

## 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 32,823 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

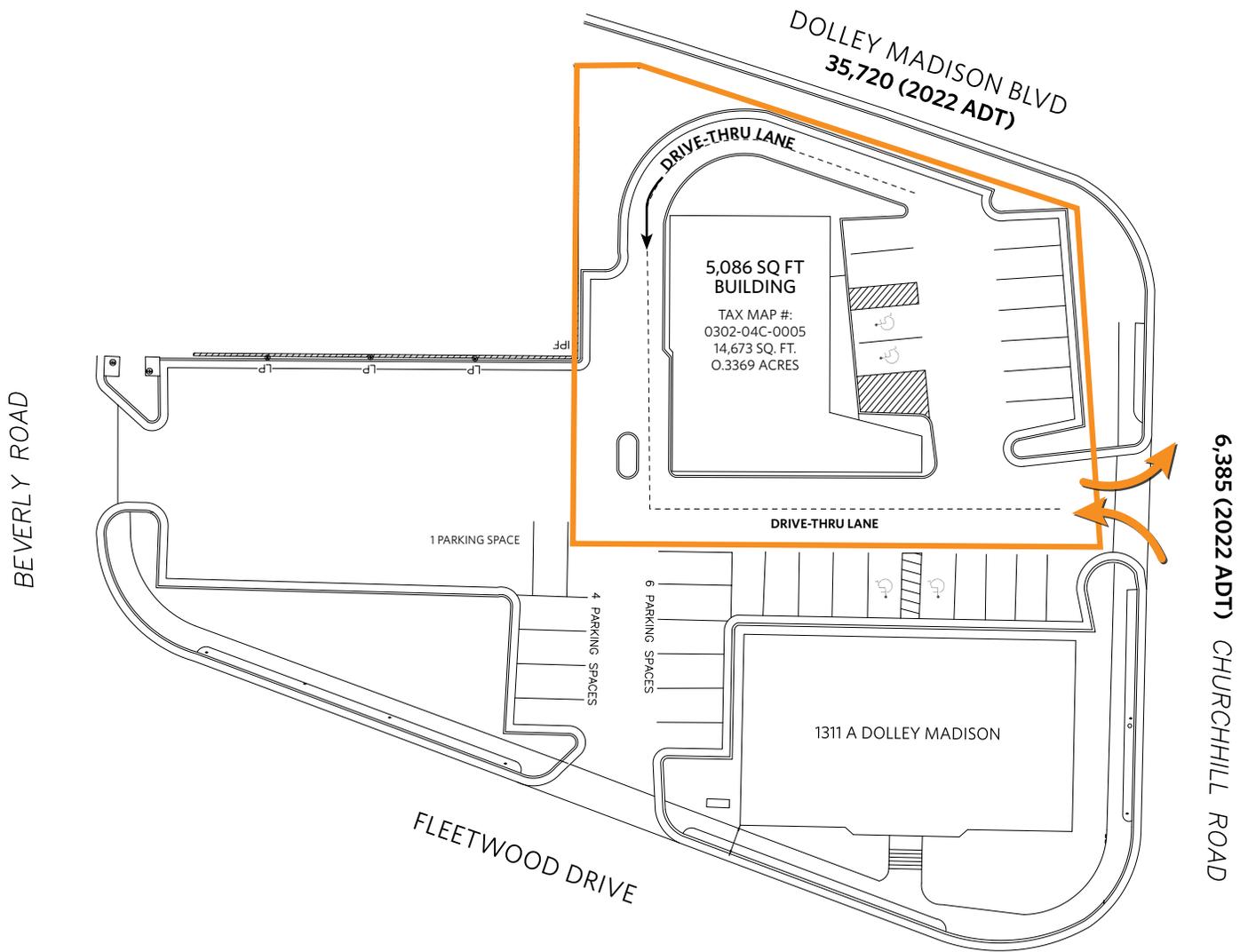
**DIMITRI GEORGELAKOS**

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# SITE PLAN

