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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.

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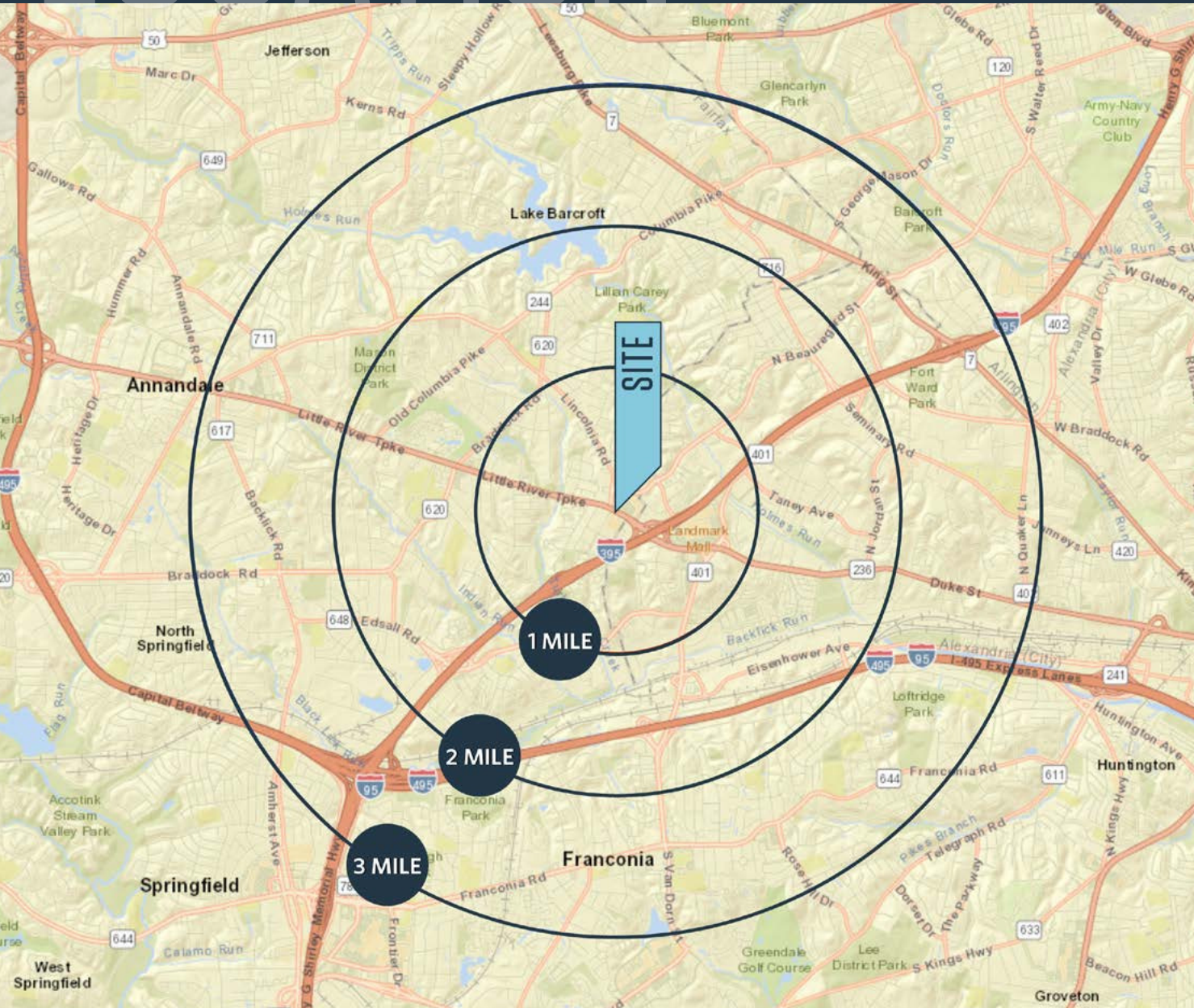
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LOCATION

