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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

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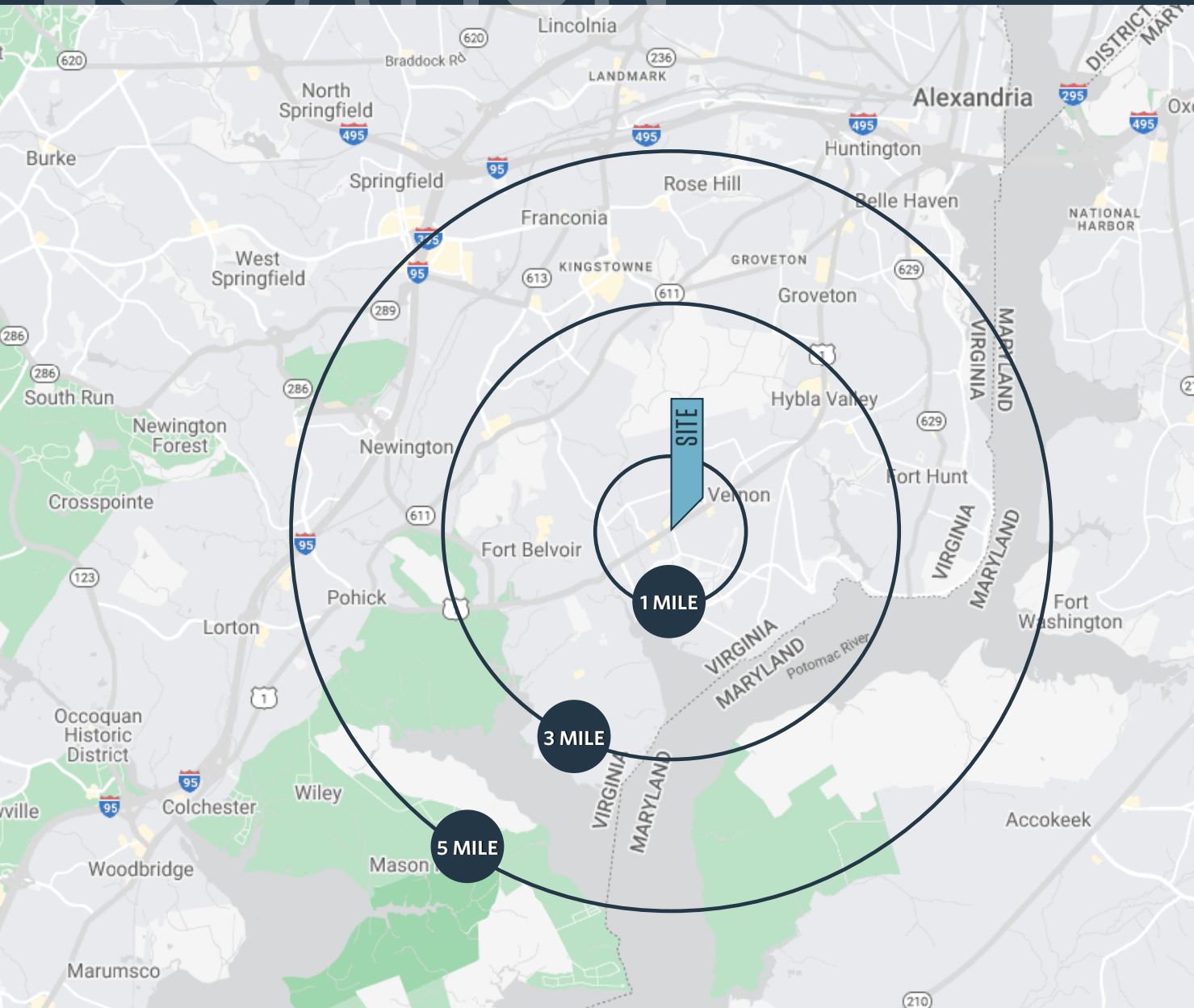
BETH SARGENT

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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

