6455 EDSALL RD

Alexandria, VA 22312
Fairfax County



JOIN

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PAD SITE FOR LEASE

- 30,000 SF Pad Site available.
- Excellent visibility on Edsall Rd (18,817 VPD)
- Easy access to I-395 (72,000 VPD)
- High density area adjacent to 498-unit apartment complex and townhomes.
- Nearby WestEnd redevelopment includes the new Inova Alexandria hospital campus, scheduled for completion in 2028.

LEASED BY:

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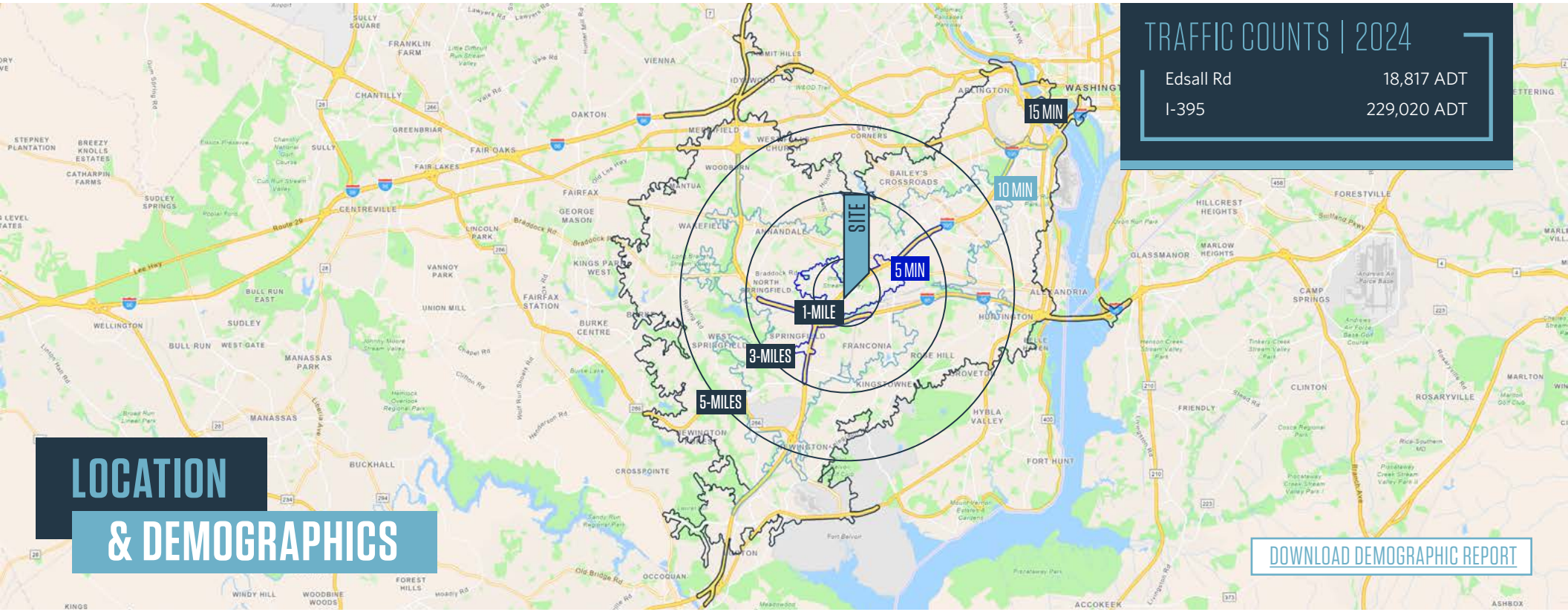
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TRAFFIC COUNTS | 2024

Edsall Rd	18,817 ADT
I-395	229,020 ADT

LOCATION & DEMOGRAPHICS

DOWNLOAD DEMOGRAPHIC REPORT

	1-MILE	3-MILES	5-MILES	5-MIN	10-MIN	15-MIN
Population	9,646	164,713	443,858	24,546	222,154	665,880
Daytime Population	13,948	162,209	395,845	15,722	112,611	418,762