# 1311 DOLLEY MADISON BLVD

MCLEAN, VA 22101, FAIRFAX COUNTY



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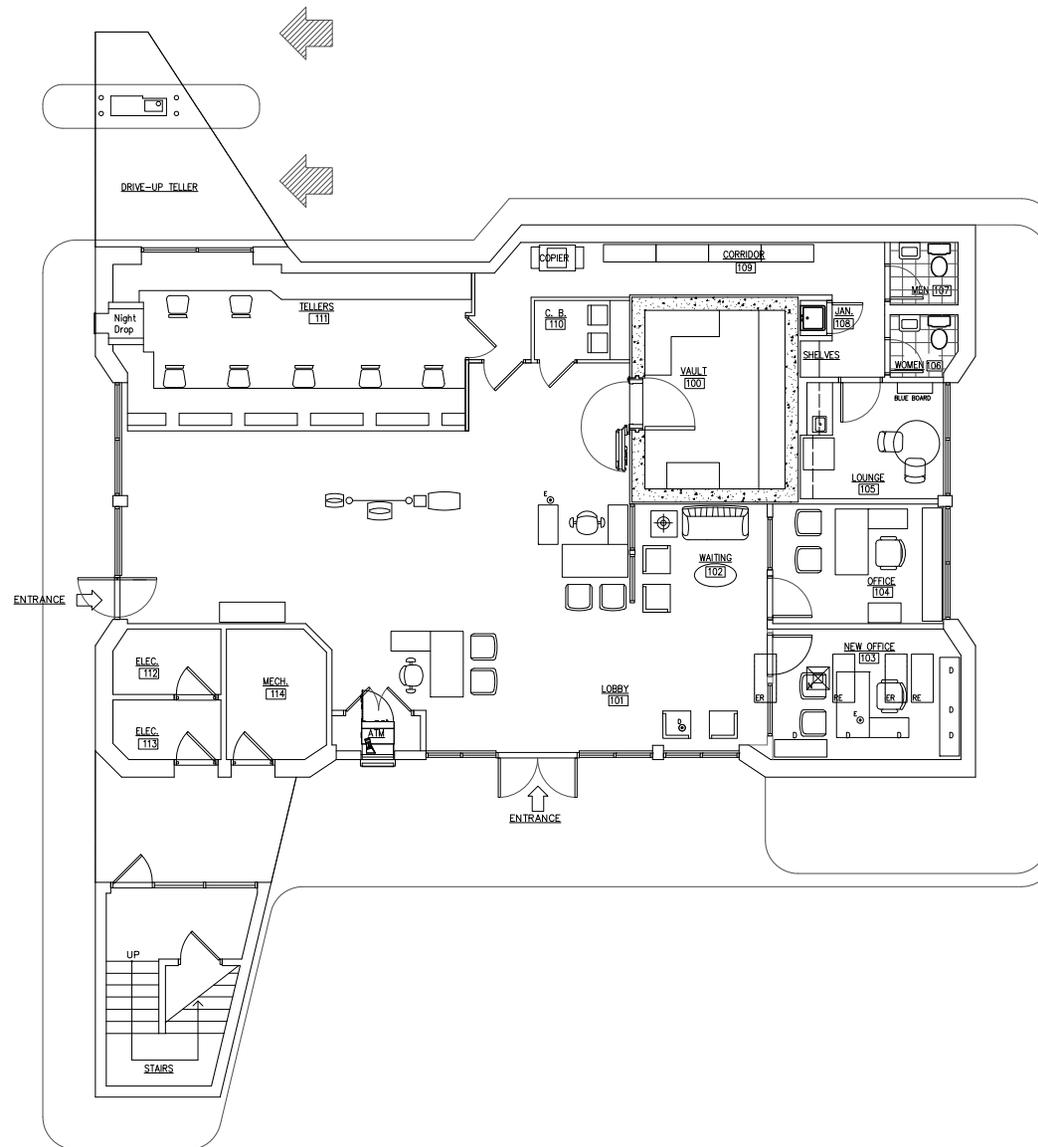
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MCLEAN, VA 22101, FAIRFAX COUNTY

FIRST FLOOR | 2,428 SF



[CLICK HERE TO WATCH A VIRTUAL TOUR](#)



