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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.

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

RYAN WILNER

rwilner@klnb.com | 443-632-2058

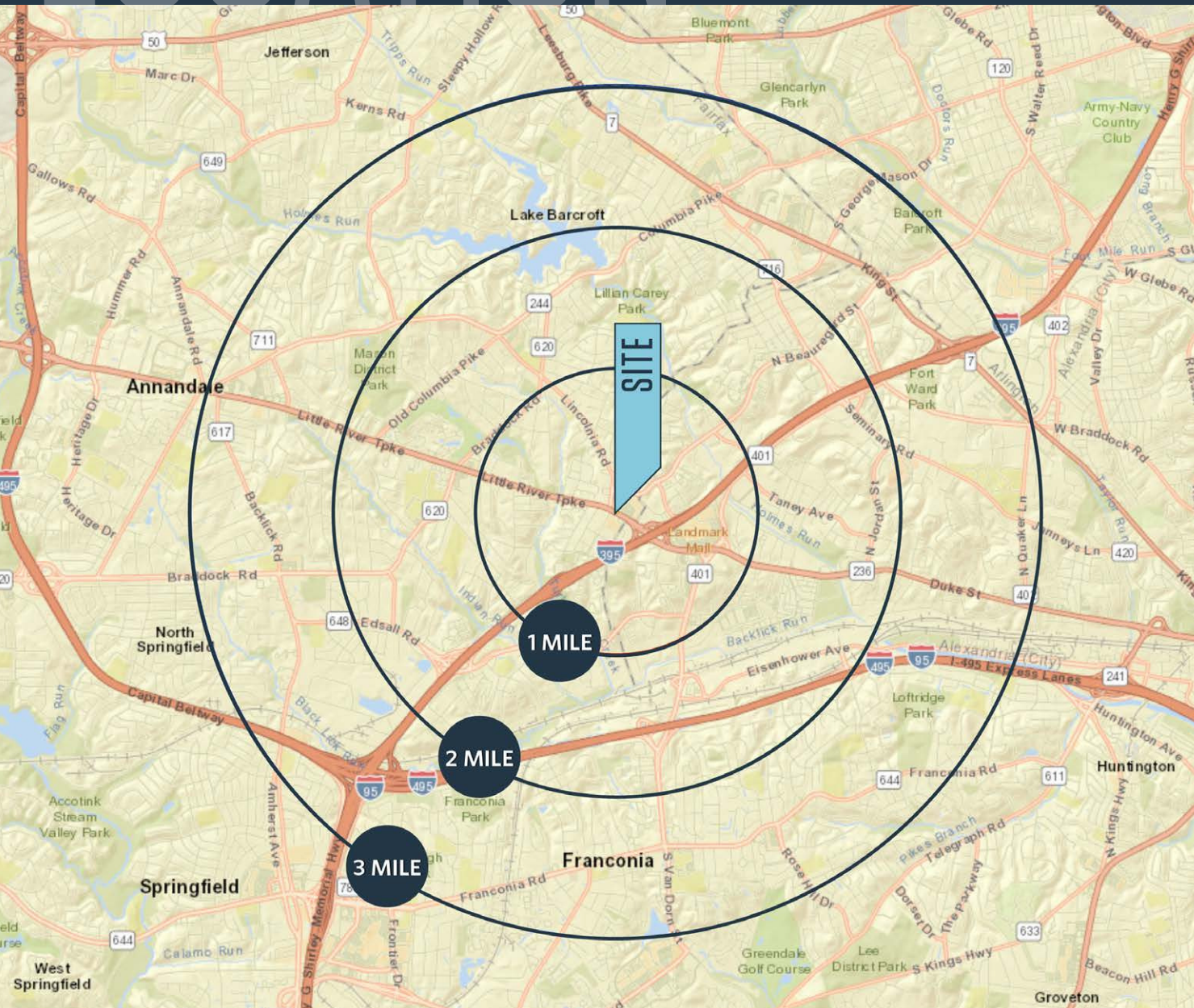
BETH SARGENT

bsargent@klnb.com | 703-268-2716

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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3.1M
VISITS PER YEAR

