

# ENGLESIDE PLAZA

8626 Richmond Highway, Alexandria, VA 22309  
Fairfax County



## 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 AUTO REPAIR SHOP (6-BAY)	5,200 SF
FORMER RETAIL	1,200 - 8,525 SF
PAD	3,000 SF

JOIN: **SAFeway**  **CVS** pharmacy 

 **Neibauer**  
DENTAL CARE

 **TACO**  
BELL



**TRUIST** 

**FIREHOUSE**  
SUBS  
FOUNDED BY FIREMEN™



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NEW PYLON SIGN



## SITE PLAN

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MARKET AERIAL

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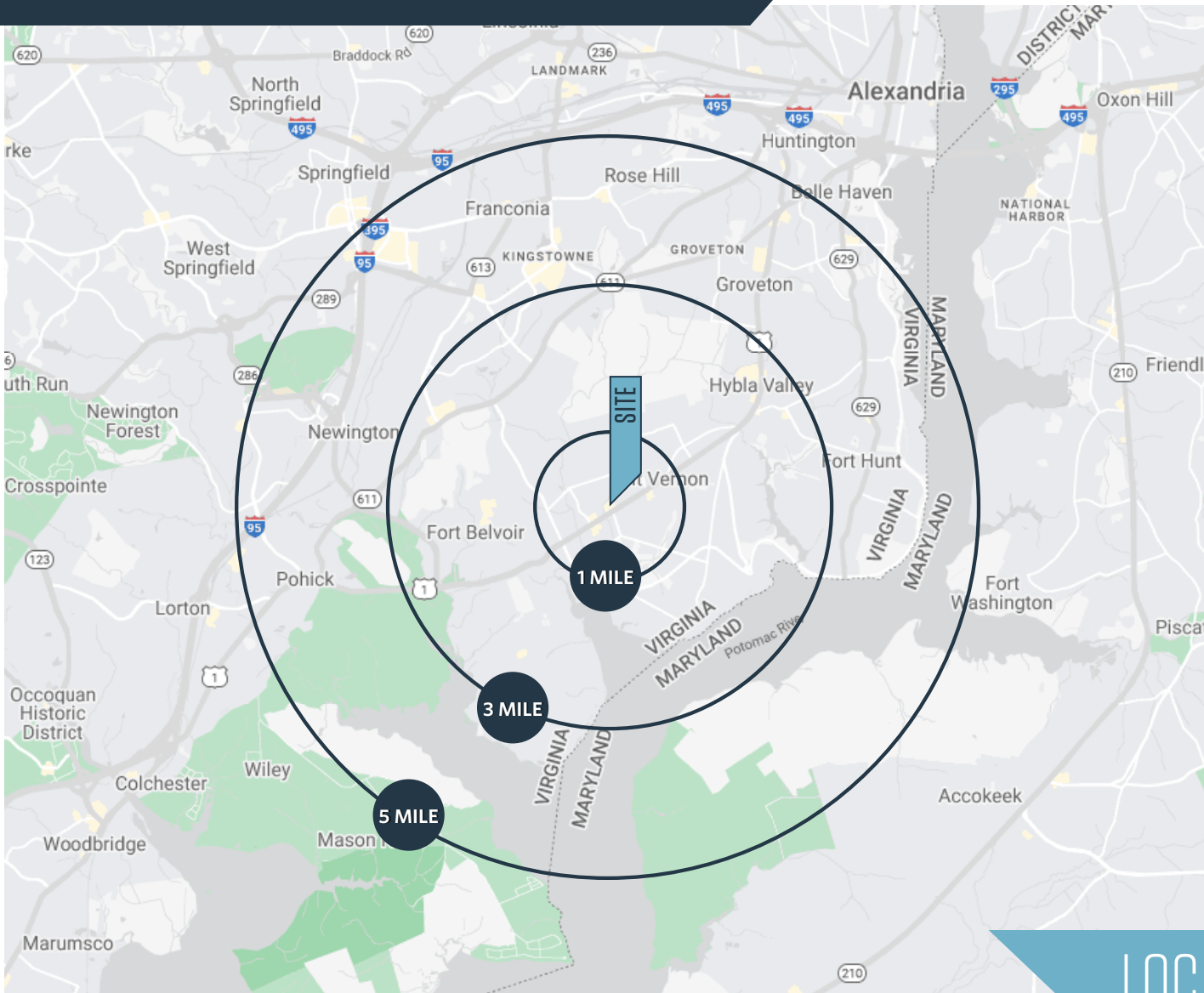
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## DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	15,407	72,443	181,902
Daytime Population	10,893	69,954	172,135
Households	5,413	24,571	64,624
Average HH Income	\$125,583	\$162,334	\$172,663

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Richmond Highway (Route 1) 33,020 ADT

## LOCATION & DEMOGRAPHICS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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