



JOIN THESE RETAILERS

SAFeway 

 **CVS** pharmacy®

SUBWAY
DUNKIN'

BR
BASKIN • ROBBINS™

RETAIL FOR LEASE

- 1,866 SF available
- 1,002 SF available
- Great balance of daytime and night/weekend traffic
- Strong demographics with great residential areas in close proximity

MELISSA WELCH

mwelch@klnb.com | 703-268-2704

JAKE LEVIN

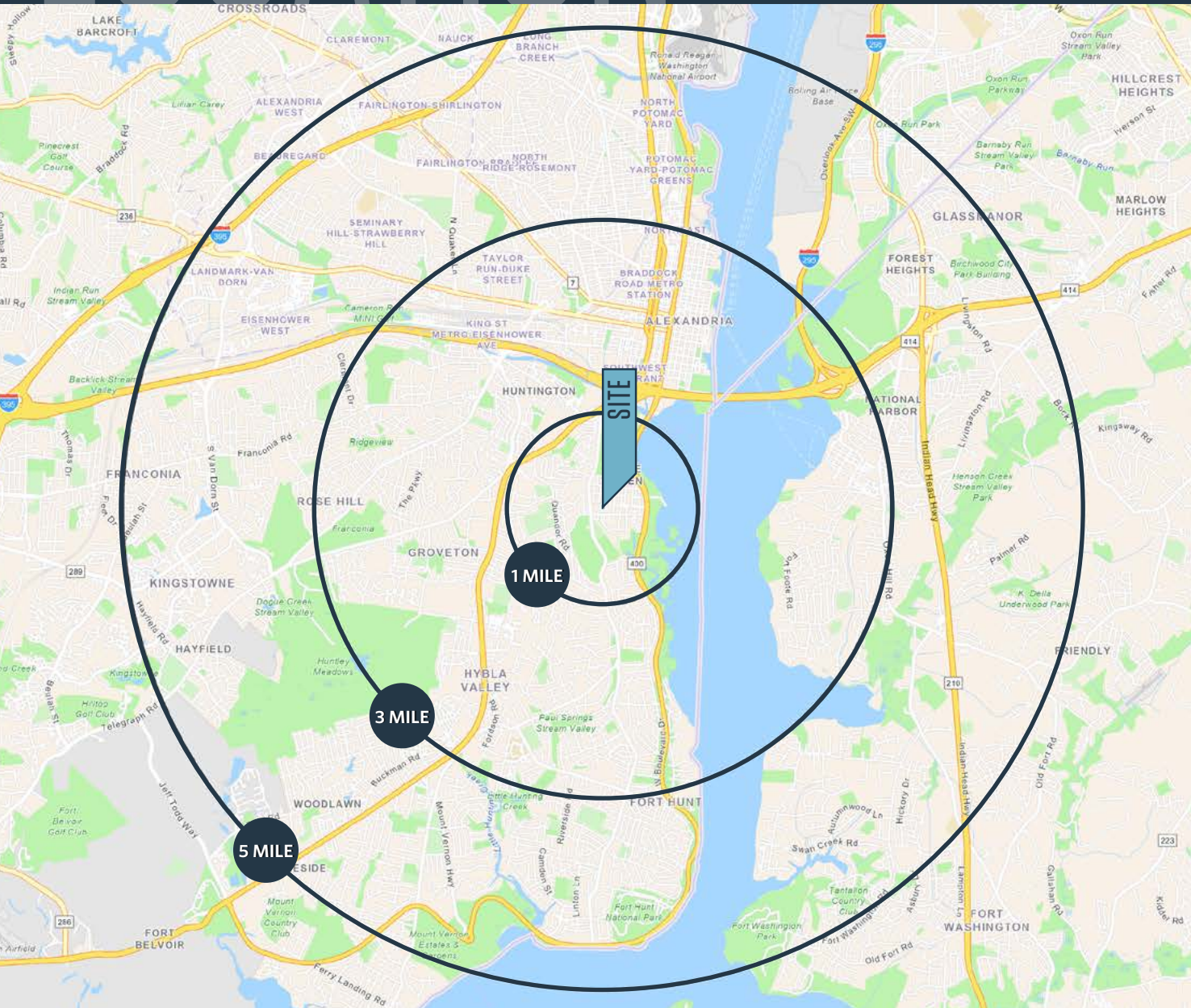
jlevin@klnb.com | 202-909-6102

klnb.com

LOCATION

BELLE VIEW SHOPPING CENTER

1500-1800 BELLE VIEW BOULEVARD, ALEXANDRIA, VA 22307, FAIRFAX COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
12,176	128,350	369,057
Daytime Population		
5,367	89,792	194,657
Households		
5,742	55,927	157,662
Average HH Income		
\$171,557	\$184,791	\$169,314

