



NEARBY RETAILERS



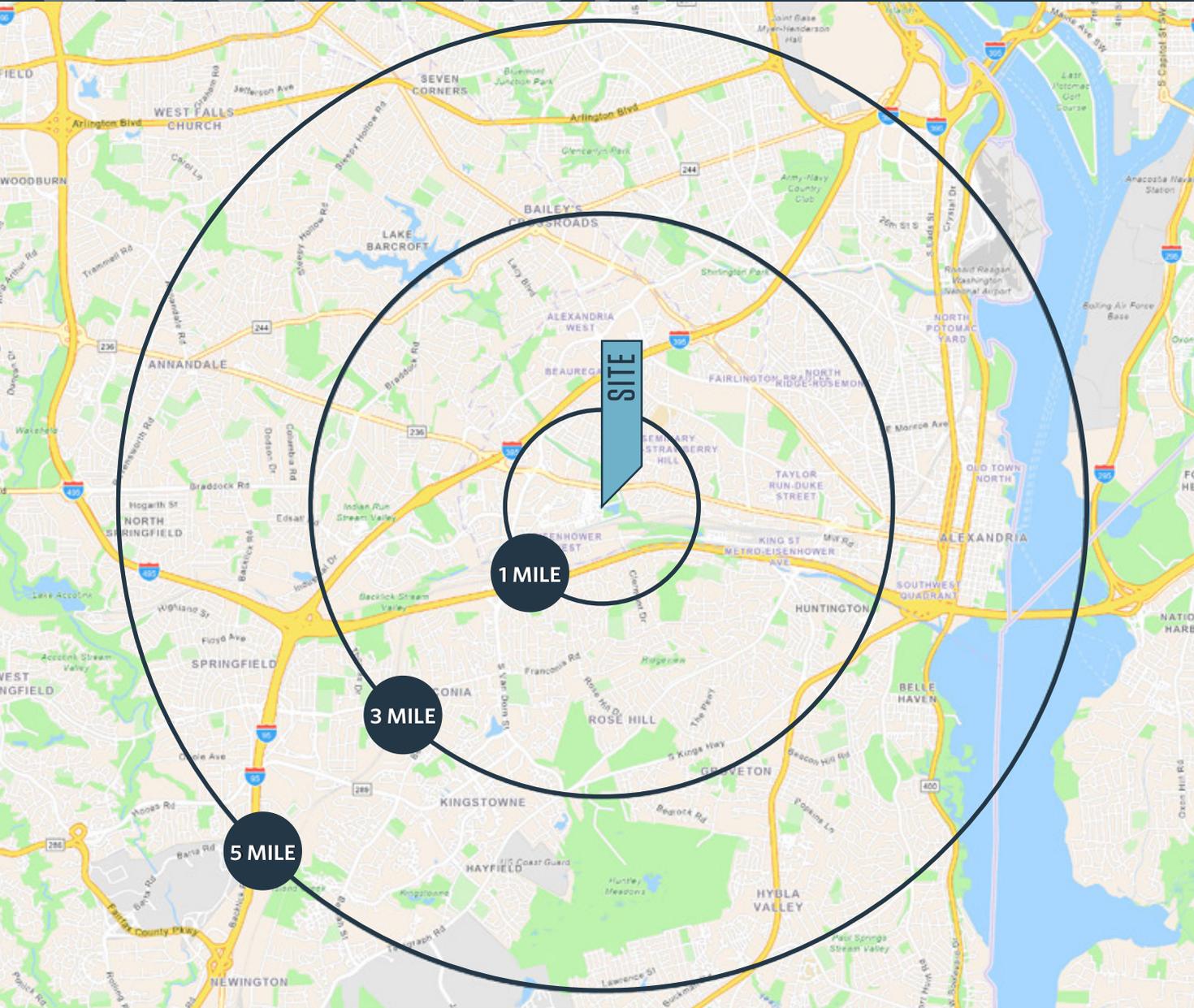
RETAIL FOR LEASE

- 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).

