



JOIN THESE RETAILERS



RETAIL FOR LEASE

- 3,200 SF retail space available
- Located between Mount Vernon Plaza, Walmart and Costco
- Excellent visibility and access to Richmond Highway's (Route 1) 51,672 cars per day
- Surface parking and huge pylon signage available

MATT SKALET

maskalet@klnb.com | 202-420-7775

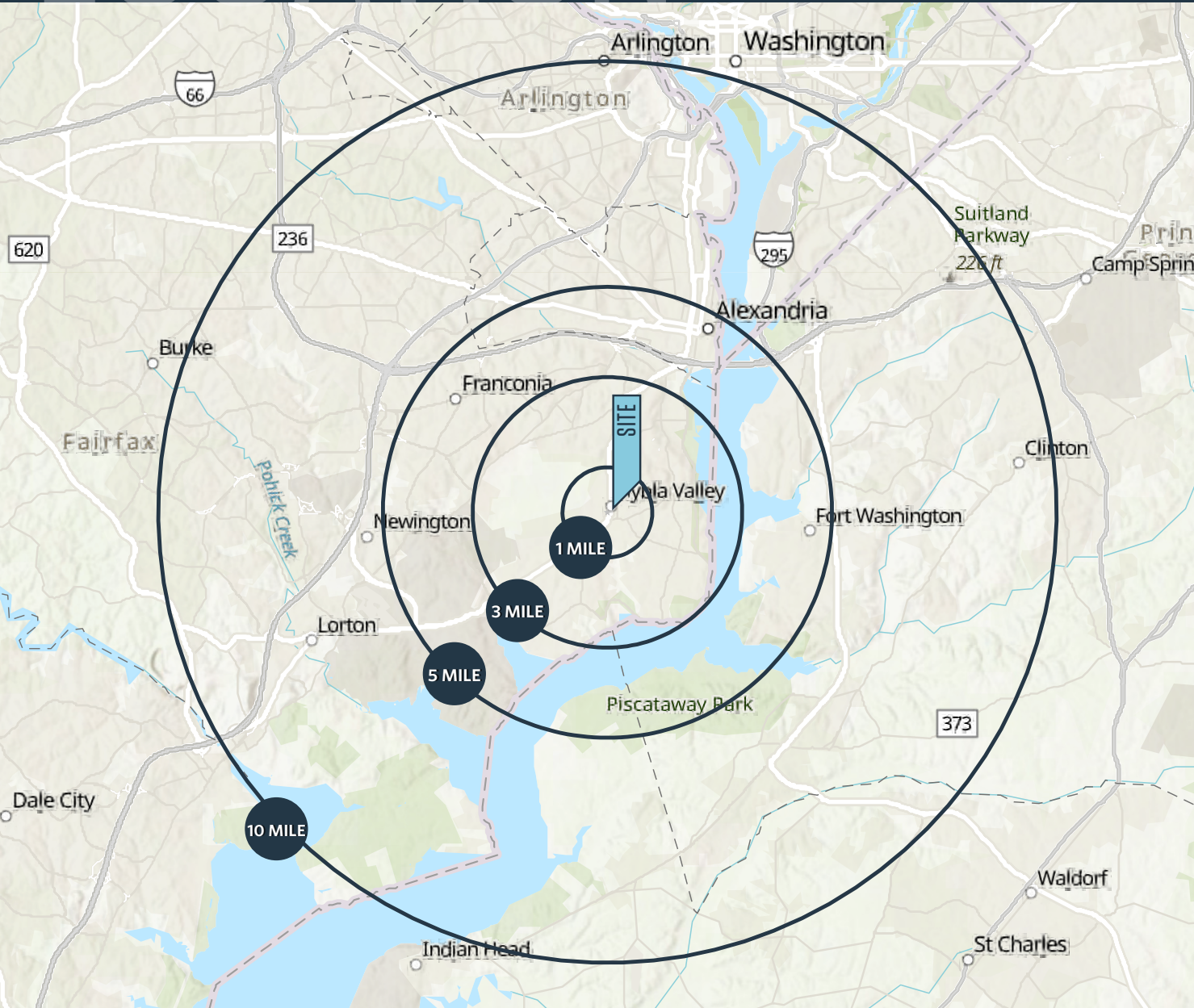
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

LOCATION

MOUNT VERNON CROSSROADS

7830 RICHMOND HIGHWAY, ALEXANDRIA, VIRGINIA 22306



AVAILABLE SPACE

SIZE	RATE	NNN	CONDITION
3,200 SF	\$35.00 PSF	\$6.74 PSF	As-Is

DEMOGRAPHICS | 2022 :