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Fort Hunt Road	19,965 ADT
Belle View Boulevard	8,418 ADT

MELISSA WELCH

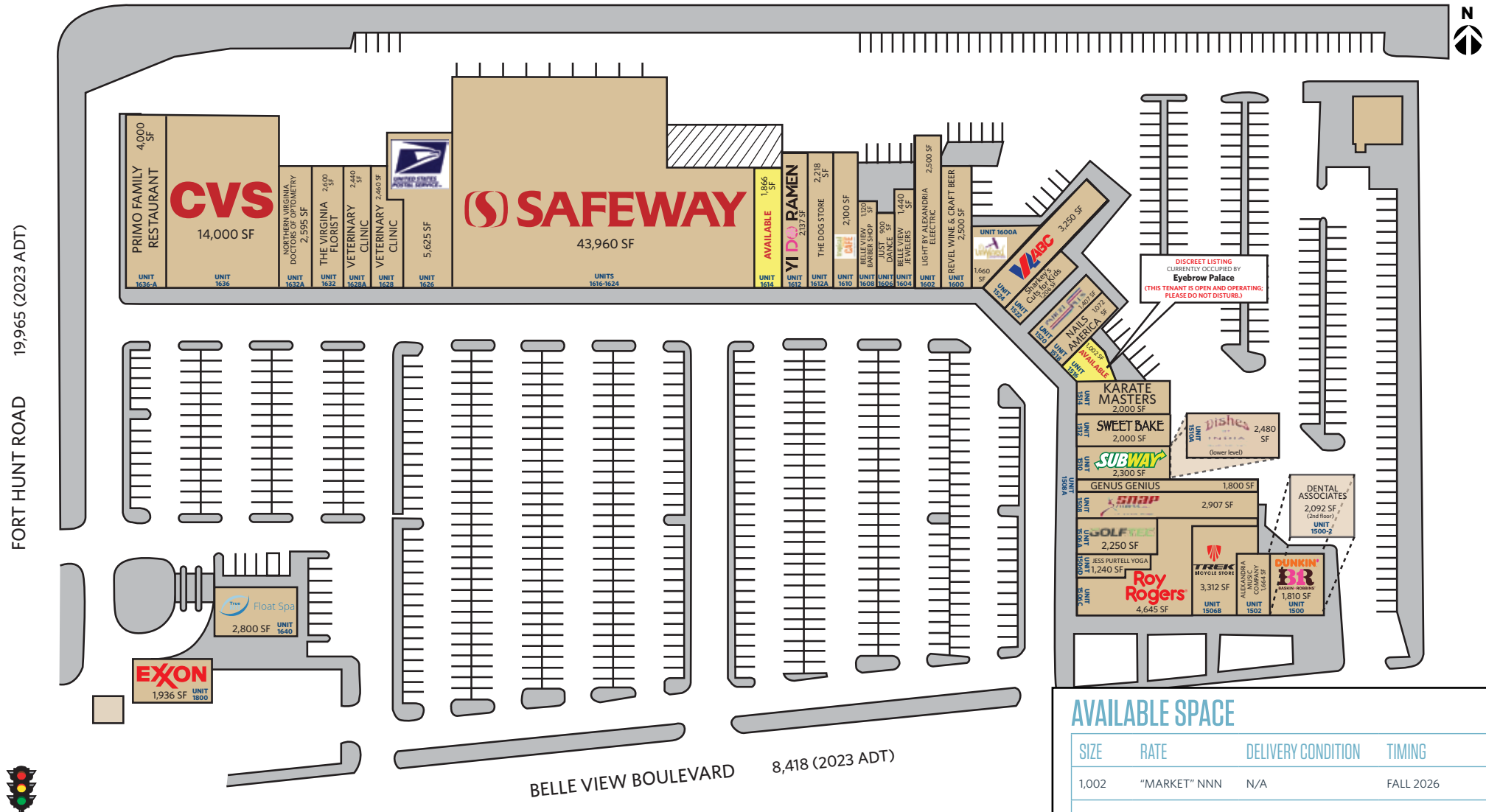
mwelch@klnb.com | 703-268-2704

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

klnb

ROUTE 1512



AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
1,002	"MARKET" NNN	N/A	FALL 2026
1,866	"MARKET" NNN	N/A	IMMEDIATE
*EST. NNN: \$7.80 PSF TOTAL GLA: 144,020 SF			

