



RETAIL FOR LEASE

- New retail space on first floor of luxury apartment building at the corner of Route 1 and Backlick Road (Tulley Gate).
- Belvoir Square has 282 luxury apartment units, that are 95% occupied, along with 11,062 SF of retail space.
- Serves Fort Belvoir's 51,000+ military and civilian employees.
- There are over 100 defense agencies on the base, including: Fort Belvoir Community Hospital (3,200 employees) and National Geospatial Intelligence Agency (14,500 employees & 2.3M SF of office space).
- Located approximately 1 mile from the new National Army Museum, which is projected to have 750,000 visitors annually.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,084 SF	"MARKET"	AS-IS (2 ND GEN ATM VESTIBULE)	IMMEDIATE
1,400 SF	"MARKET"	COLD DARK SHELL+TI or VANILLA SHELL	IMMEDIATE

*Est. NNN: \$8.00 PSF

FORREST H. MORRILL

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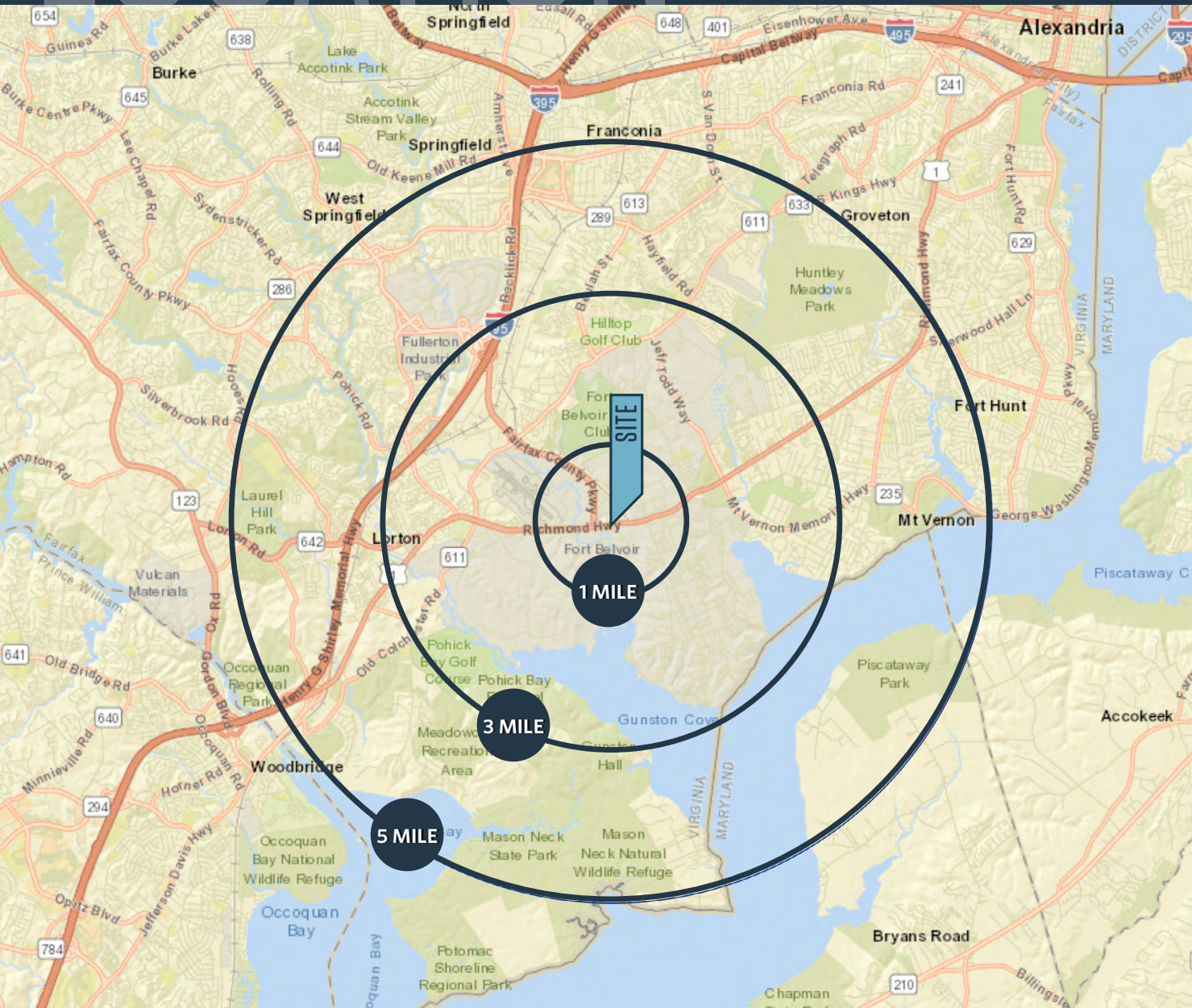
OWNED BY:  **MCKINNEY**
PROPERTIES

