

ENGLESIDE PLAZA

8626 Richmond Highway, Alexandria, VA 22309
Fairfax County



RETAIL FOR LEASE

PROPERTY HIGHLIGHTS:

- Located just north of Fort Belvoir, which is scheduled to have over 20,000 Civilian Employees in addition to the on base personnel
- Excellent visibility from Richmond Highway
- Signalized Access and Egress
- NNN Charges: \$5.51 PSF

AVAILABLE SPACE:

SPACE	SIZE
FORMER CLEANERS	2,500 SF
FORMER RETAIL	4,000 SF
FORMER RETAIL	1,200 - 8,525 SF
PAD	3,000 SF

JOIN: **SAFEWAY**  **CVS** 

Neibauer
DENTAL CARE

TACO
BELL

Pizza
Hut

TRUIST 

FIREHOUSE
SUBS
FOUNDED BY FIREMEN™

ABC

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Beth Sargent
bsargent@klnb.com
703-268-2716

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

klnb

ENGLESDALE PLAZA

8626 Richmond Highway, Alexandria, VA 22309
Fairfax County



NEW PYLON SIGN



SITE PLAN

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Beth Sargent
bsargent@klnb.com
703-268-2716

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

klnb

8626 Richmond Highway, Alexandria, VA 22309
Fairfax County



ENGLESIDE PLAZA

8626 Richmond Highway, Alexandria, VA 22309
Fairfax County



MARKET AERIAL

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

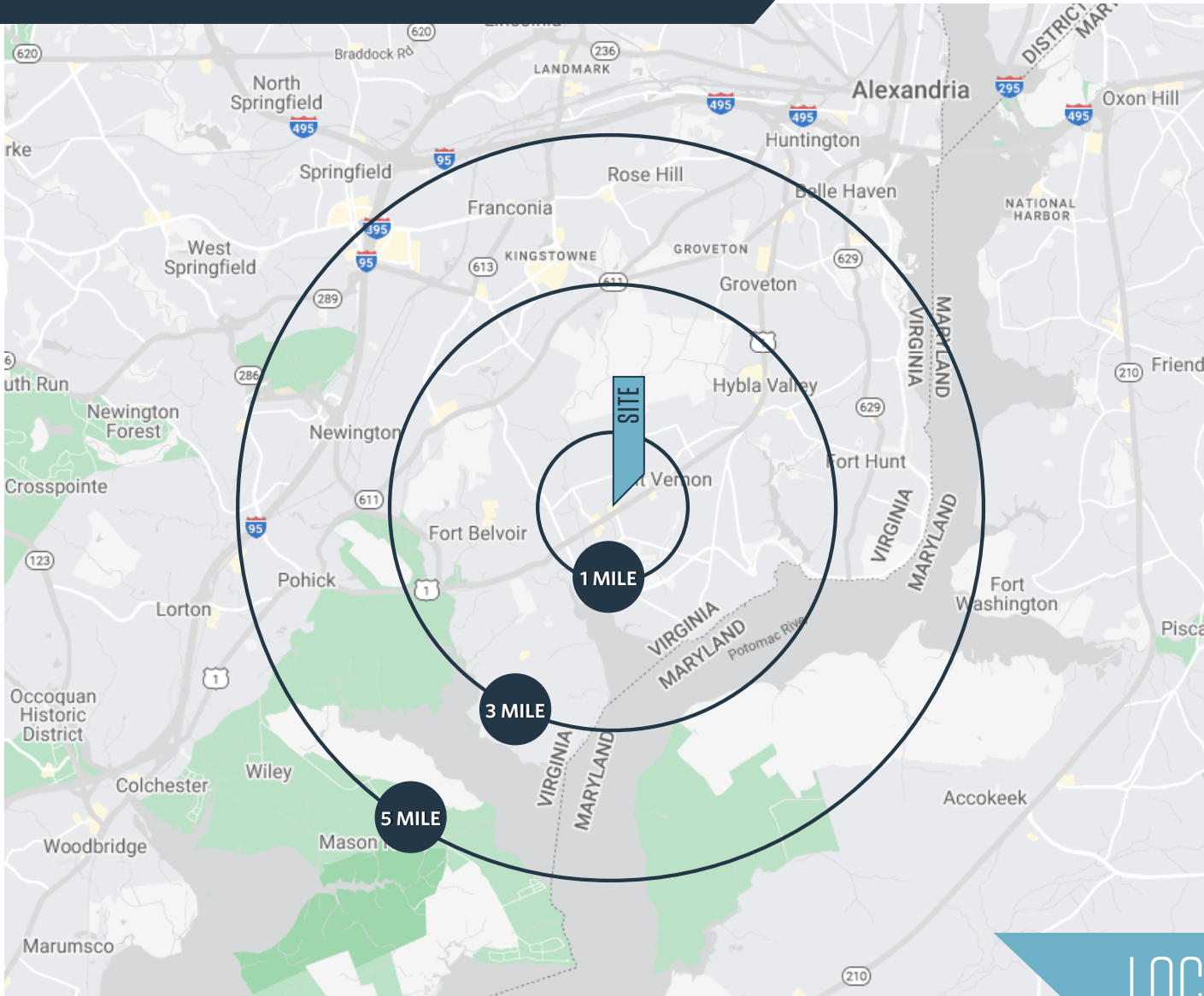
Beth Sargent
bsargent@klnb.com
703-268-2716

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

klnb

ENGLESIDE PLAZA

8626 Richmond Highway, Alexandria, VA 22309
Fairfax County



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
15,407	72,443	181,902
Daytime Population		
4,406	136,736	93,320
Households		
5,413	24,571	64,624
Average HH Income		
\$125,583	\$162,334	\$172,663

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Richmond Highway (Route 1)	32,800 ADT
----------------------------	------------

LOCATION & DEMOGRAPHICS

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

Beth Sargent
bsargent@klnb.com
703-268-2716

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

klnb

ENGLESIDE PLAZA

8626 Richmond Highway, Alexandria, VA 22309
Fairfax County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Dimitri Georgelakos

dimitri@klnb.com

703-268-2710

Beth Sargent

bsargent@klnb.com

703-268-2716

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

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.

klnb