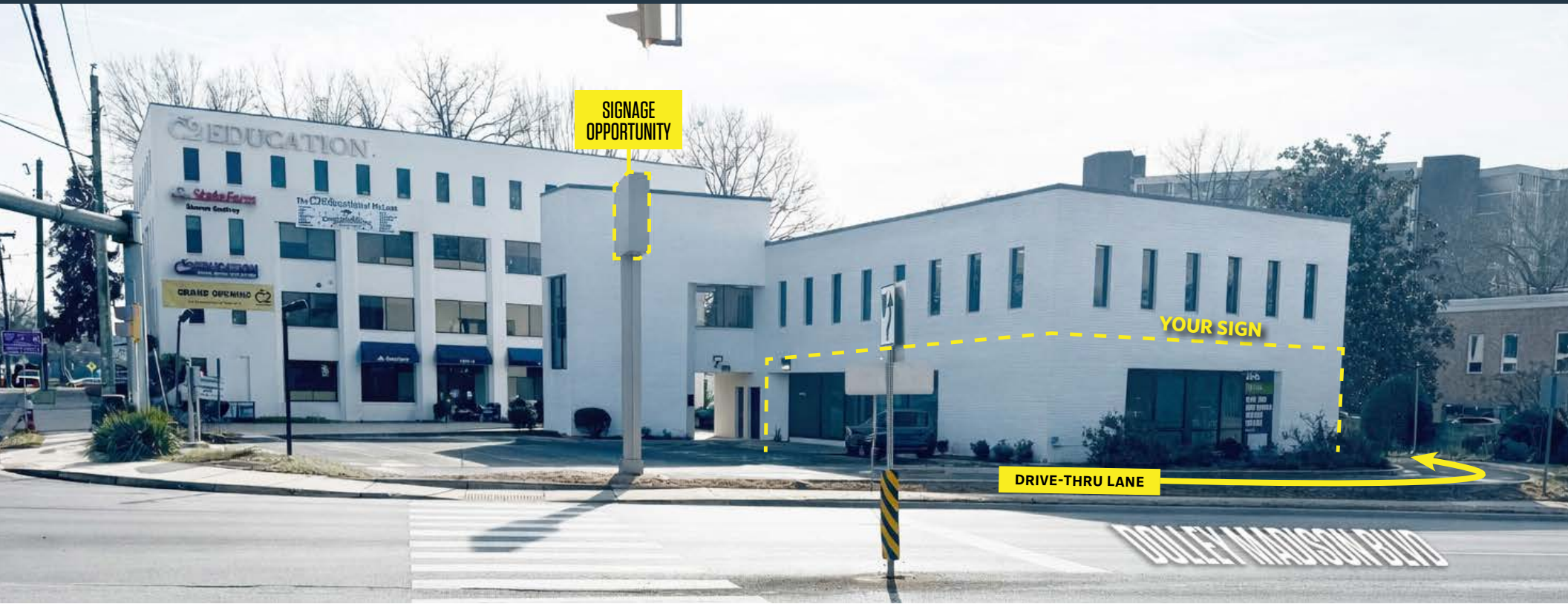




JOIN THESE NEARBY RETAILERS



DRIVE THROUGH RETAIL FOR LEASE

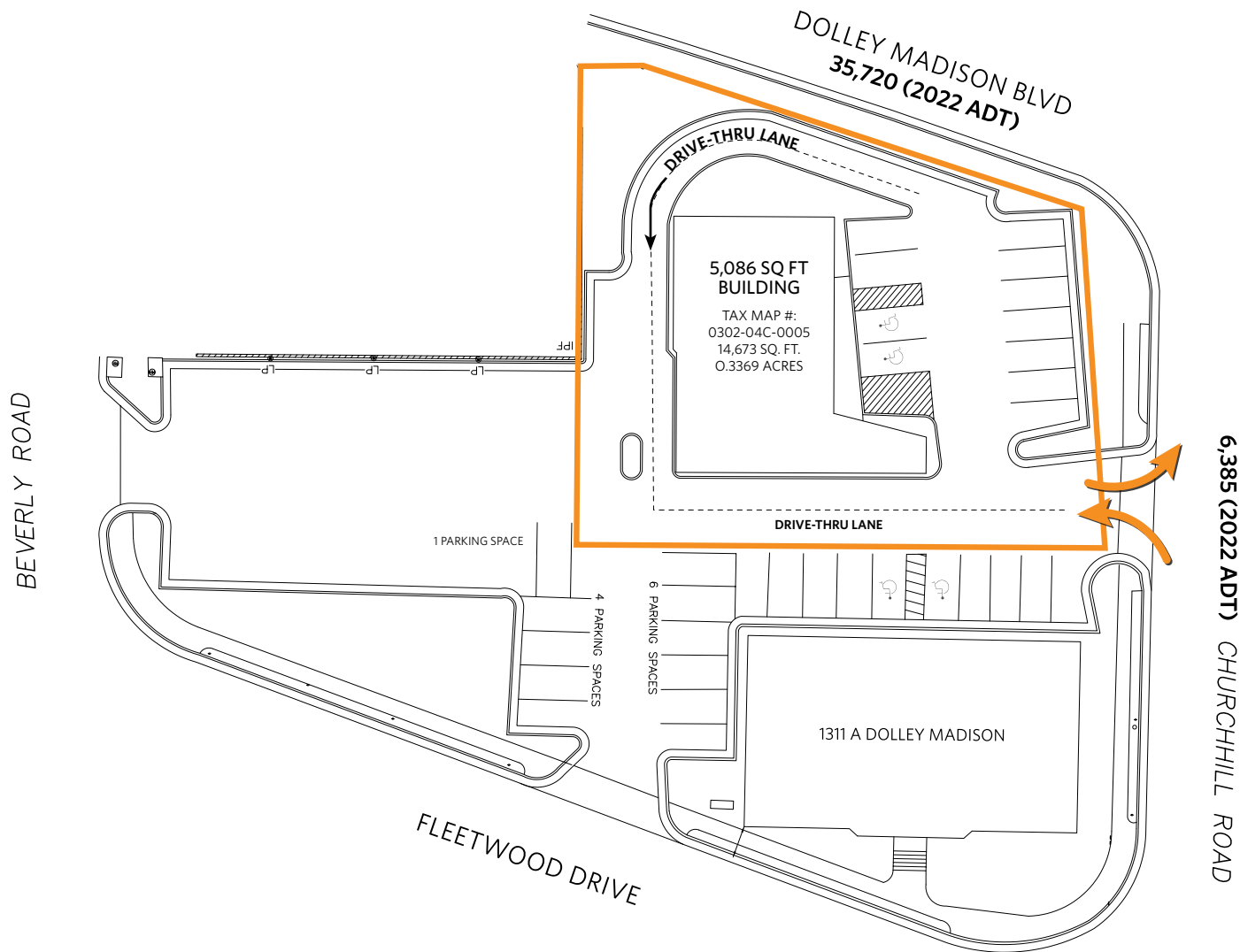
- 2,428 SF ground level retail space with a drive-through lane available for lease (former Wells Fargo Bank)
- Located off the high traffic Dolley Madison Blvd with 35,720 VPD!
- Surrounded by strong demographics with the average household income of \$261,409 per year within 3 miles.
- Zoned C-2