	1-MILE	3-MILES	5-MILES	5-MIN	10-MIN	15-MIN
Households	3,739	62,549	170,082	10,402	90,400	271,933
Average Household Income	$185,141	$165,554	$172,350	$145,014	$159,684	$180,531

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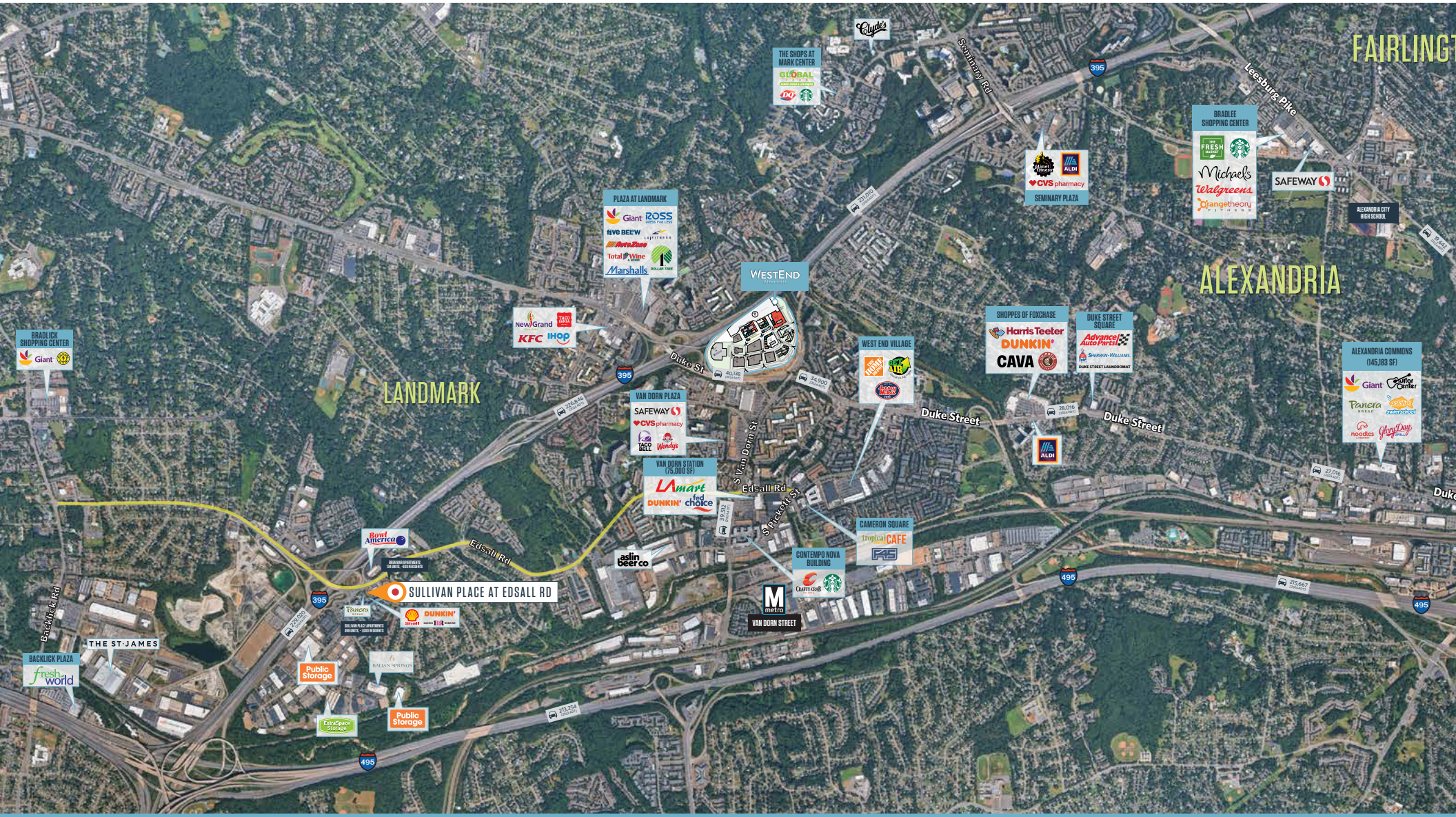
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MARKET AERIAL