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

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PLAZA AT LANDMARK



3.1M
VISITS PER YEAR

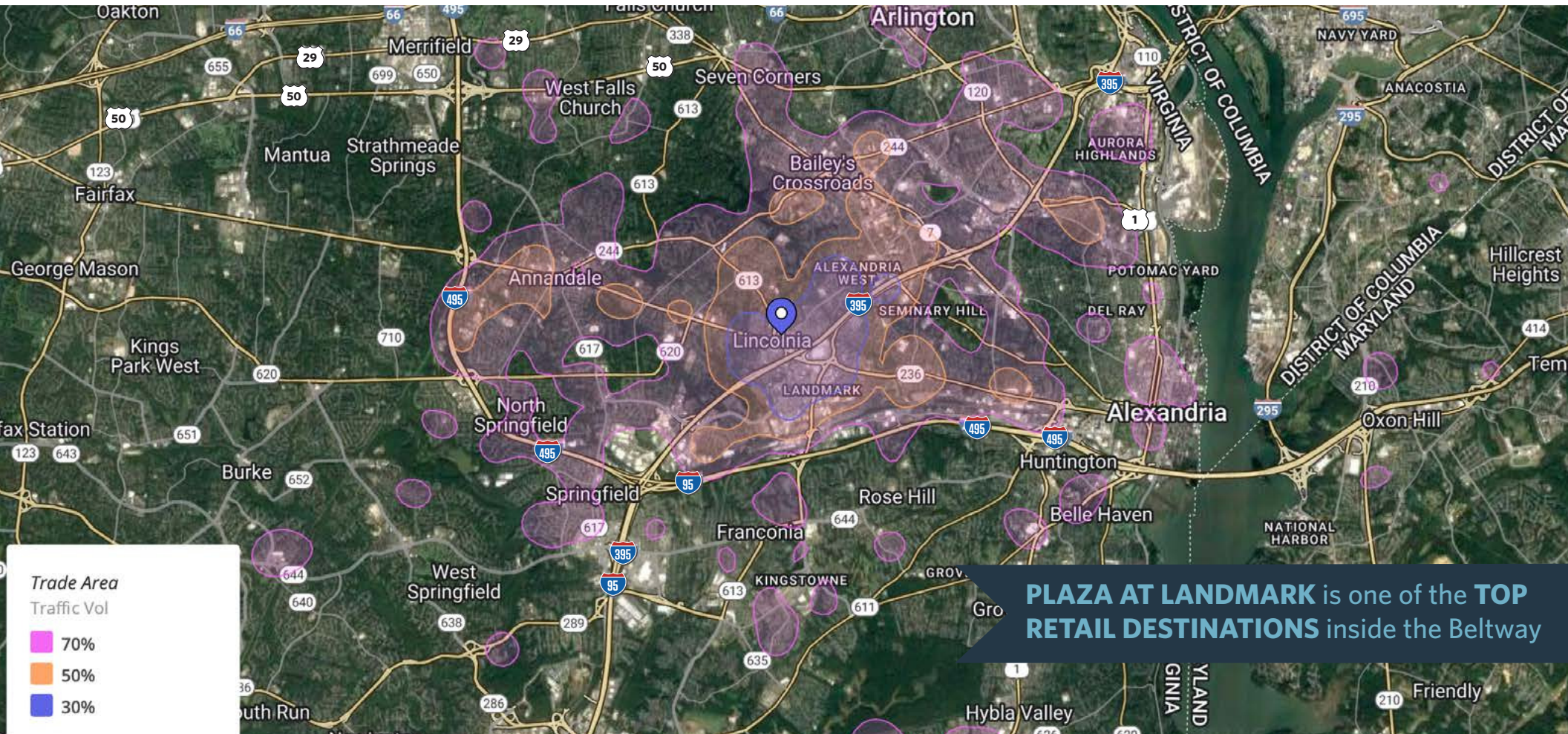


607,400
UNIQUE VISITORS PER YEAR



5.1
VISIT FREQUENCY

