

RETAIL FOR LEASE

klnb

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

HIGHLIGHTS

- 1,866 SF available
- Great balance of day-time and night/week-end traffic
- Strong demographics with great residential areas in close proximity

Join These Retailers

SAFEWAY 

 **CVS** pharmacy®

DUNKIN'

SUBWAY

BR
BASKIN • ROBBINS™

MELISSA WELCH
MWELCH@KLN.B.COM | 703-268-2704

JAKE LEVIN
JLEVIN@KLN.B.COM | 202-909-6102





LOCATION

2026 Demographics

1-MILE	3-MILE	5-MILE
Population		
9,154	129,864	369,724
Daytime Population		
3,992	86,095	192,424
Households		
4,045	56,798	156,710
Average HH Income		
\$217,198	\$193,031	\$176,522

[click to download
demographic report](#)

2024 traffic counts

Fort Hunt Road	19,087 ADT
Belle View Boulevard	7,833 ADT

SITE PLAN



8,418 (2023 ADT)

SIZE	RATE	TIMING
1,866 SF	"MARKET"	IMMEDIATE

KLNB.COM

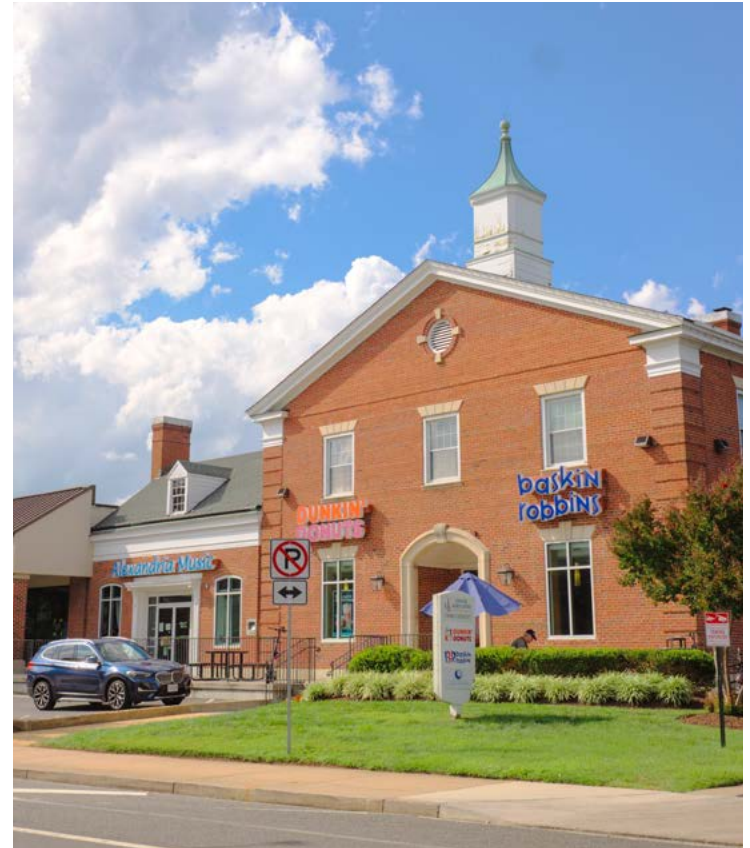
JAKE LEVIN
JLEVIN@KLN.B.COM | 202-909-6102



Belle View Shopping Center

SAFEWAY
CVS pharmacy

PHOTOS



Belle View Shopping Center

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

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



[INSTAGRAM.COM/KLNbCRE](https://www.instagram.com/klNBCRE)



[LINKEDIN.COM/COMPANY/KLNb](https://www.linkedin.com/company/klNBCRE)



[FACEBOOK.COM/KLNbCRE](https://www.facebook.com/klNBCRE)

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

[click to view
property website](#)