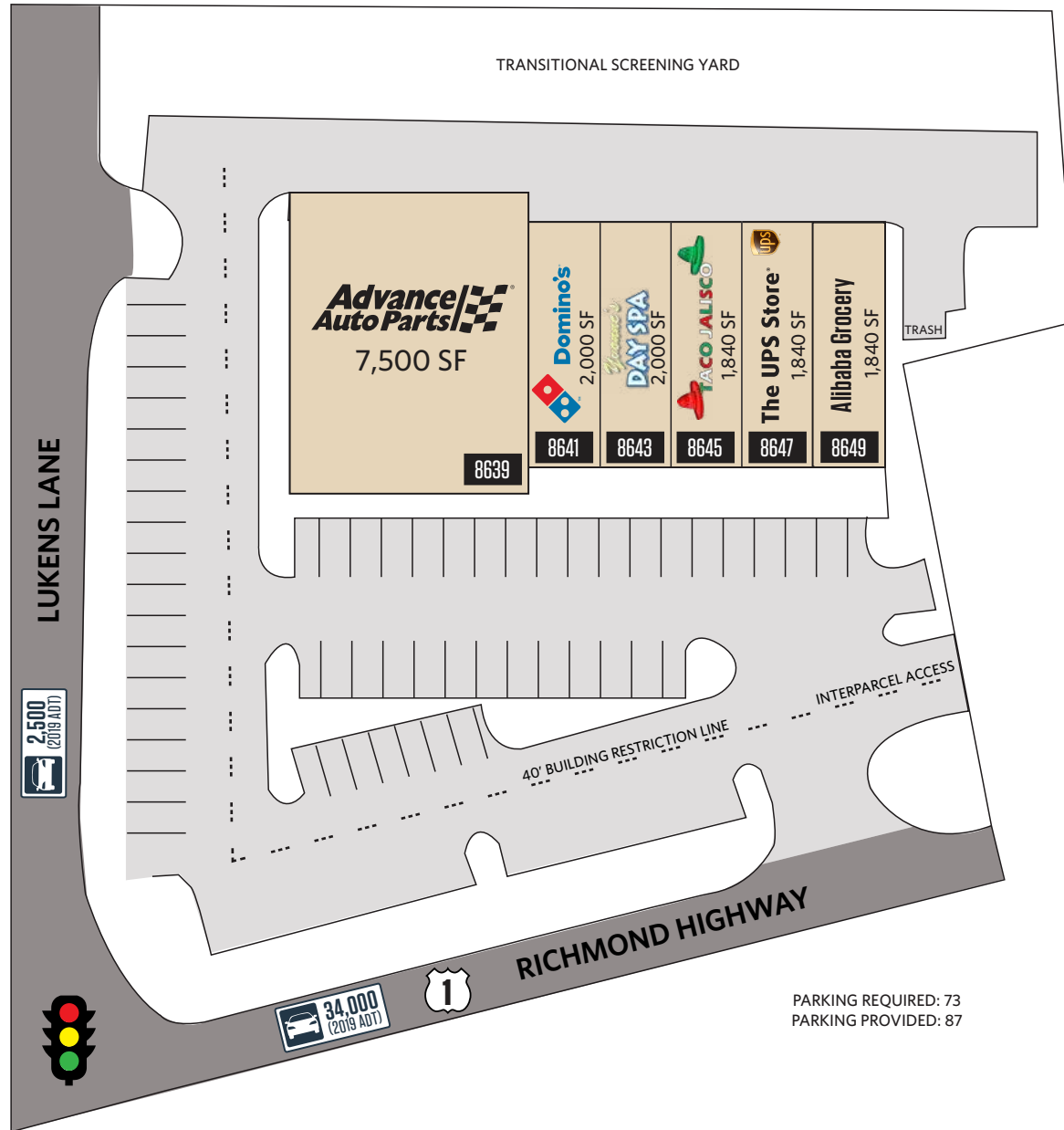
bsargent@klnb.com | 703-268-2716



# SITE PLAN

# LUKENS PLAZA

8639 RICHMOND HIGHWAY, ALEXANDRIA, VA 22309, FAIRFAX COUNTY

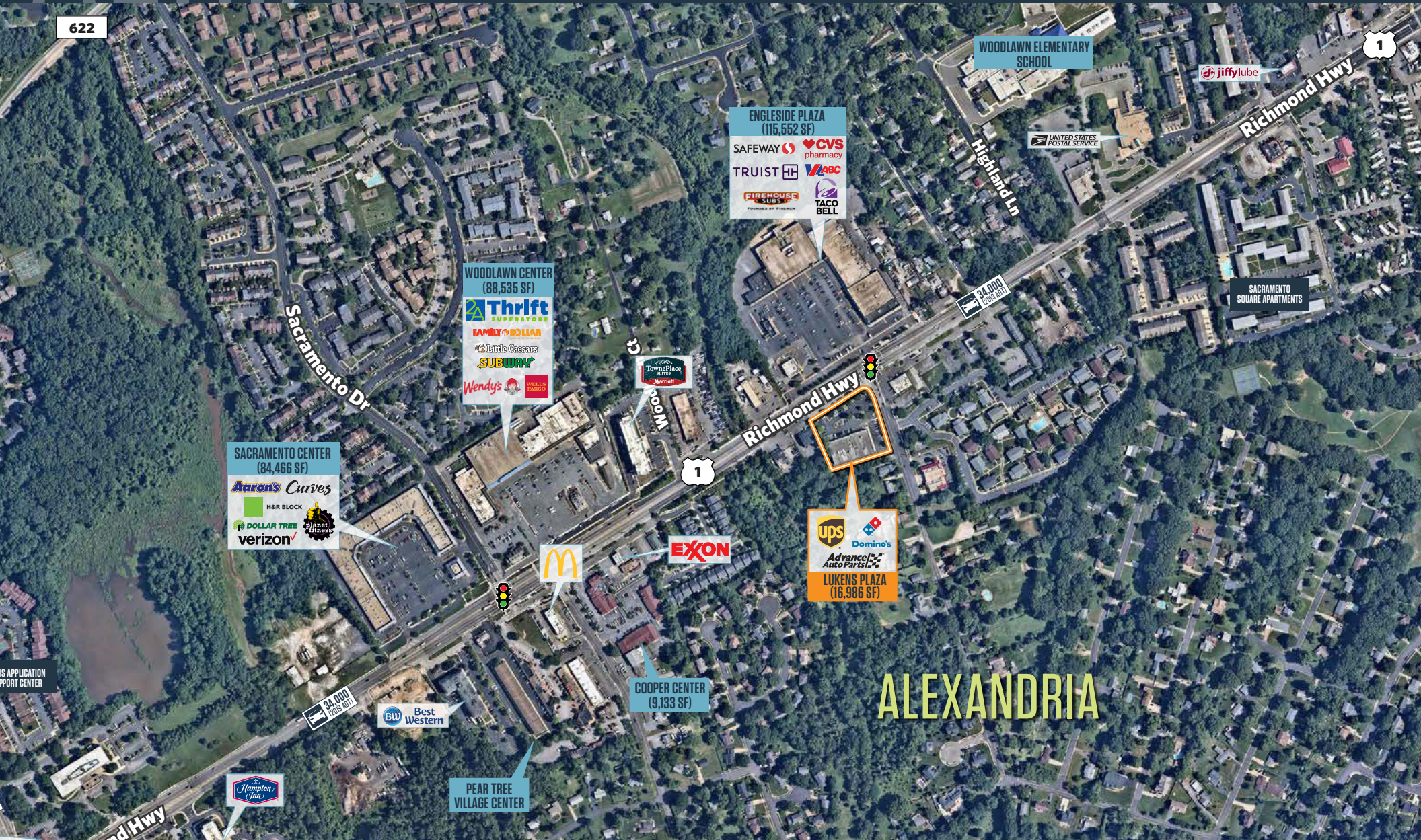


PARKING REQUIRED: 73  
PARKING PROVIDED: 87

# AERIAL

# LUKENS PLAZA

8639 RICHMOND HIGHWAY, ALEXANDRIA, VA 22309, FAIRFAX COUNTY



**DIMITRI GEORGELAKOS**  
dimitri@klnb.com | 703-268-2710

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





# LUKENS PLAZA

8639 RICHMOND HIGHWAY, ALEXANDRIA, VA 22309, FAIRFAX COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### DIMITRI GEORGELAKOS

dimitri@klnb.com

703-268-2710

### 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/CLNBCRE](https://www.facebook.com/CLNBCRE)

[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.