

THE SHOPS AT TELEGRAPH VILLAGE

6911-6949 S KINGS HIGHWAY, ALEXANDRIA, VA 22310

FOR LEASE




LOCATION DESCRIPTION

Located at the busy intersection of South Kings Highway and Telegraph Road next to the affluent communities Stoneybrooke, Vantage, and Woodstone



PROPERTY HIGHLIGHTS

- 3,000 SF RETAIL SPACE FOR LEASE
- 2,537 - 2,731 SF UPPER-LEVEL RETAIL/OFFICE SPACE FOR LEASE
- Minutes from Fort Belvoir and I-495
- Strong daytime population of over 118,000 within 3 miles
- Ample parking with over 190 parking spaces

 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,390	146,366	372,391
Daytime Population	8,062	118,157	360,048
Average HH Income	\$199,097	\$157,006	\$162,985



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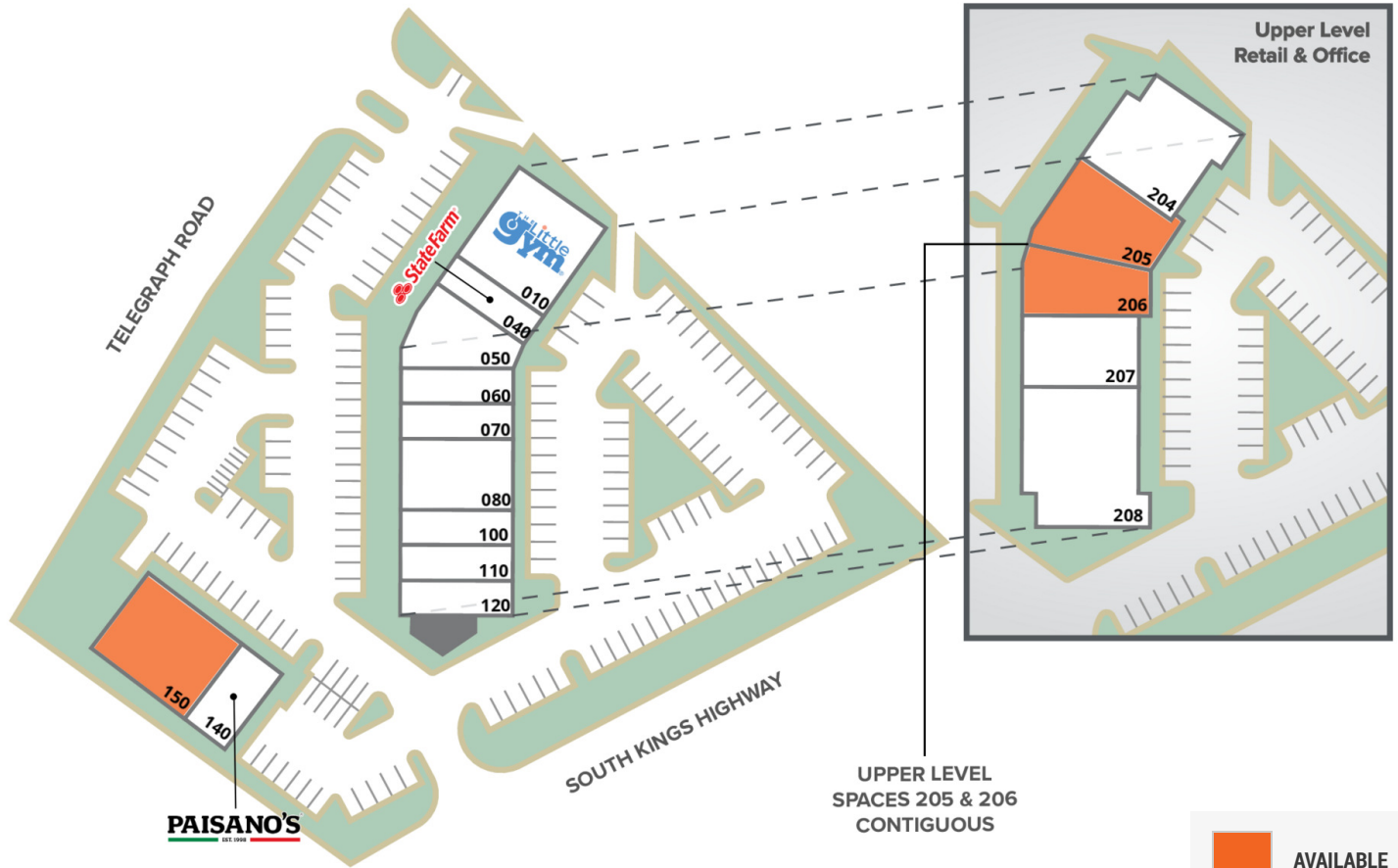
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SUITE	TENANT NAME	SPACE SIZE
010/6911	Little Gym of Alexandria	3,900 SF
040/6917	State Farm	1,300 SF
050/6919	Grounded Coffee Shop	2,501 SF
060/6923	Hayfield Insurance	560 SF
070/6925	Telegraph Dentist	1,023 SF
080/6929	Glam	2,536 SF
100/6931	Telegraph Cleaners	1,268 SF
110/6933	Telegraph Barber	1,268 SF

SUITE	TENANT NAME	SPACE SIZE
120/6935	Asian Food Garden	1,300 SF
140/6937A	Paisano's	1,500 SF
150/6937B	Available	3,000 SF
204	CBOC/VA Center	3,784 SF
205	Available	2,731 SF
206	Available	2,537 SF
207	Kind Roots Pediatric Dentistry	2,495 SF
208	Harmony Animal Hospital	5,061 SF



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