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



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SITE PLAN

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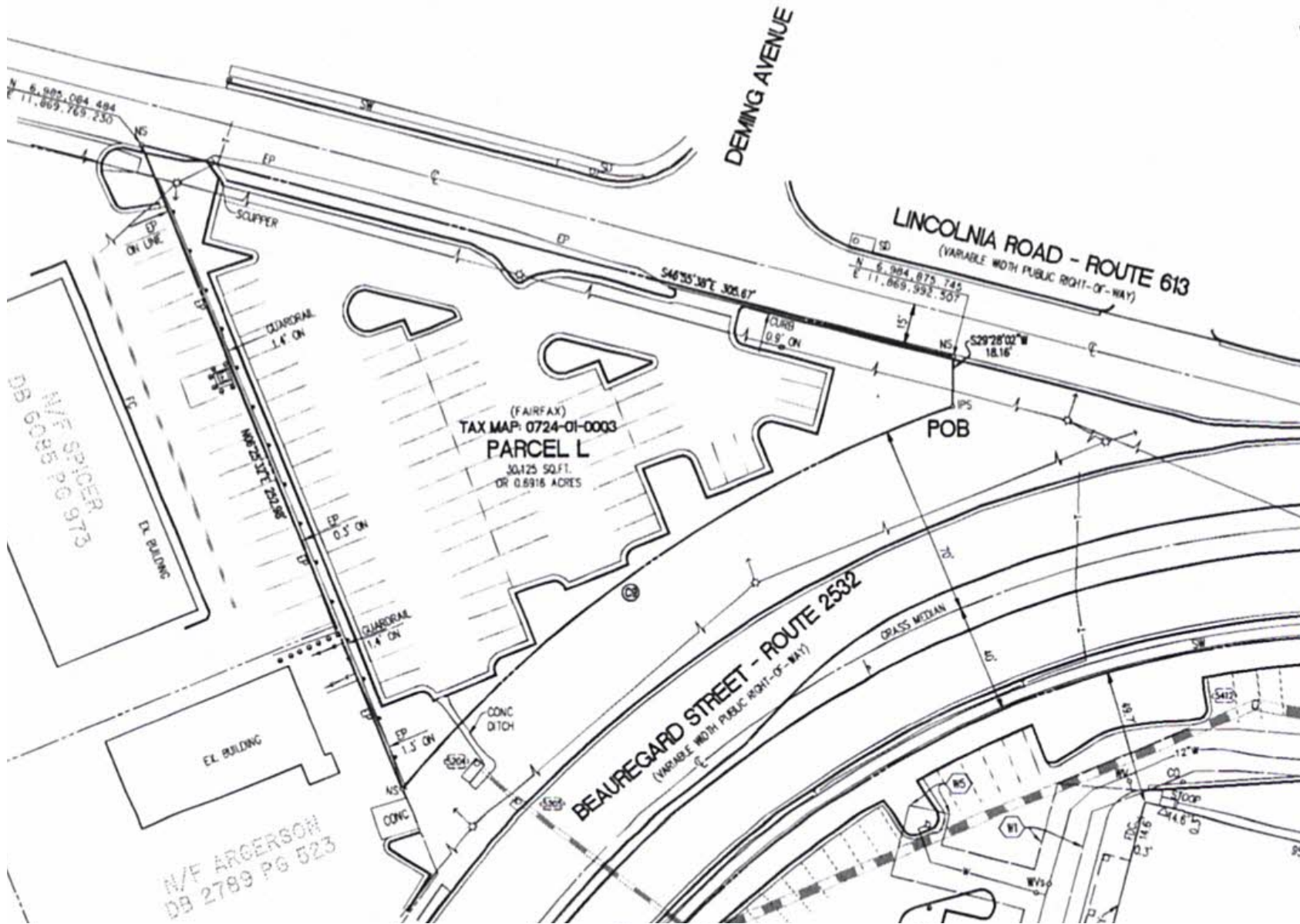
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PARCEL