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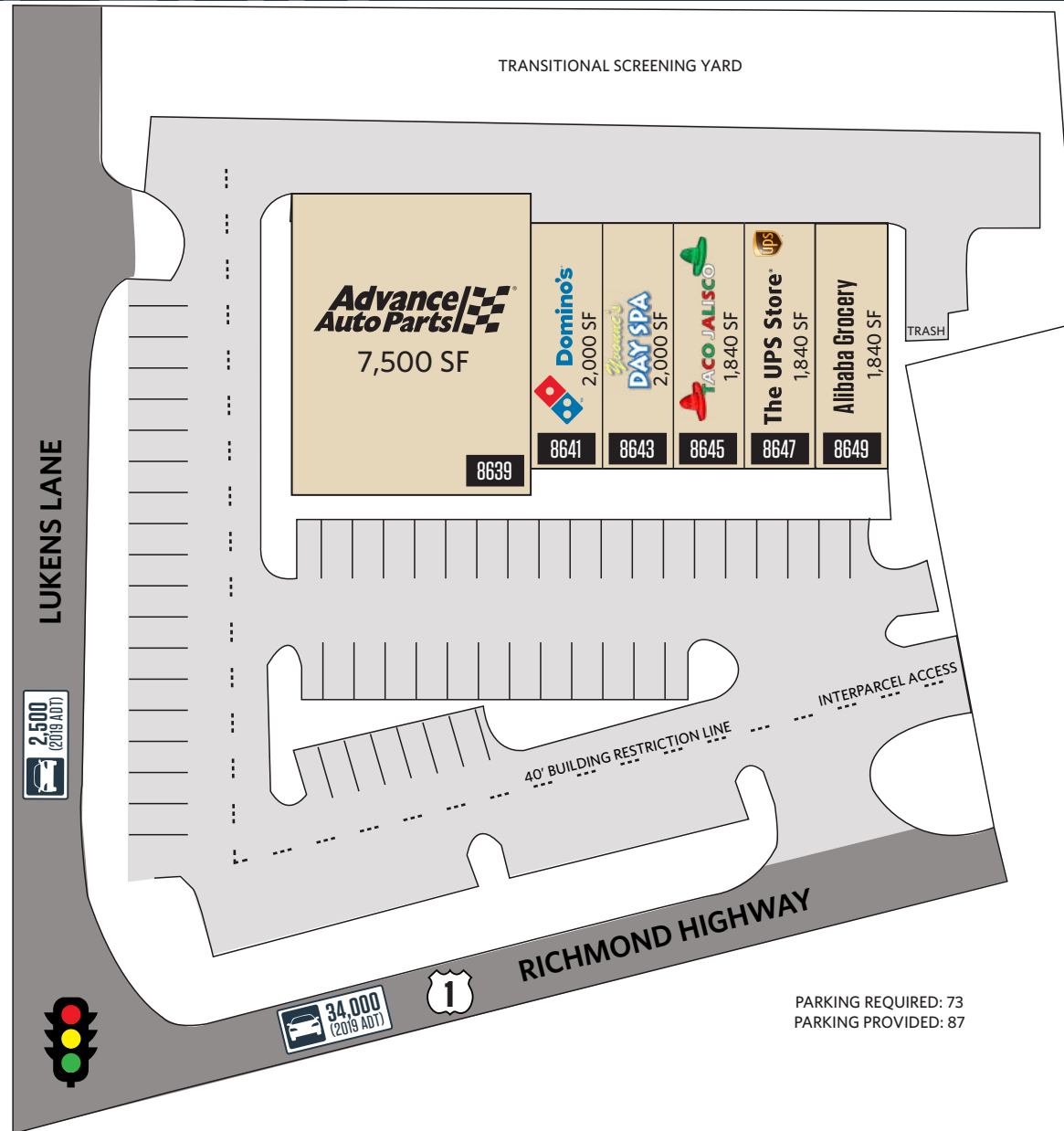
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SITE PLAN