LOCATION

CAMERON STATION

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



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

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

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

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CAMERON STATION

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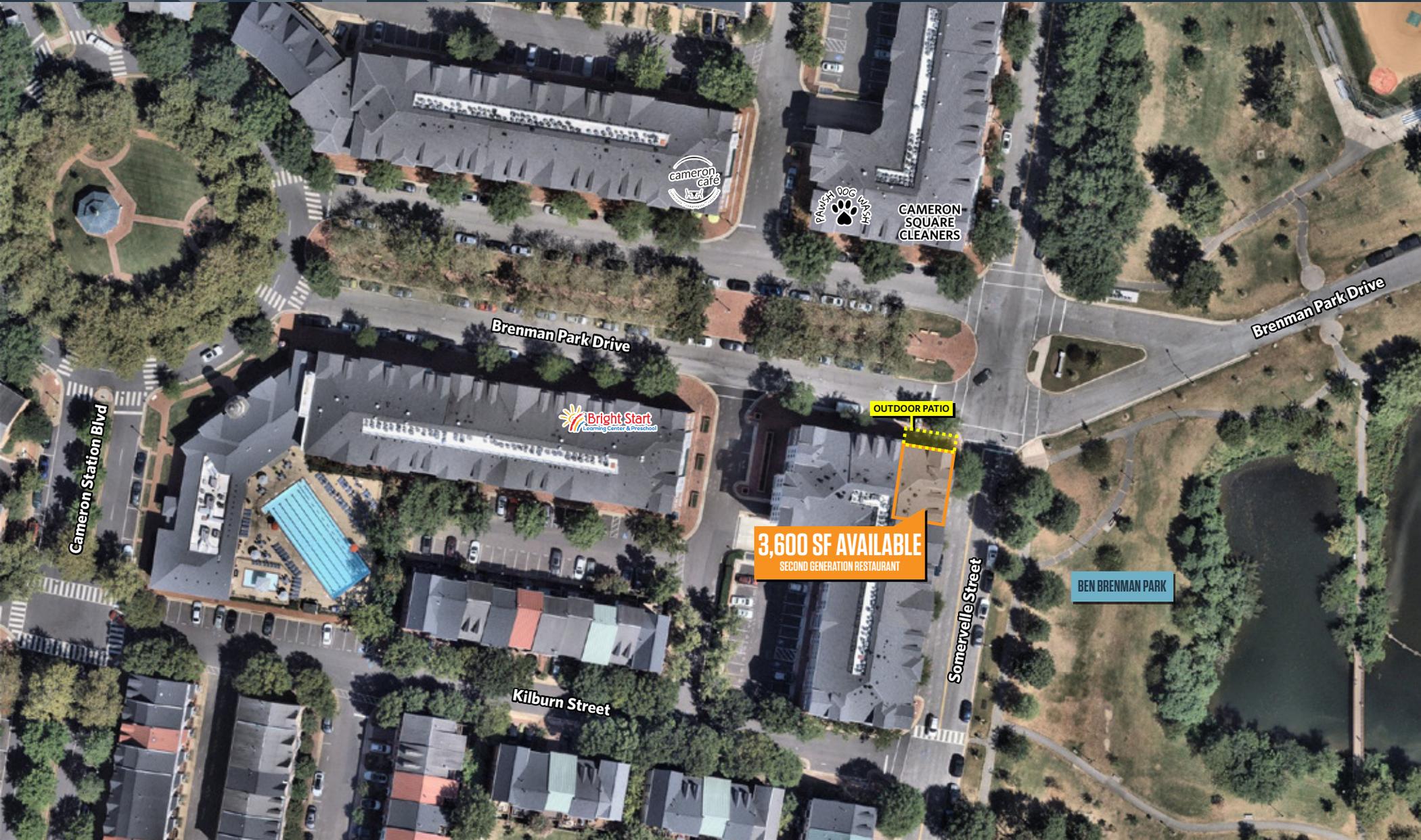
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CLOSEUP