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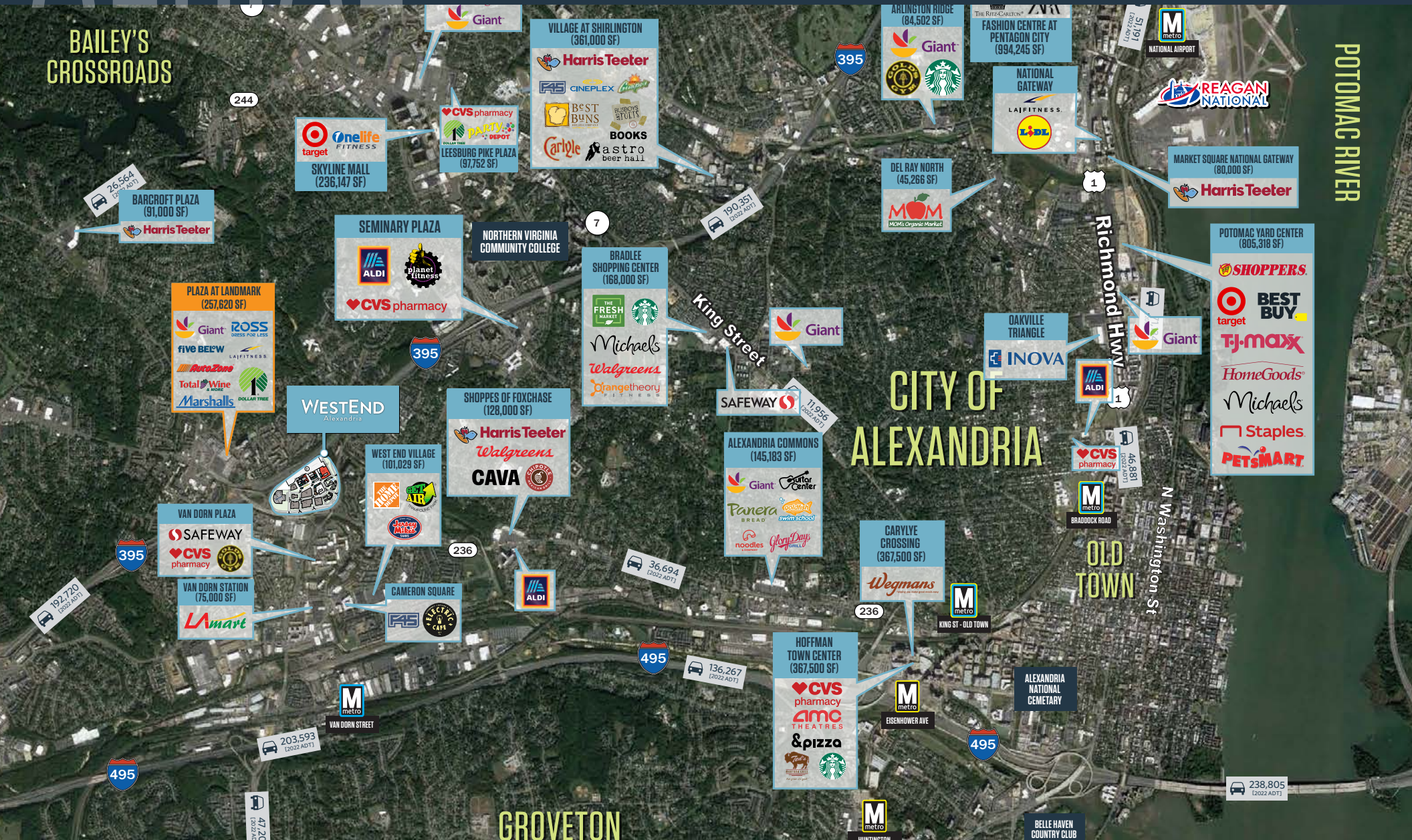
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AERIAL

