



NEARBY RETAILERS



RETAIL FOR LEASE

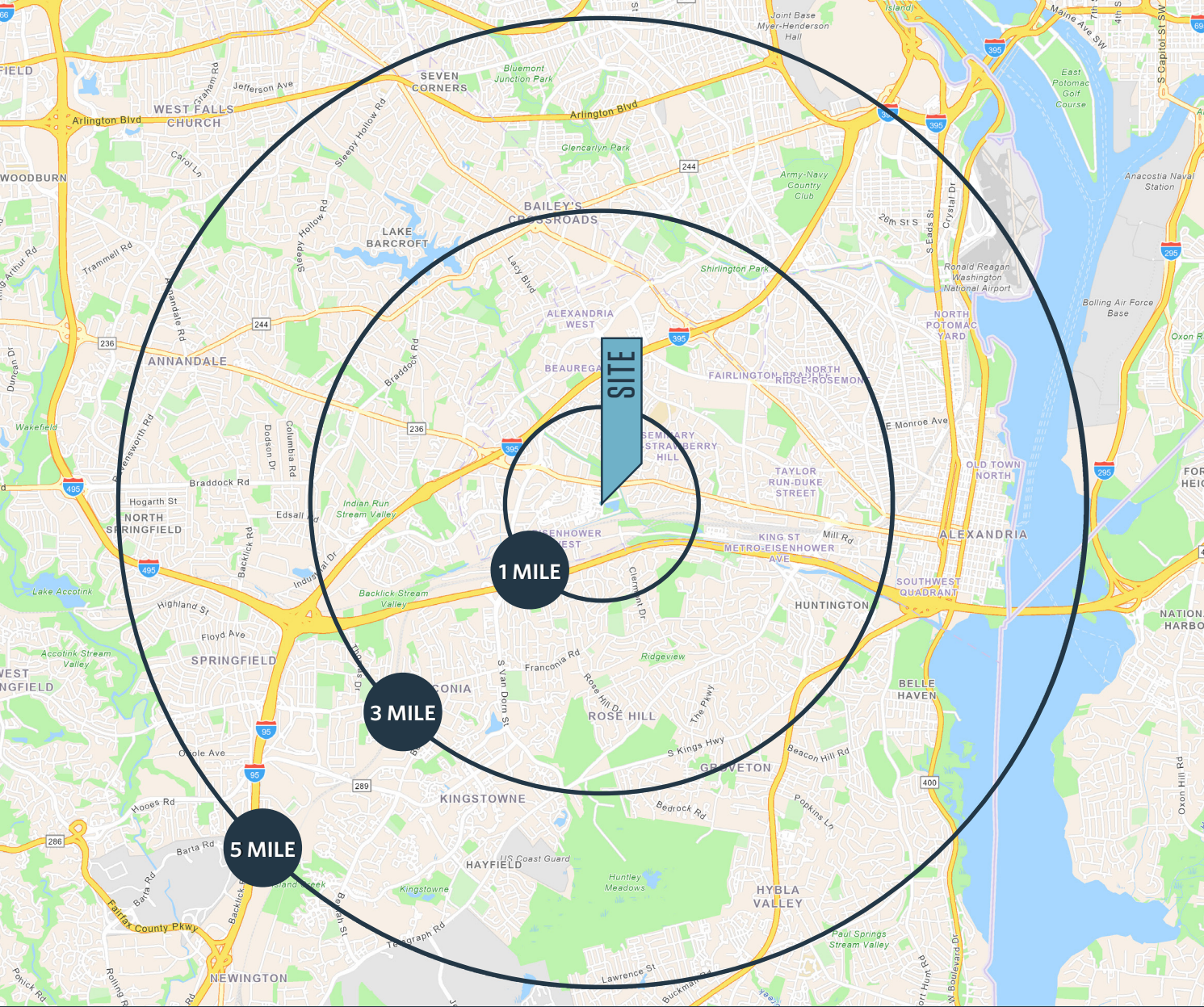
- 3,600 SF retail space (currently 2nd gen restaurant) available for lease.
- Corner space with outdoor patio, located in Cameron Station (5,000 residents).
- Conveniently located close to I-395 & I-495 and surrounded by high household income and strong daytime & residential population (over 33,600 in a one mile radius).