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710



1311 DOLLEY MADISON BLVD
MCLEAN, VA 22101, FAIRFAX COUNTY

FIRST FLOOR | 2,428 SF

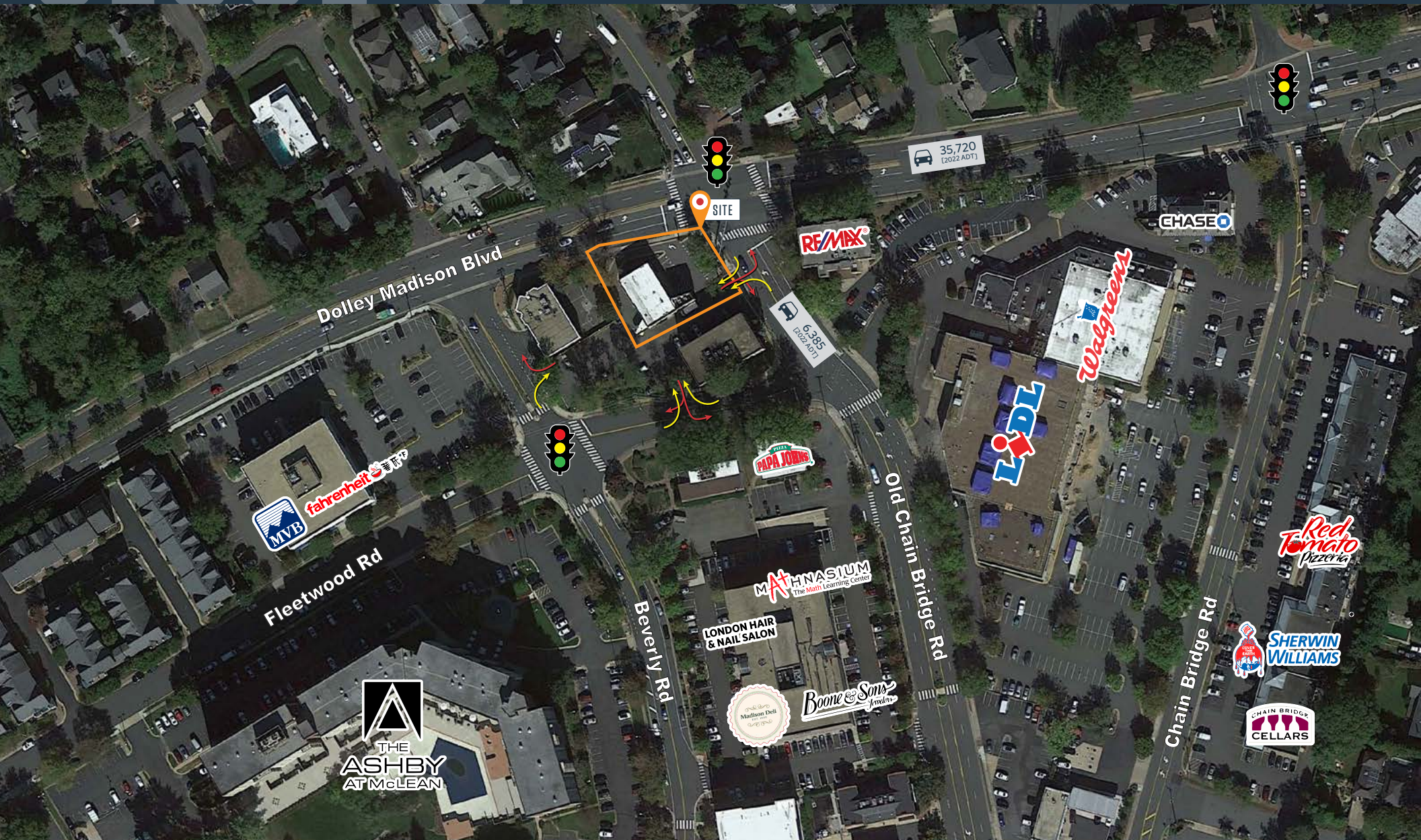


DIMITRI GEORGELAKOS