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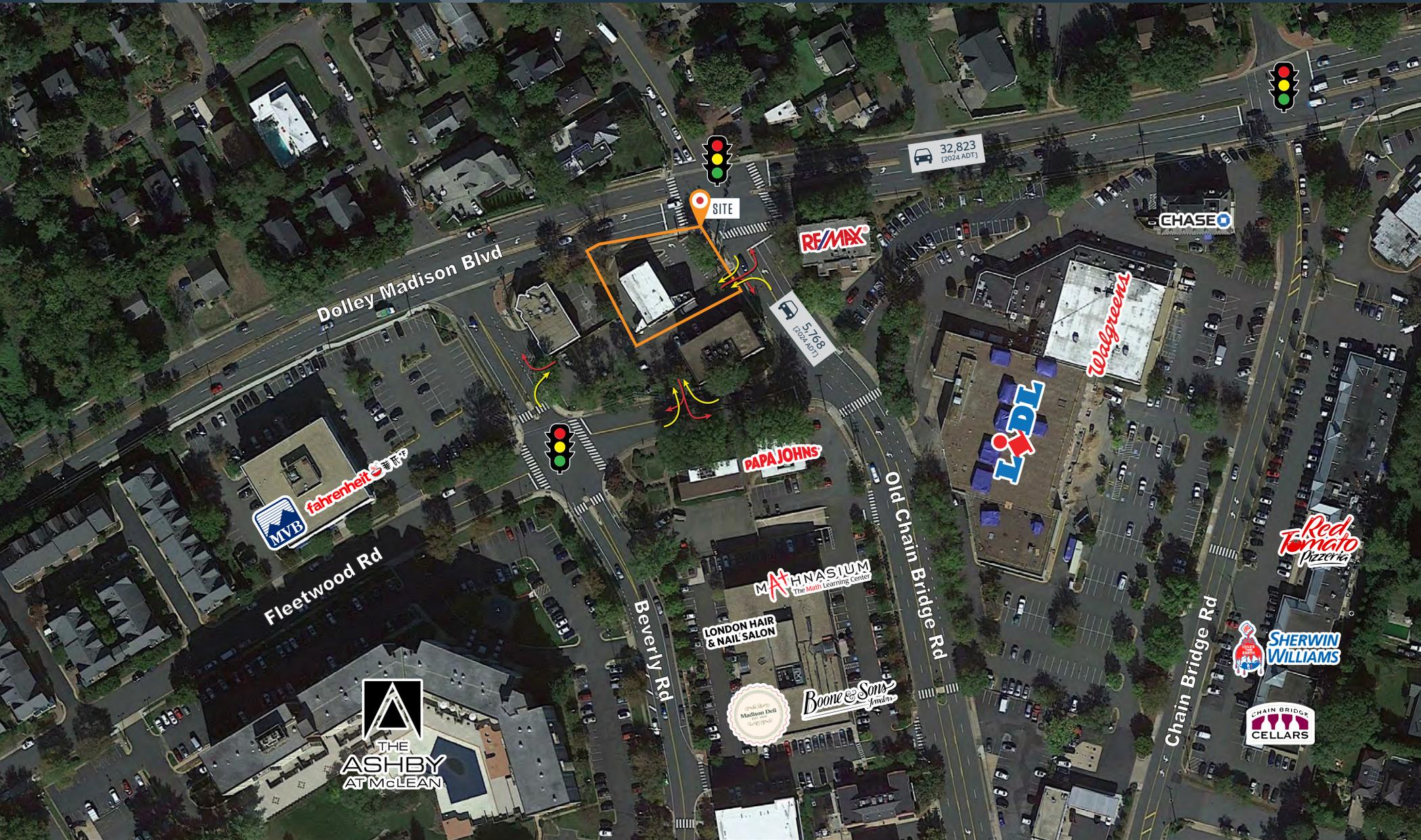
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# CLOSE-UP

