

# HILLTOP VILLAGE CENTER

Beulah Street & Telegraph Road, Alexandria, VA 22314  
Fairfax County



## RETAIL FOR LEASE

JOIN: *Wegmans*  
helping you make great meals easy

LA | FITNESS

Sola  
SALONS

{ B }  
BURTONS  
GRILL

PNC

baddpizza

THE FARMHOUSE.  
TUSCAN

Bob & Edith's  
DINER

- **2,504 SF End Cap Available Immediately**
- **1,573 SF Inline Space Available 8/1/25**
- Hilltop Village Center is a Wegmans anchored shopping center, which consists of 250,000 SF of retail development
- Located at the northeast quadrant of Beulah Street and Telegraph Road in Fairfax County
- New Fort Belvoir Community Hospital with more than 1.2 million SF and 120 state of the art inpatient rooms

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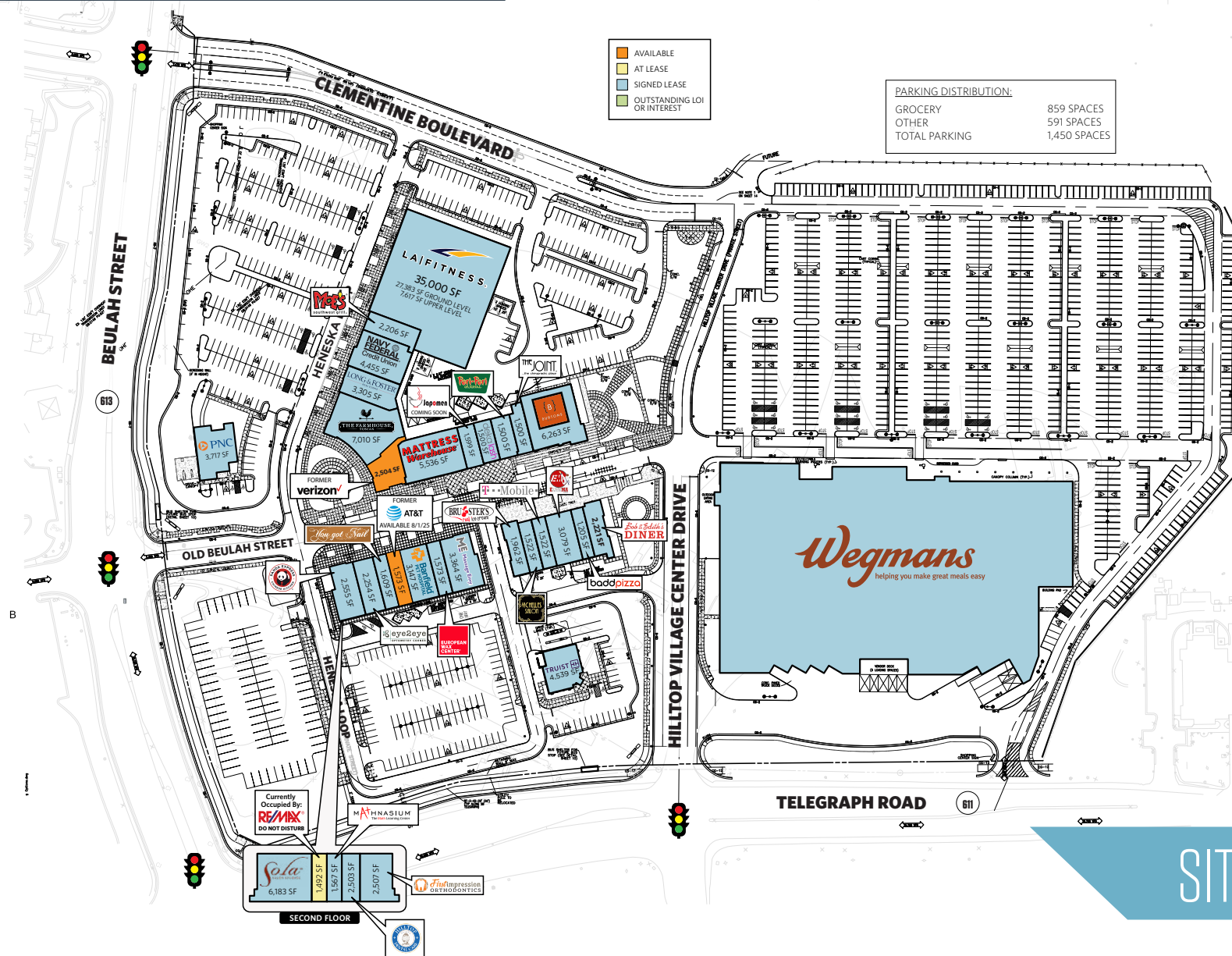
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

KIMCO  
REALTY  
klnb



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# SITE PLAN

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HILLTOP  
GOLF CLUB

HILLTOP VILLAGE CENTER  
(350,000 SF)

KINGSTOWNE  
FIRE STATION

FORT BELVOIR  
51,000+ EMPLOYEES  
7,100 RESIDENTS

CLOSE-UP AERIAL

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MARKET AERIAL

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## PROPERTY SUMMARY:

Hilltop Village Center is a Wegmans anchored shopping center, which consists of 250,000 SF of retail development. Located at the Northeast Quadrant of Beulah Street and Telegraph Road in Fairfax County.

## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
8,413	84,696	268,827
Daytime Population		
3,249	68,571	125,659
Households		
3,244	31,017	95,640
Average HH Income		
\$202,871	\$161,011	\$160,913

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Telegraph Road	23,700 ADT
Beulah Street	22,220 ADT

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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**klNb**