dimitri@klnb.com | 703-268-2710

CLOSE-UP

1311 DOLLEY MADISON BLVD

MCLEAN, VA 22101, FAIRFAX COUNTY



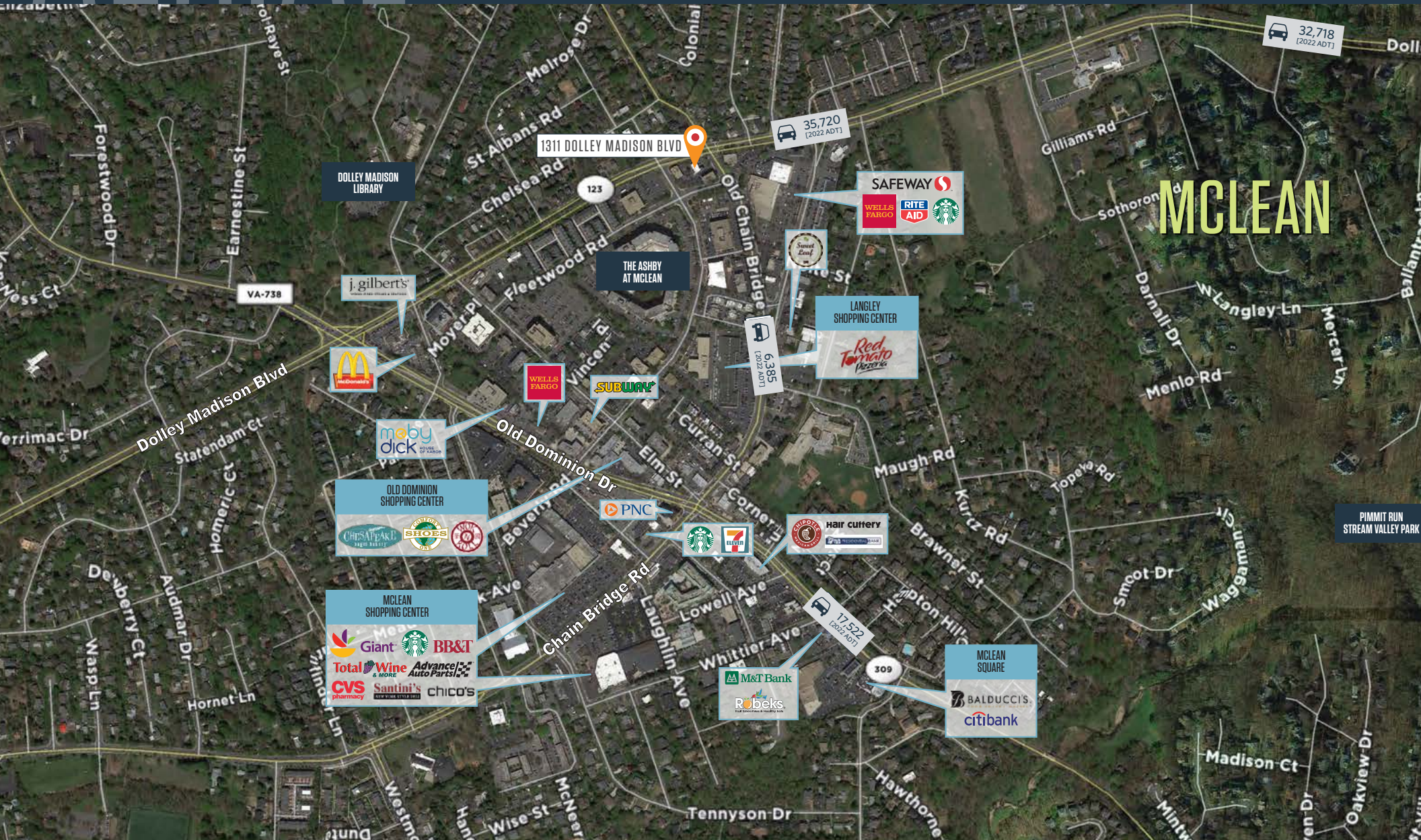
VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710