# 1311 DOLLEY MADISON BLVD

MCLEAN, VA 22101, FAIRFAX COUNTY



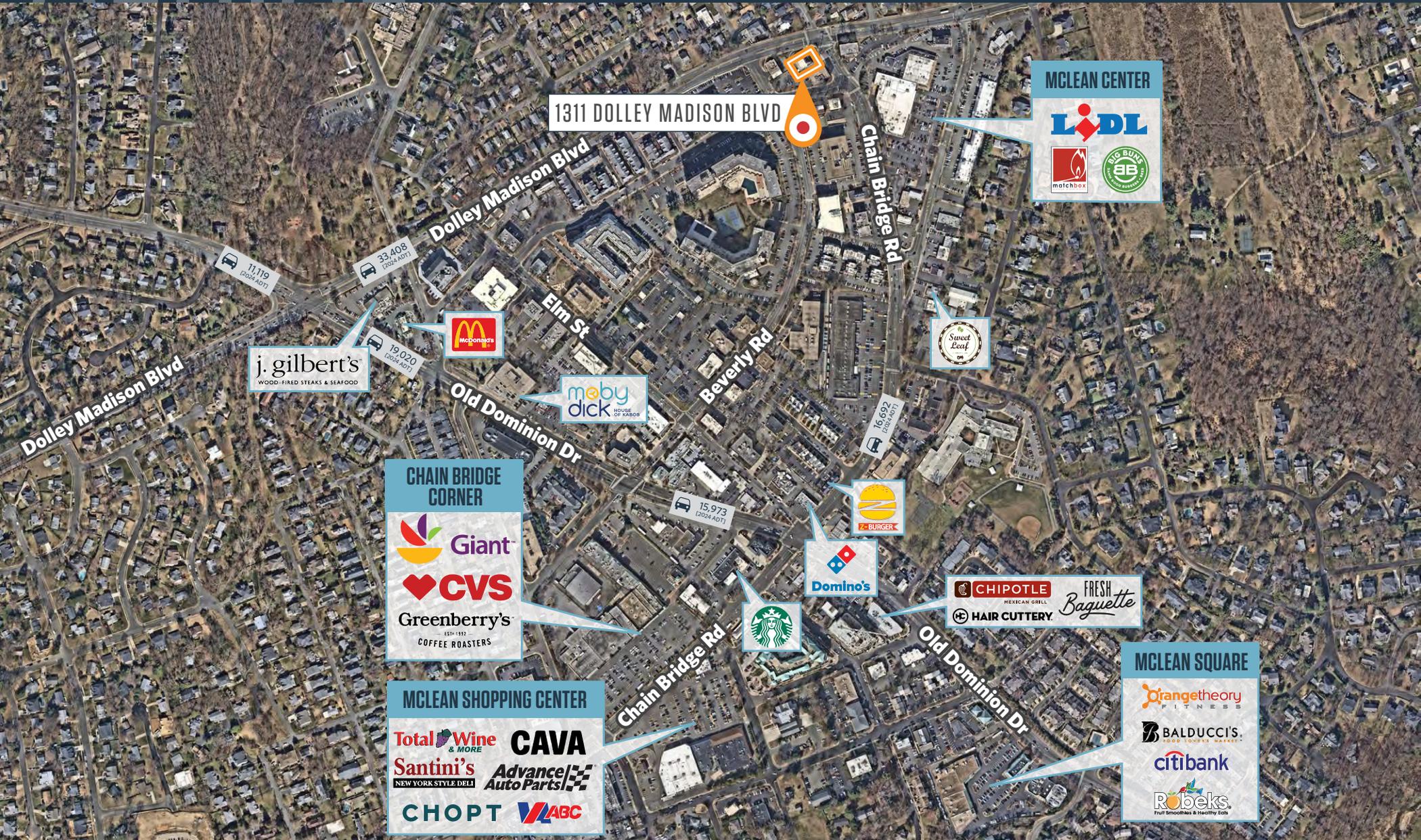
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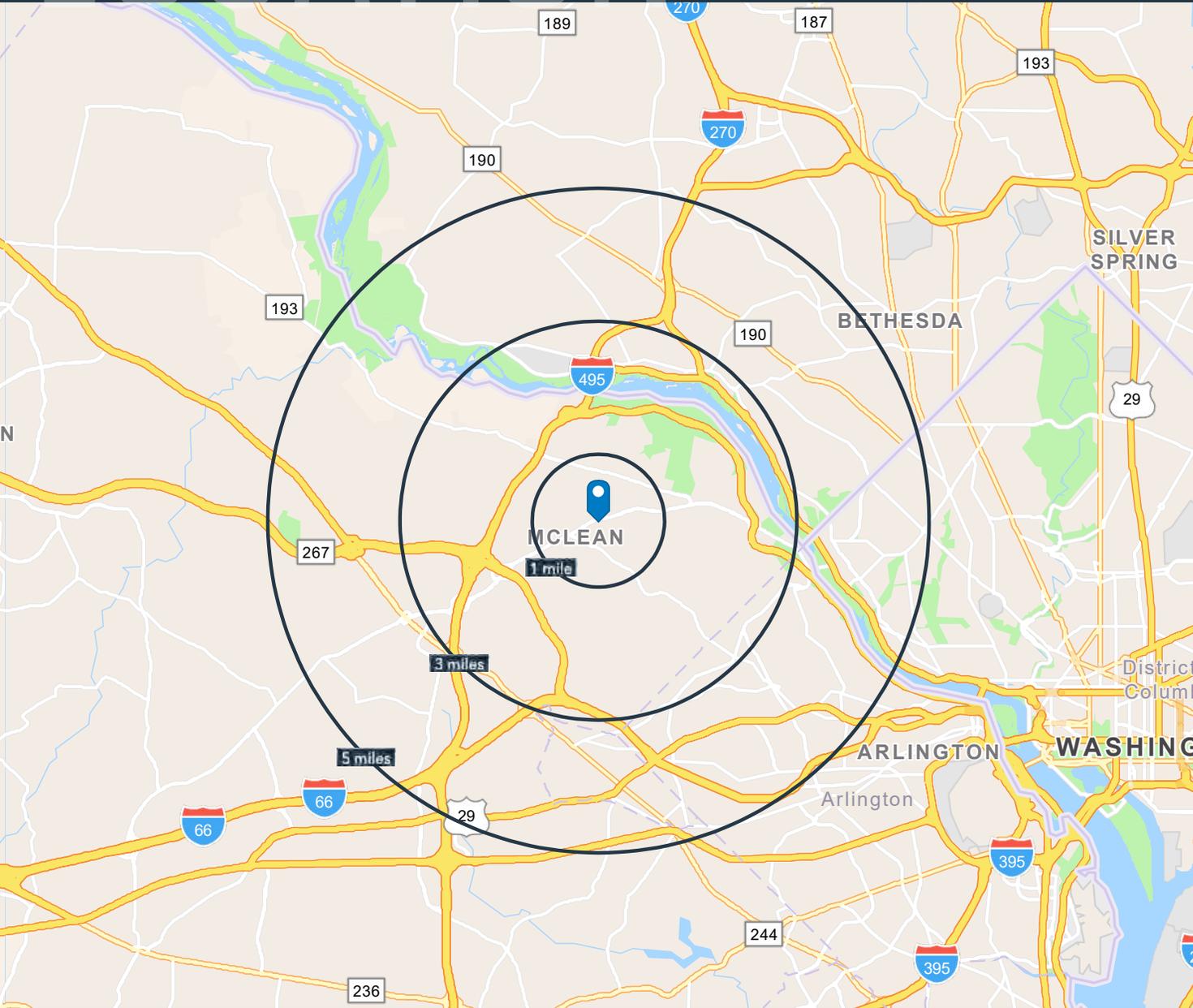




# LOCATION

# 1311 DOLLEY MADISON BLVD

MCLEAN, VA 22101, FAIRFAX COUNTY



## DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	9,782	81,806	280,801
Daytime Population	11,888	72,223	230,860
Households	3,571	30,907	103,337
Average HH Income	\$351,850	\$291,745	\$289,403

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Dolley Madison Blvd	32,823 ADT
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## FOR MORE INFORMATION, PLEASE CONTACT:

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