klnb.com

LOCATION

BELVOIR SQUARE

9142 RICHMOND HWY. (RT. 1 & BACKLICK RD. - ACROSS FROM TULLEY GATE),
FORT BELVOIR, VA 22060, FAIRFAX COUNTY



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	1,145	44,500	160,589
Daytime Population	1,311	51,353	79,695
Households	321	15,365	56,322
Average HH Income	\$79,424	\$166,921	\$175,833

*NOTE: These demographics do not include Ft. Belvoir Army Base demos (as is the case for all military bases).

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Richmond Hwy (Rt. 1)	48,832 ADT
Fairfax County Pkwy	24,847 ADT

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SITE PLAN

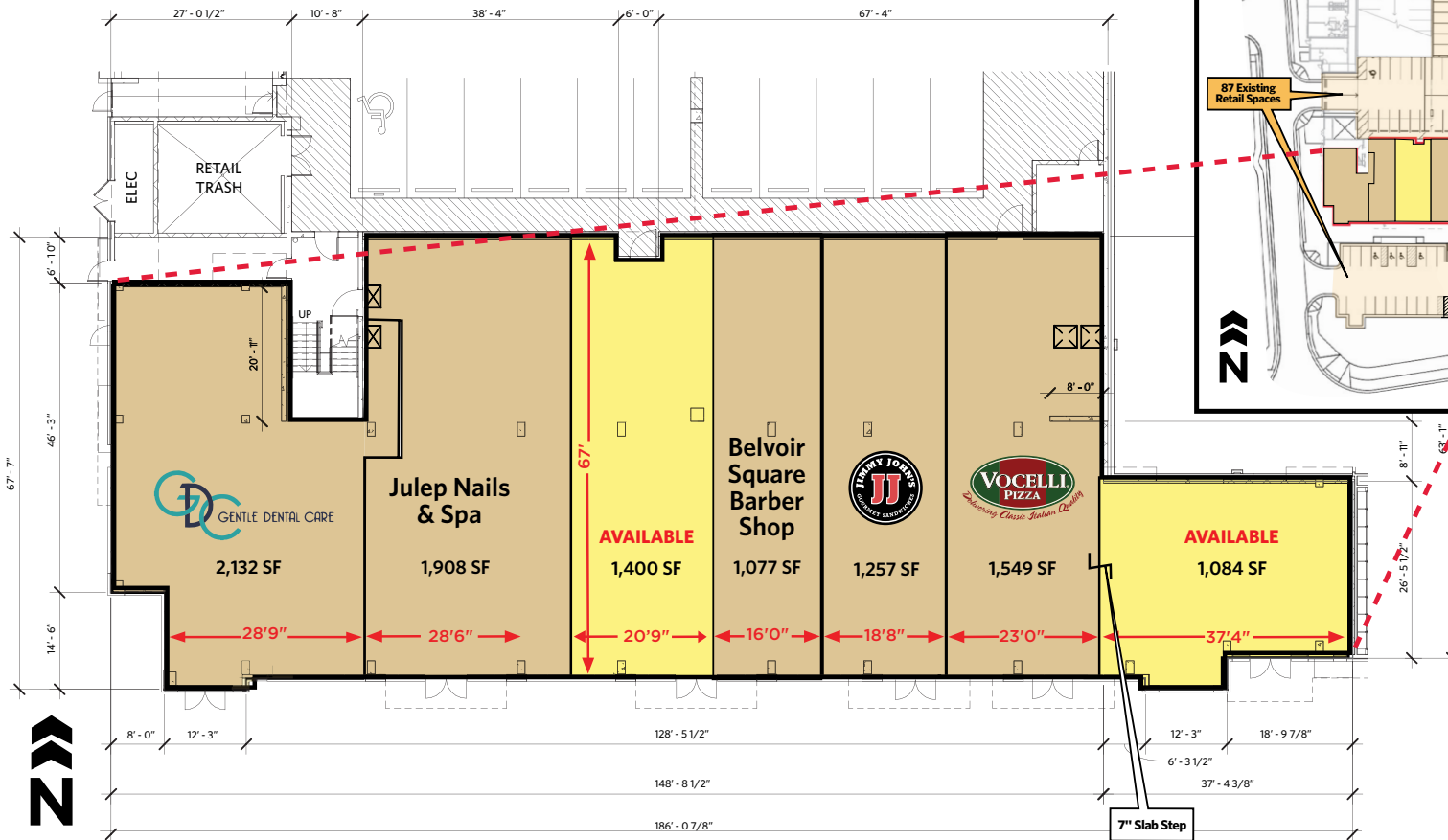
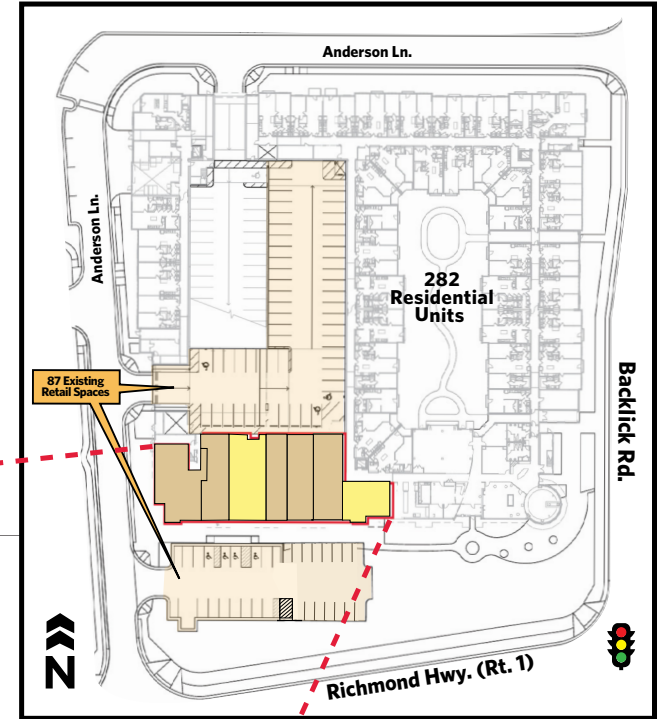
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On-Base Retail

1 Fort Belvoir Exchange

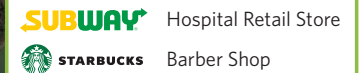


- Barber Shop
- Military Mobile
- The Cleaners
- ASAP Flowers
- Pharmacy
- The General's Store
- Optical Center
- TK Sports
- Optometry Care
- Watch Jewelry & Clock Repair
- Gun Shop
- Simply Perfect Nails

2 Pad Sites



3 Fort Belvoir Community Hospital Retail



4 Town Center Strip (12th Street)



CLOSE-UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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