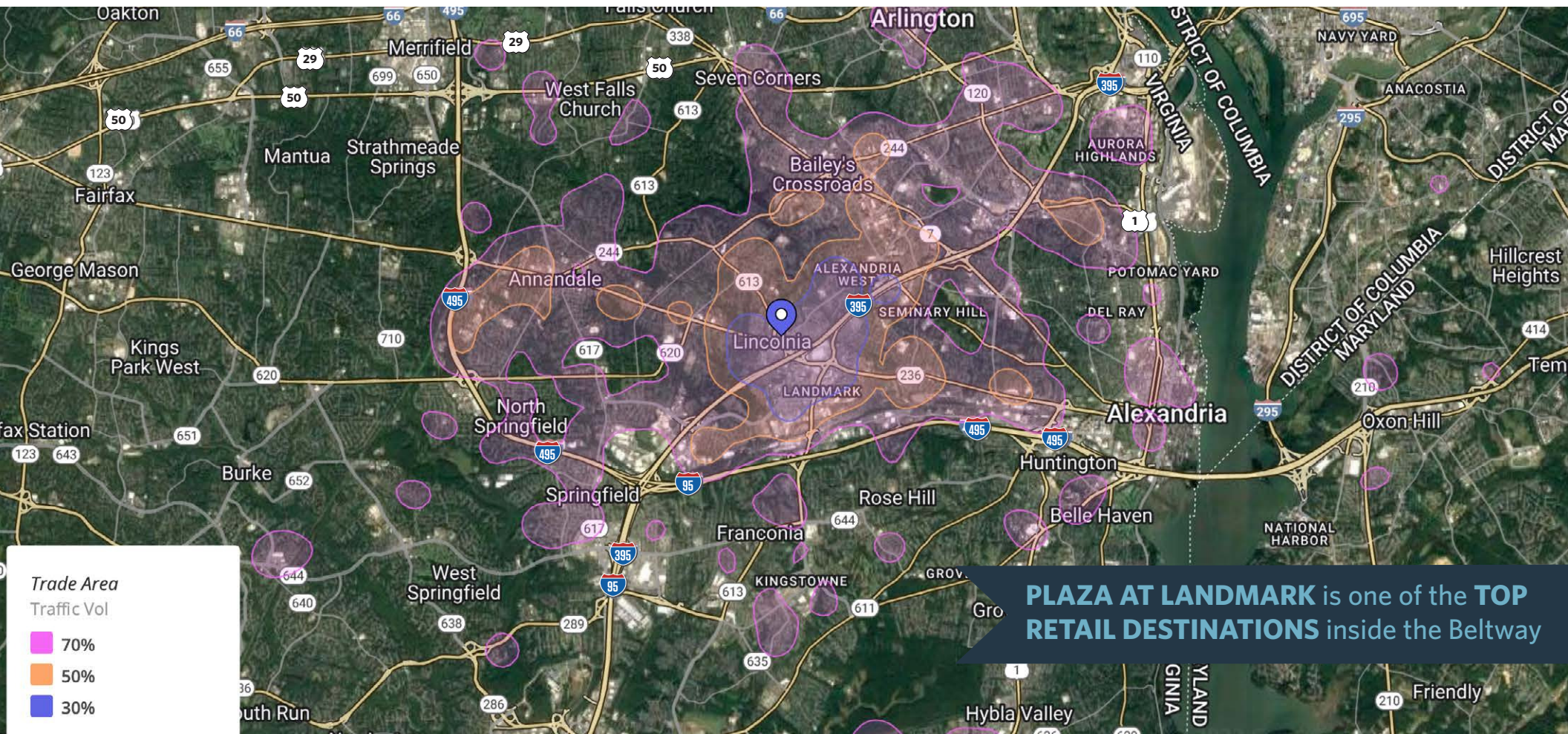


607,400
UNIQUE VISITORS PER YEAR



5.1
VISIT FREQUENCY

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



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CLOSE-UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.