MELISSA WELCH

mwelch@klnb.com | 703-268-2704

JAKE LEVIN

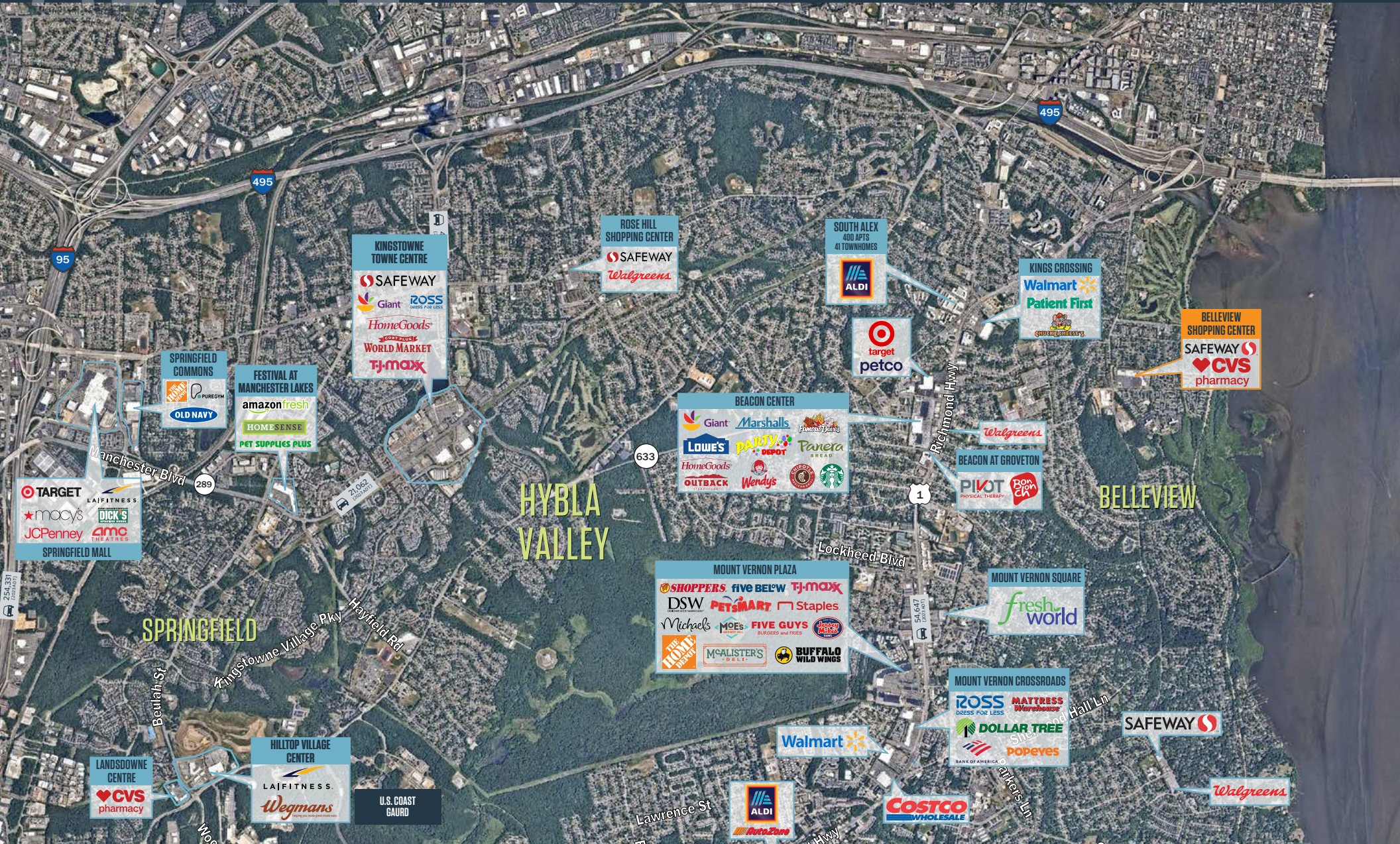
jlevin@klnb.com | 202-909-6102



AERIAL

BELLE VIEW SHOPPING CENTER

1500-1800 BELLE VIEW BOULEVARD, ALEXANDRIA, VA 22307, FAIRFAX COUNTY



MELISSA WELCH

mwelch@klnb.com | 703-268-2704

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

klnb

PHOTOS

BELLE VIEW SHOPPING CENTER

1500-1800 BELLE VIEW BOULEVARD, ALEXANDRIA, VA 22307, FAIRFAX COUNTY



MELISSA WELCH

mwelch@klnb.com | 703-268-2704

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

klnb



BELLE VIEW SHOPPING CENTER

1500-1800 BELLE VIEW BOULEVARD, ALEXANDRIA, VA 22307, FAIRFAX COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

MELISSA WELCH

mwelch@klnb.com

703-268-2704

JAKE LEVIN

jlevin@klnb.com

202-909-6102

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)

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.