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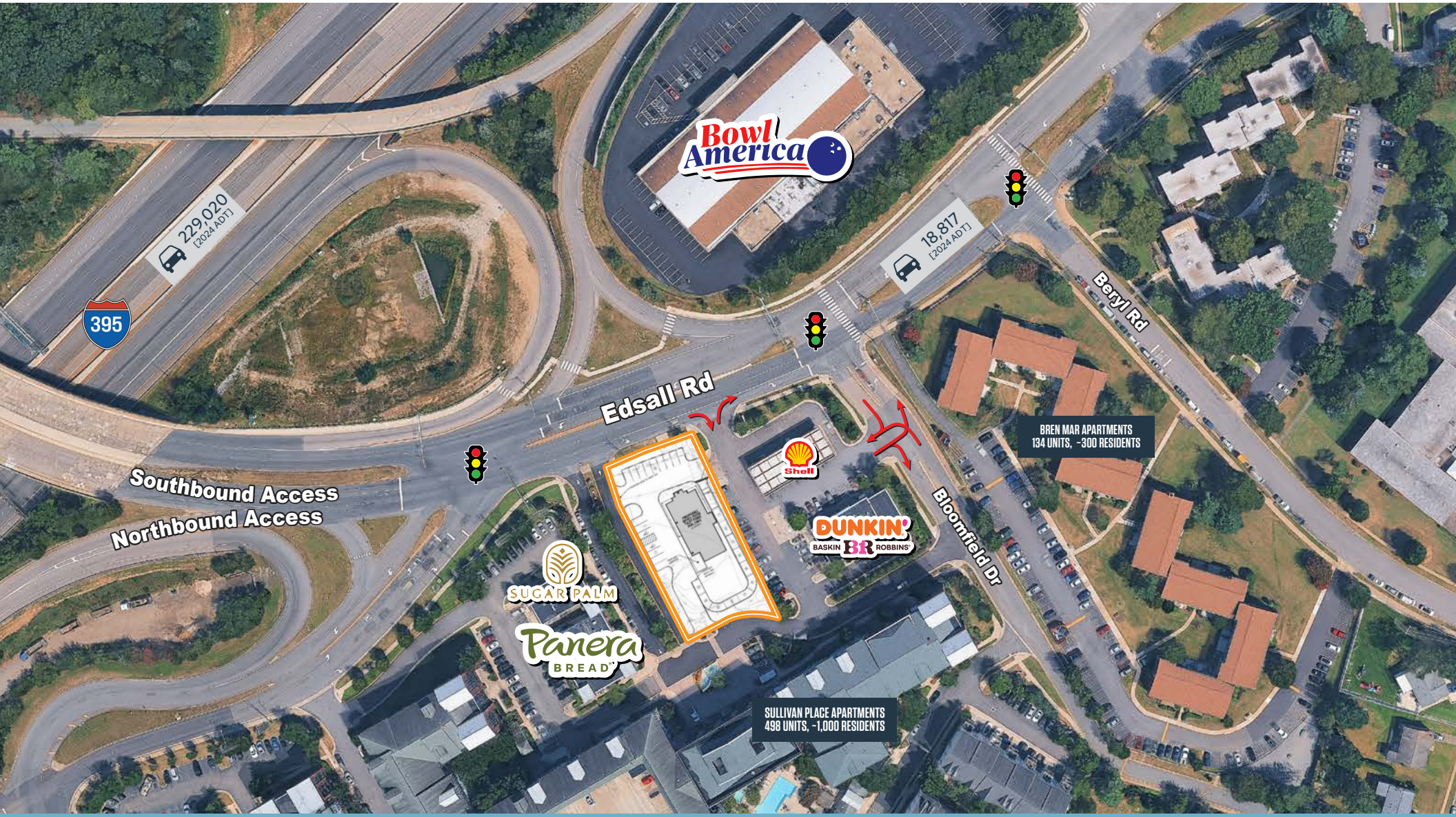
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CLOSE-UP AERIAL