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DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
33,605	216,239	544,882
Daytime Population		
11,900	106,379	314,190
Households		
15,480	92,222	223,079
Average HH Income		
\$130,892	\$153,928	\$164,756

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TRAFFIC COUNTS | 2023:

Cameron Station Blvd	2,957 ADT
Duke St	29,911 ADT

CAMERON STATION

4906 BRENNAN PARK DR, ALEXANDRIA, VA 22304, FAIRFAX COUNTY



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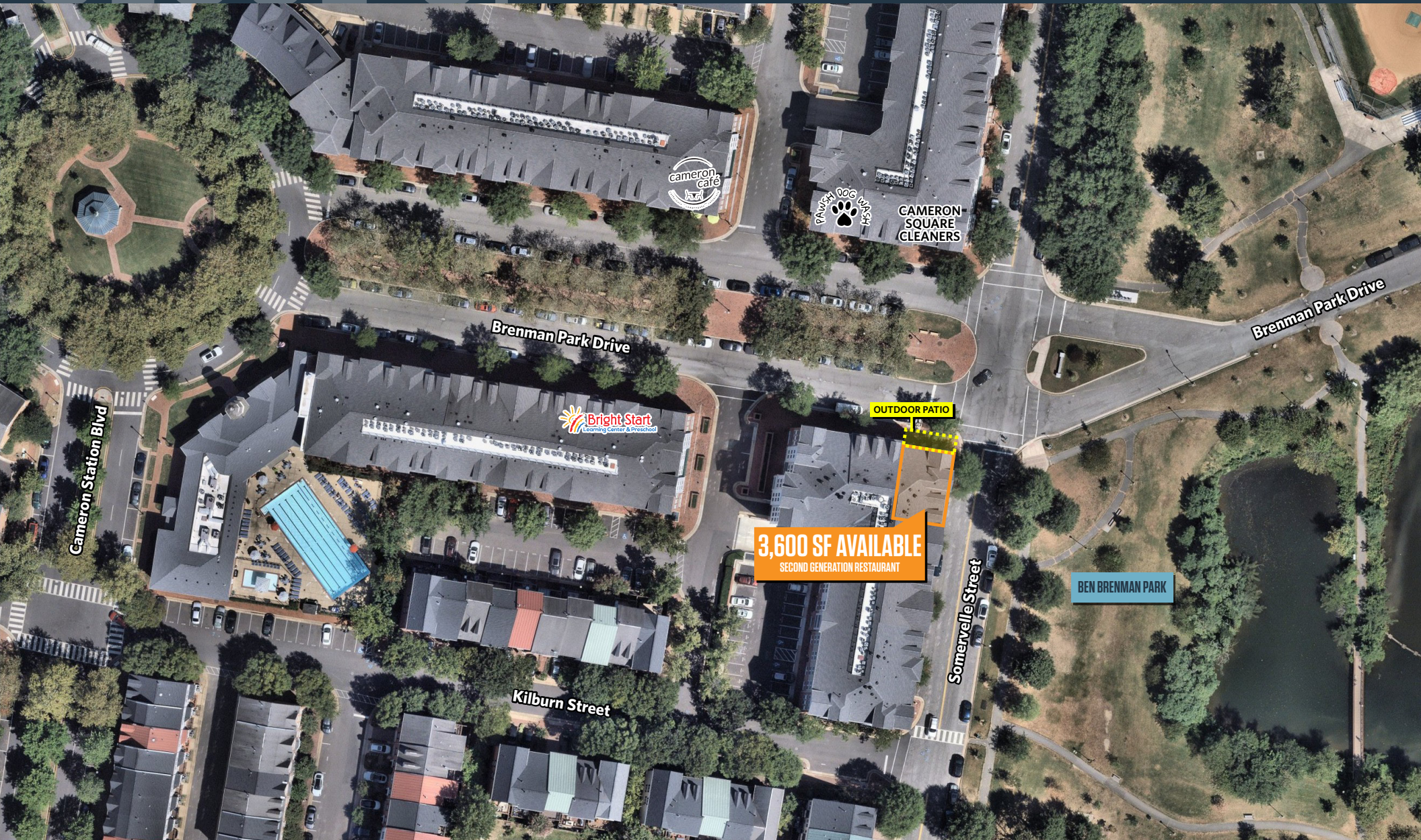
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CLOSE UP