	1-MILE	3-MILE	5-MILE	10-MILE
Population	22,080	104,679	243,874	1,059,096
Daytime Population	18,227	80,004	239,463	994,739
Households	7,299	36,977	96,785	424,223
Average HH Income	\$115,920	\$167,700	\$181,505	\$155,333

TRAFFIC COUNTS | 2021:

Richmond Highway(Route 1)	51,672 ADT
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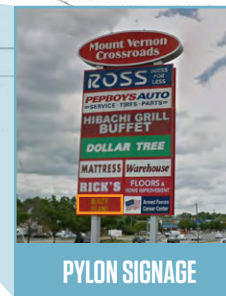
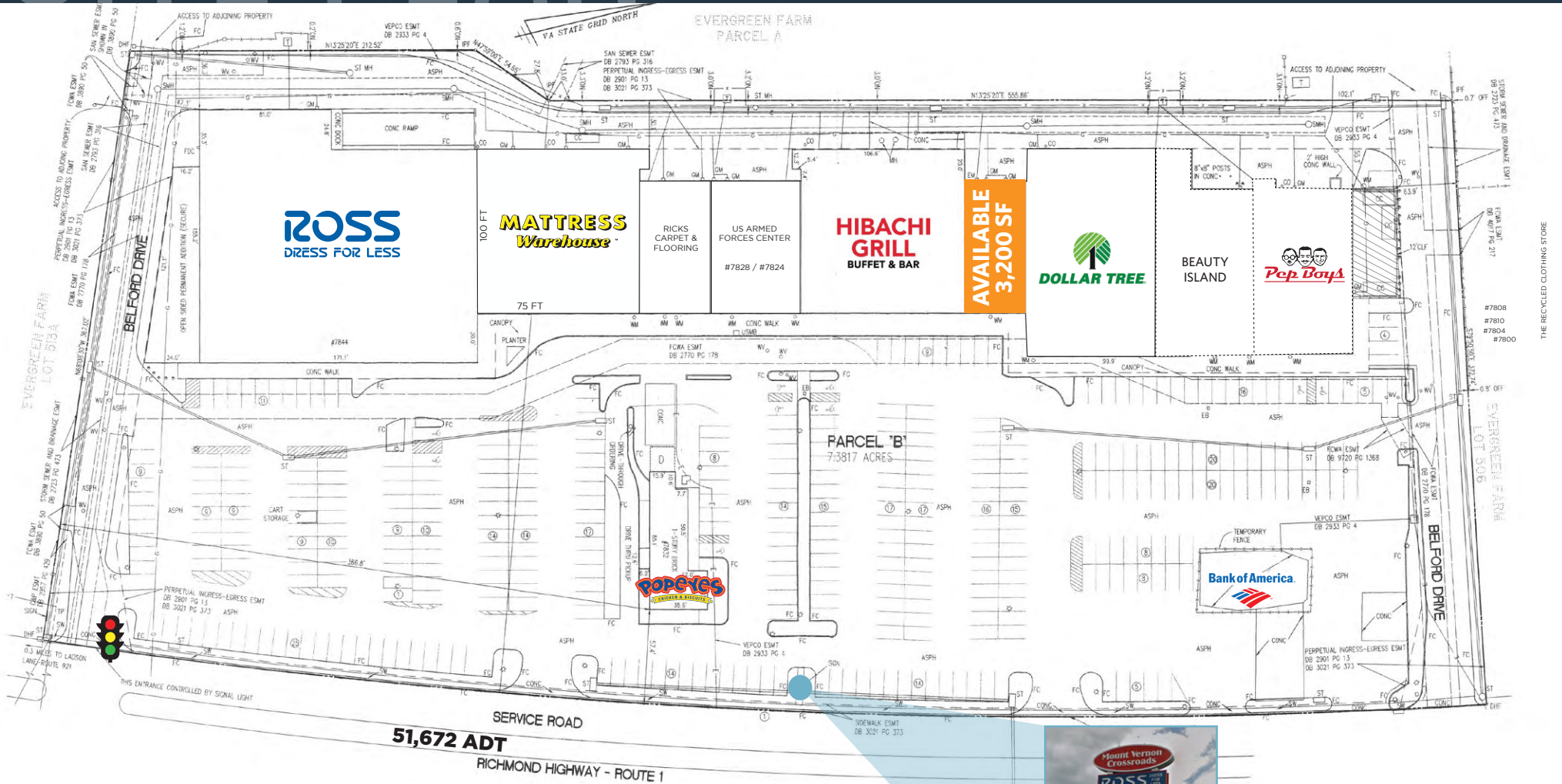
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SITE PLAN

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PYLON SIGNAGE

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PHOTO

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