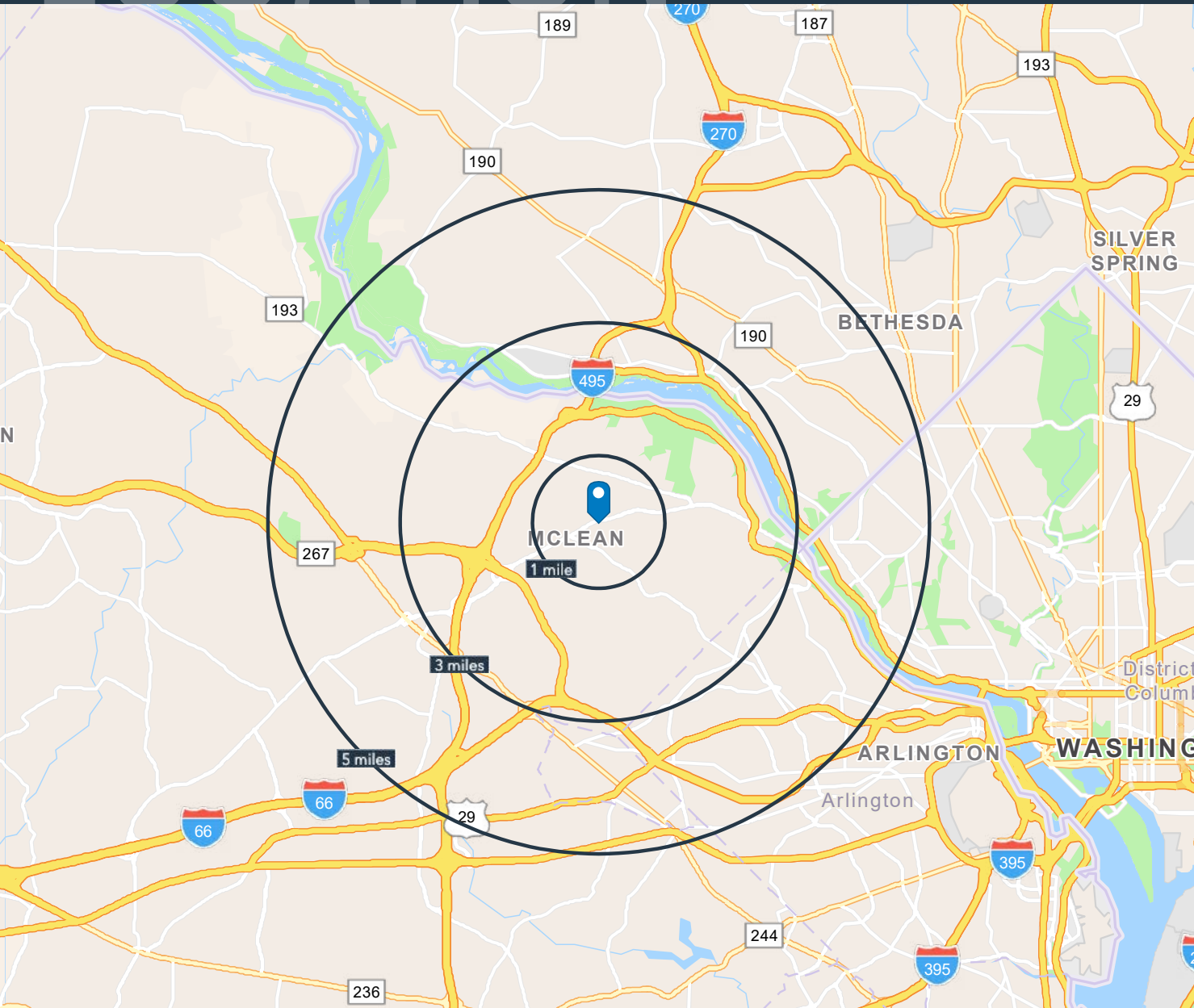
klnb



LOCATION

1311 DOLLEY MADISON BLVD

MCLEAN, VA 22101, FAIRFAX COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
8,902	79,133	276,958
Daytime Population		
15,422	103,361	333,242
Households		
3,328	29,720	102,032
Average HH Income		
\$293,506	\$261,409	\$263,334

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Dolley Madison Blvd	35,720 ADT
Old Chain Bridge Rd	6,385 ADT

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710

klnb



1311 DOLLEY MADISON BLVD

MCLEAN, VA 22101, FAIRFAX COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

VERONICA KAMARA

vkamara@klnb.com

703-268-2714

DIMITRI GEORGELAKOS

dimitri@klnb.com

703-268-2710

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

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.