

RETAIL FOR LEASE

PLAZA AT LANDMARK

6200 LITTLE RIVER TURNPIKE | ALEXANDRIA, VA 22312



Dominant Regional Power Center with great co-tenancy



Affluent trade area with outstanding density and daytime population.



Located on Little River Turnpike (Rt. 236) .25 miles from I-395 in Alexandria, VA.

RETAIL OPPORTUNITIES



0.69 ACRE
Parcel Available



1,500 SF
Retail Potentially Available



1,800 SF
Retail Potentially Available



3,000 SF
Retail Available



4,000 SF
Retail Available

JOIN THESE RETAILERS



HOBBY LOBBY

Marshalls®

Total Wine & MORE

five BELOW

AutoZone

ROSS
DRESS FOR LESS

LA FITNESS **verizon**

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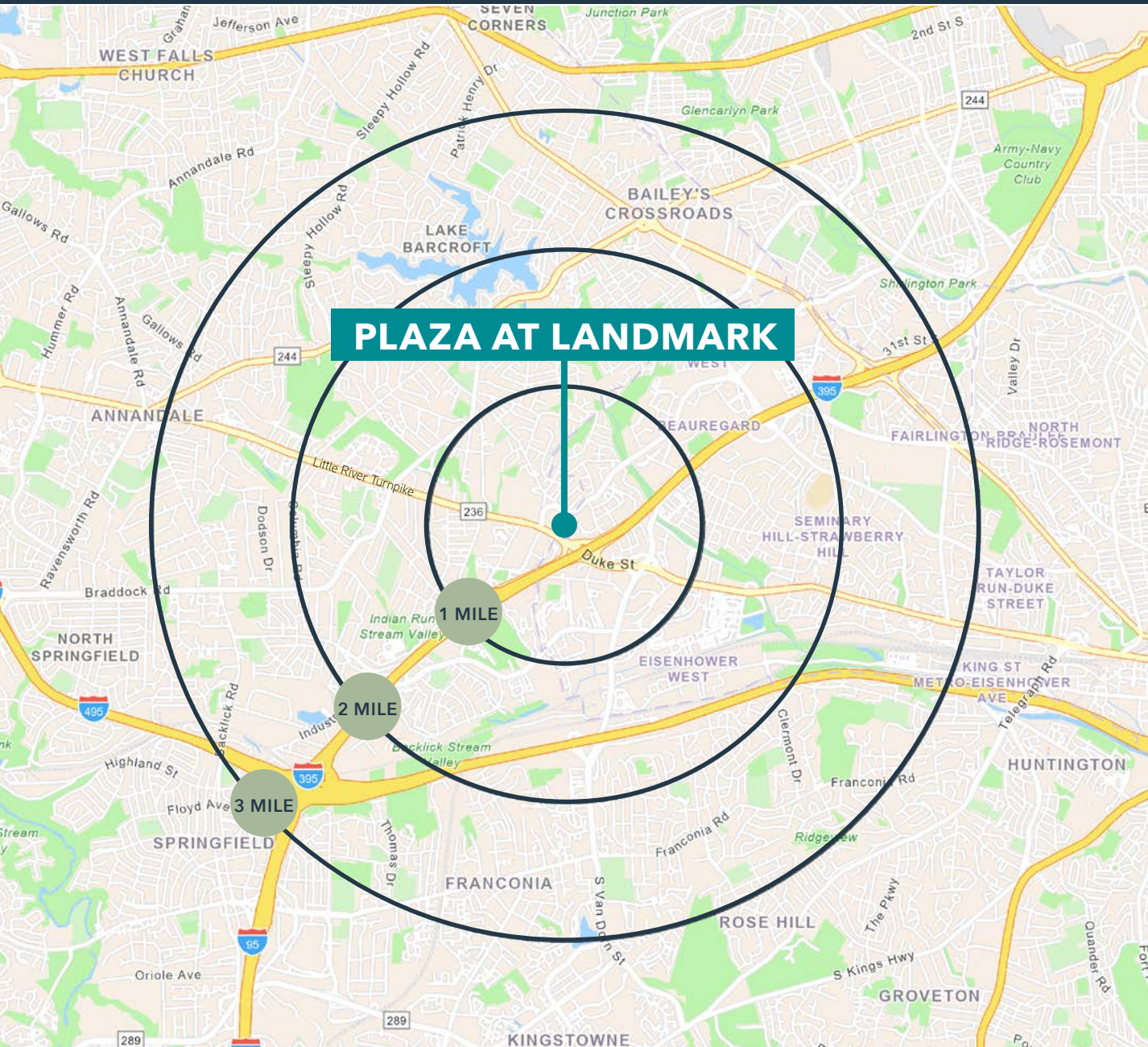
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LOCATION