LUKENS PLAZA

8639 RICHMOND HIGHWAY, ALEXANDRIA, VA 22309, FAIRFAX COUNTY



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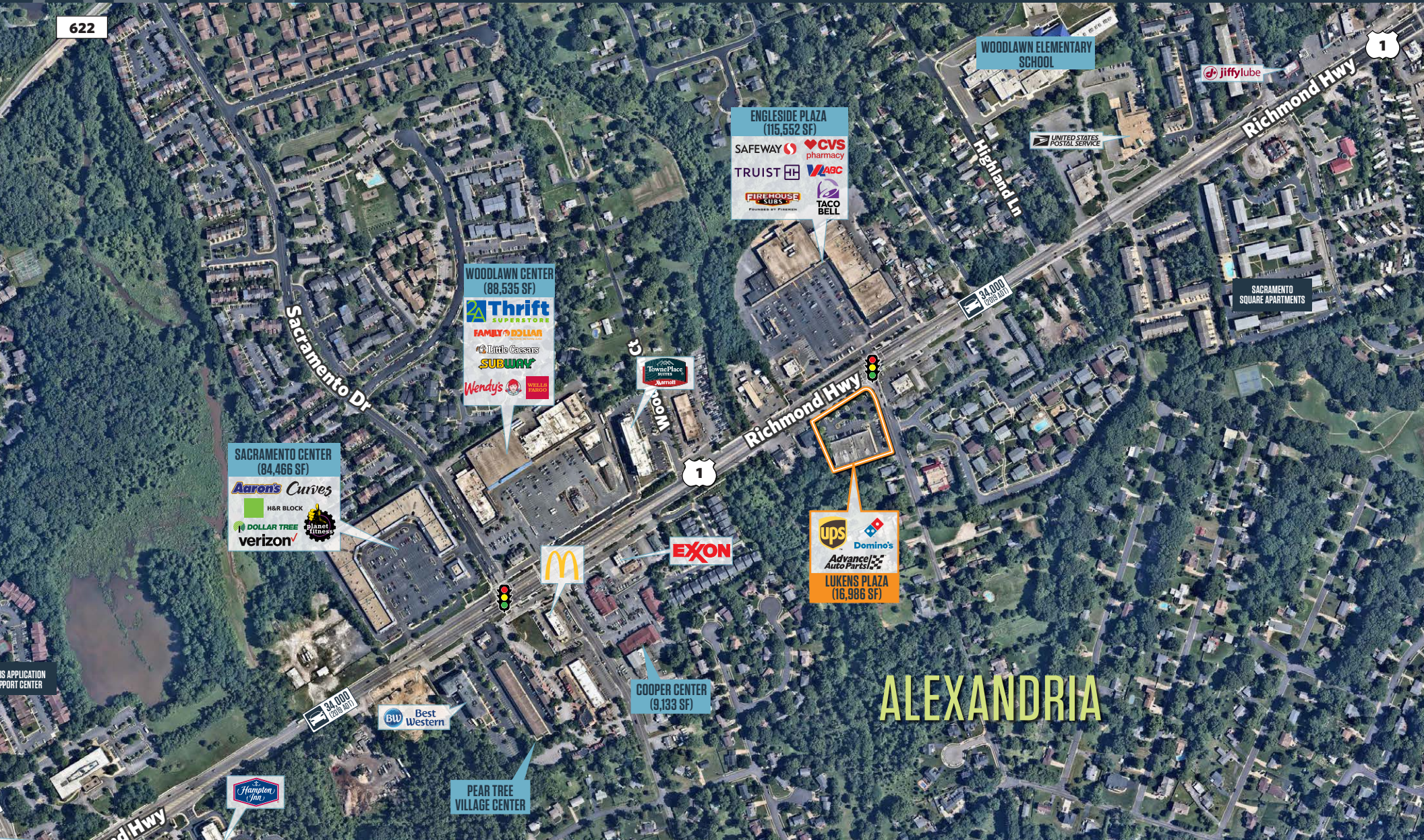
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AERIAL

LUKENS PLAZA

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FOR MORE INFORMATION, PLEASE CONTACT:

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