CAMERON STATION

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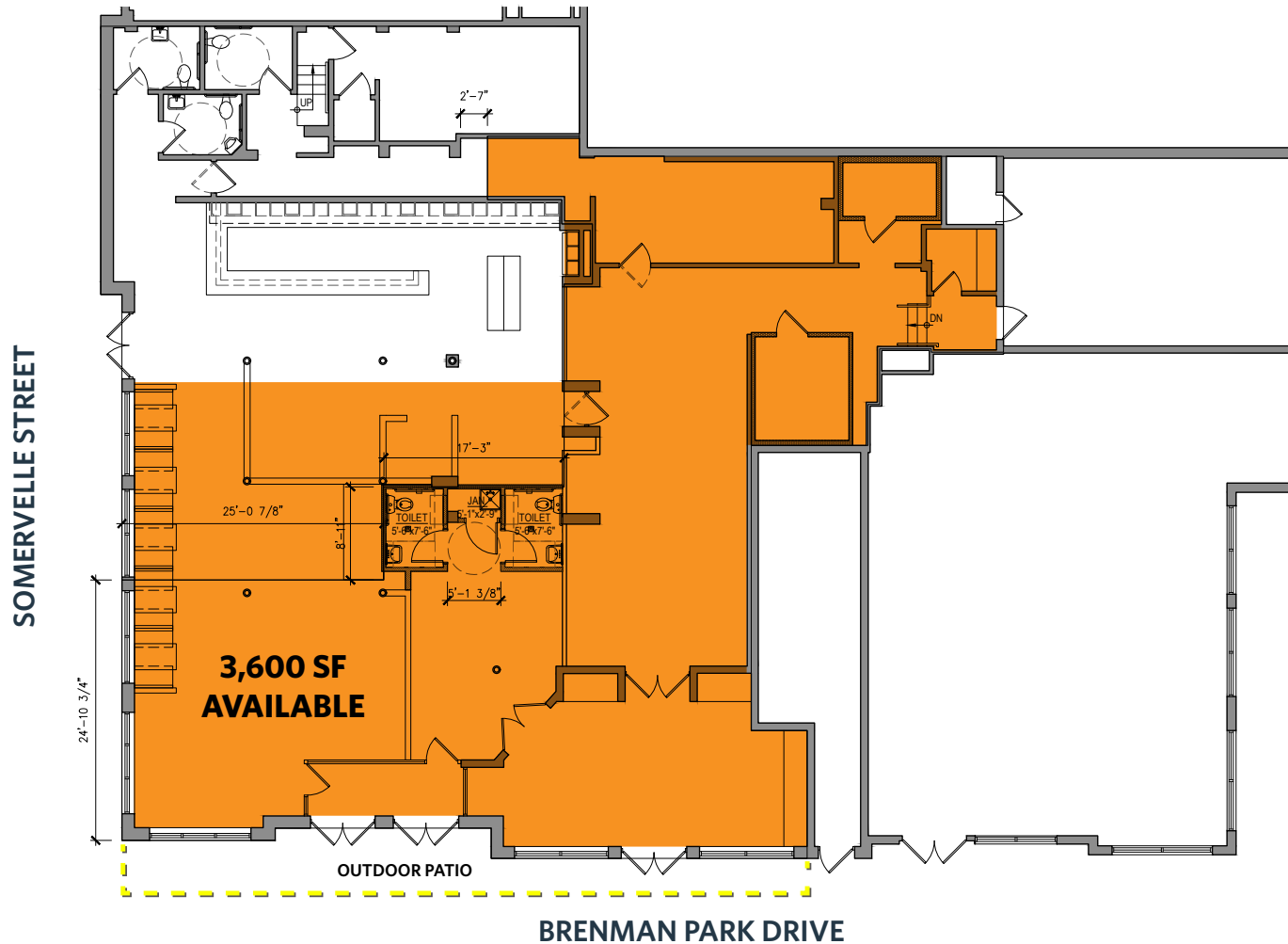
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FLOOR PLAN CAMERON STATION

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