CAMERON STATION

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



Cameron Station Blvd

Brennan Park Drive

Brennan Park Drive

Bright Start
Learning Center & Preschool

OUTDOOR PATIO

3,600 SF AVAILABLE
SECOND GENERATION RESTAURANT

BEN BRENNAN PARK

Somerville Street

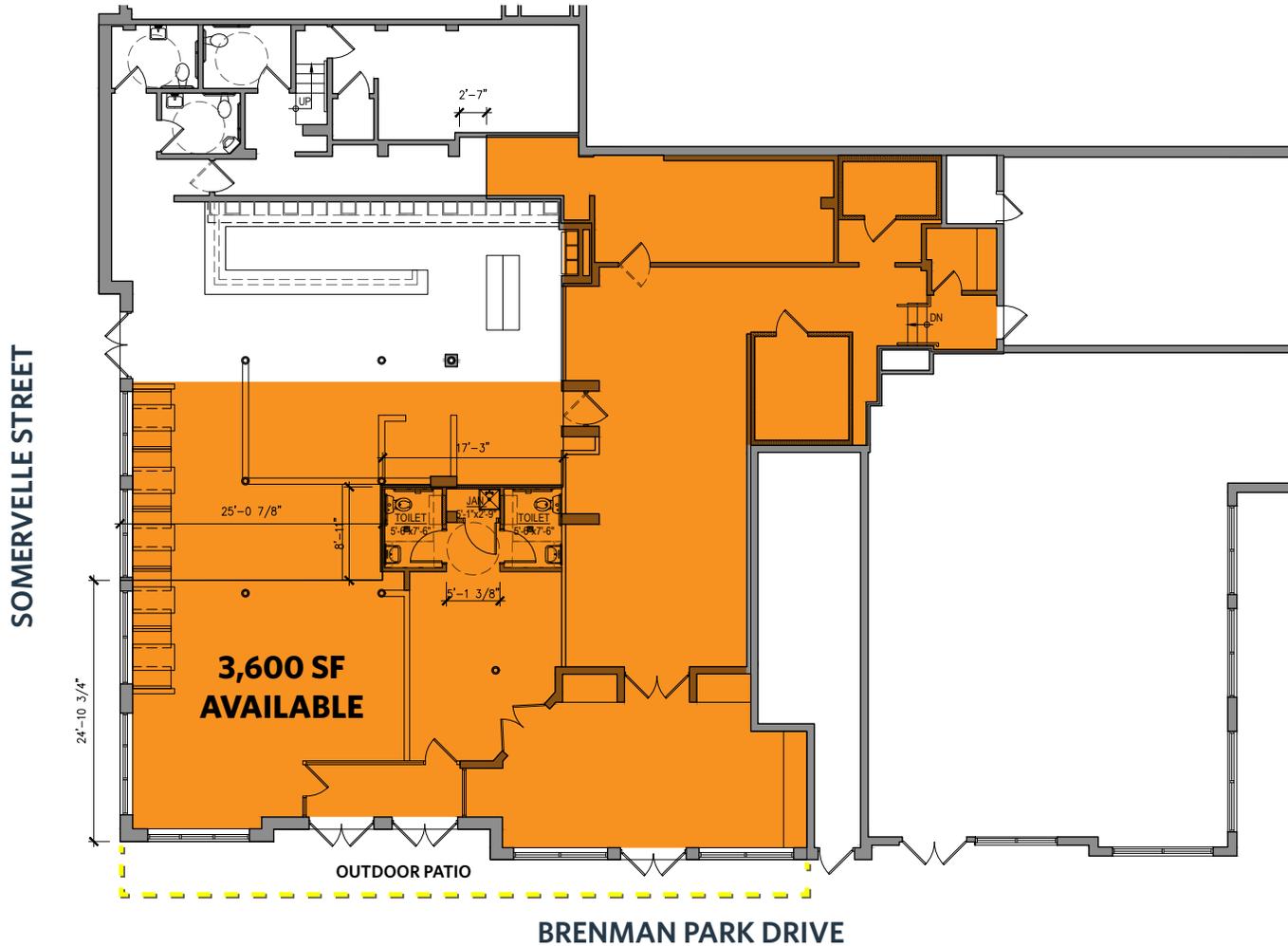
Kilburn Street

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FLOOR PLAN CAMERON STATION

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FOR MORE INFORMATION, PLEASE CONTACT:

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