PLAZA AT LANDMARK

DEMOGRAPHICS

2026

1-MILE	2-MILE	3-MILE
POPULATION		
46,354	110,403	203,899
DAYTIME POPULATION		
11,593	87,640	172,924
HOUSEHOLDS		
19,229	46,987	83,410
AVERAGE HH INCOME		
\$119,627	\$146,305	\$159,548

[CLICK TO DOWNLOAD
DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS

2024

LITTLE RIVER TURNPIKE
22,836 ADT
I-395
194,076 ADT



Placer.ai
FAIR CITY MALL



3.8M
VISITS PER YEAR

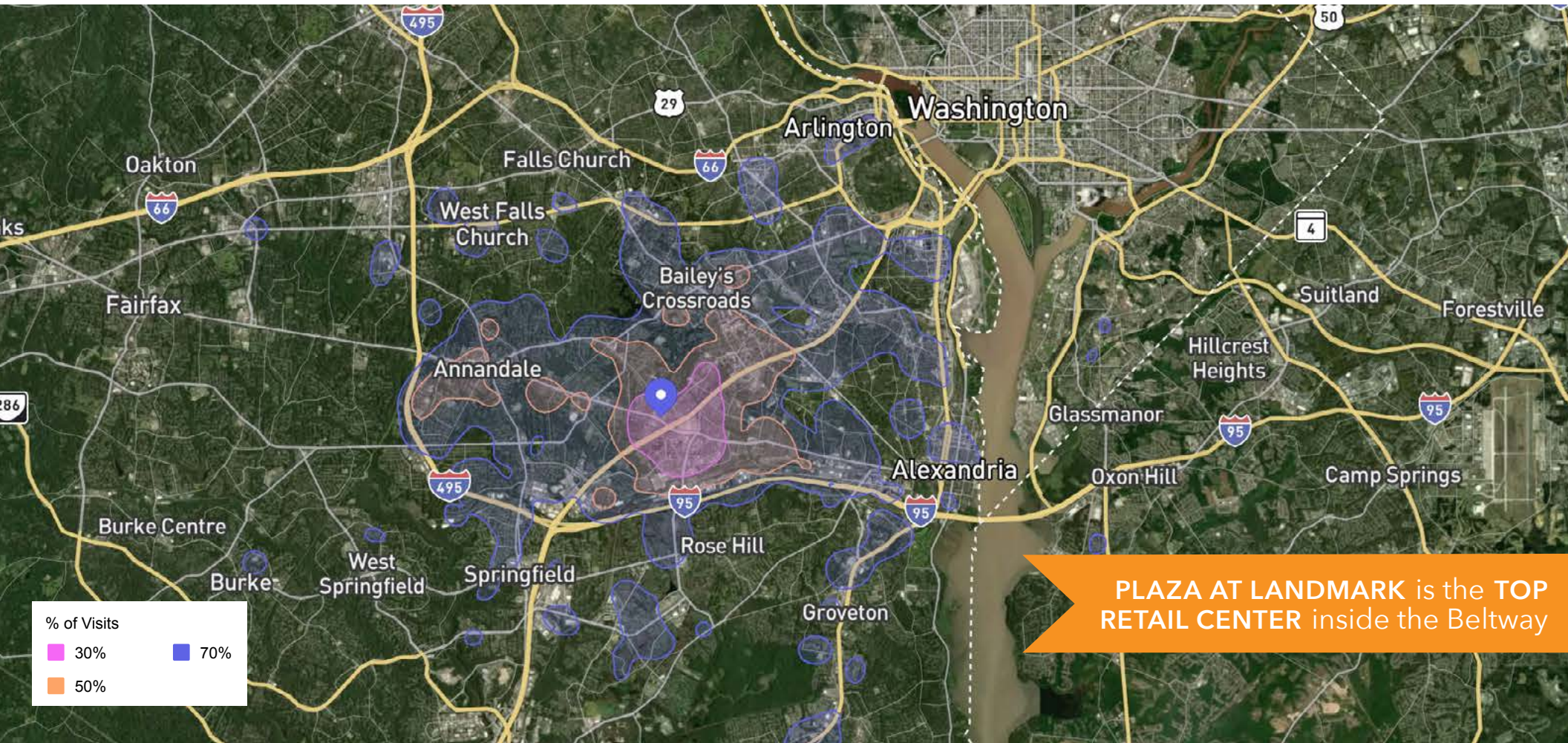


756,800
UNIQUE VISITORS PER YEAR



4.97
VISIT FREQUENCY

DATA IS FROM OCTOBER 1, 2025 - SEPTEMBER 30, 2026





CLOSE UP









PHOTOS



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CLICK TO VIEW PROPERTY WEBSITE



FOR MORE INFORMATION, PLEASE CONTACT:

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