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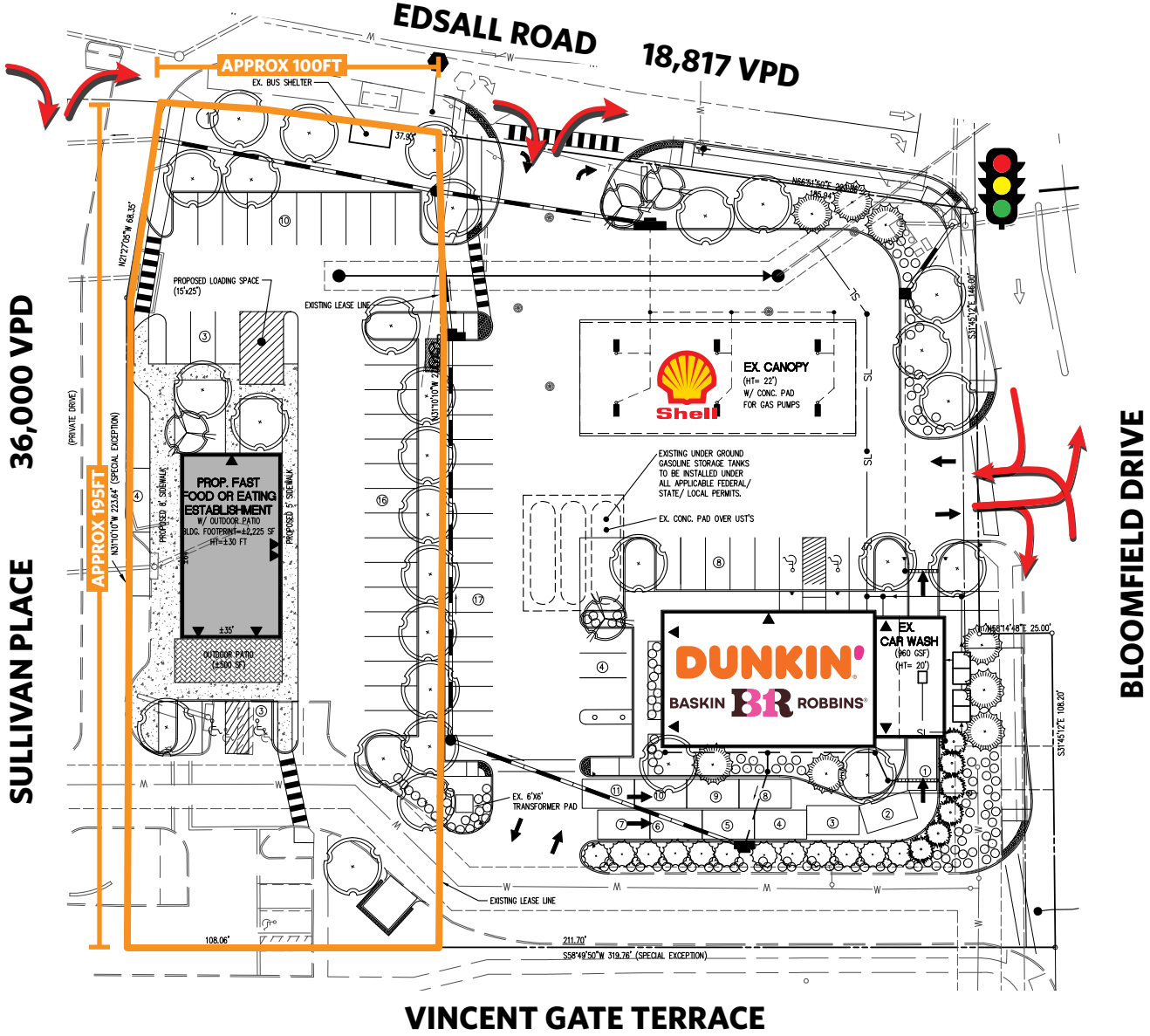
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SITE PLAN



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