



8430 Richmond Hwy

8430 Richmond Hwy, Alexandria, VA 22309



Bee Lee

United Realty Inc.

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8430 Richmond Hwy

\$45.45 /SF/YR

2nd generation restaurant 1.6 miles from COSTCO 5.4 miles from I-495 50,000 + traffic count per day...

- 50,000 + traffic counts
- 2.2 miles from MT VERNON home of president GEORGE WASHINGTON
- 4.6 mile from FT BELVOIR
- 1.6 miles from COSTCO



Rental Rate:	\$45.45 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	2,653 SF
Year Built:	1981
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$3.79 /SF/MO

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1st Floor

Space Available	2,653 SF
Rental Rate	\$45.45 /SF/YR
Date Available	August 25, 2026
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Triple net lease
40+ parking spaces
Free standing building
Road frontage 250ft
Excellent exposure to Richmond Hwy
excellent curb appeal

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Pema's Restaurant	-	



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