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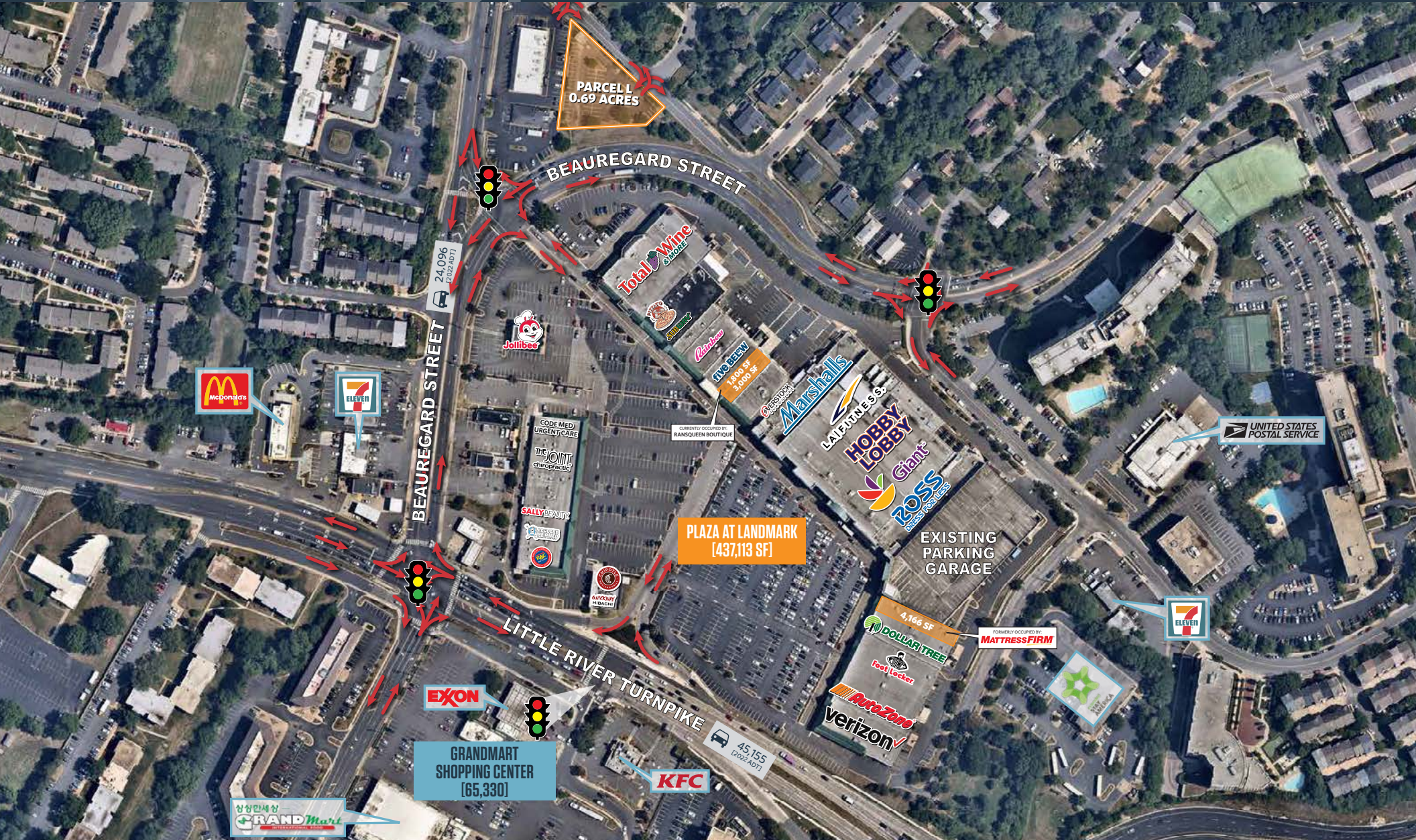
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CLOSE-UP

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