



JOIN THESE RETAILERS



RETAIL FOR LEASE

- 10,000 SF retail space available
- 3,200 SF retail space available
- Located between Mount Vernon Plaza, Walmart and Costco
- Excellent visibility and access to Richmond Highway's (Route 1) 51,672 cars per day
- Surface parking and huge pylon signage available

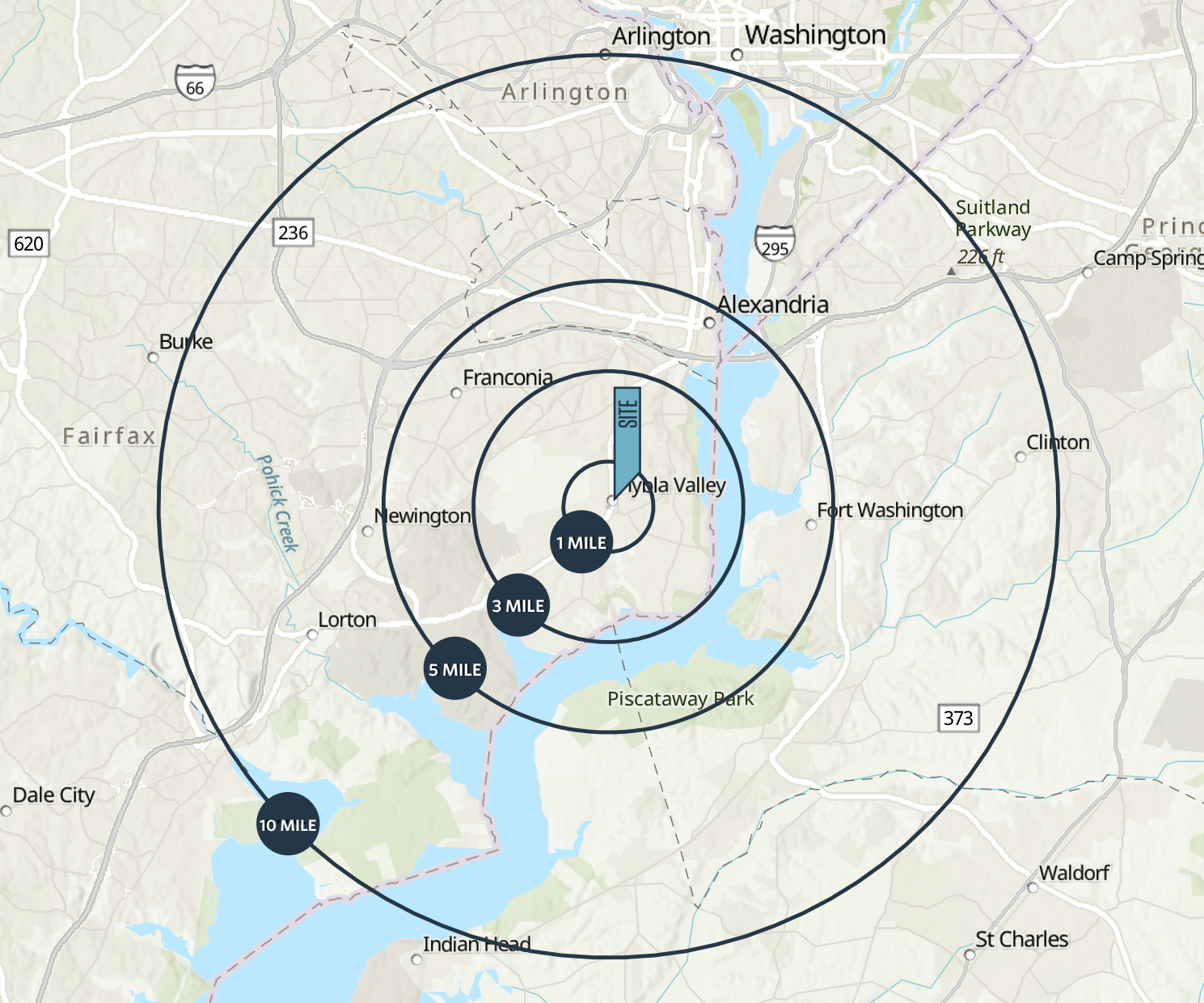
MATT SKALET

mskalet@klnb.com | 202-420-7775

LOCATION

MOUNT VERNON CROSSROADS

7830 RICHMOND HIGHWAY, ALEXANDRIA, VIRGINIA 22306



AVAILABLE SPACE

SIZE	RATE	NNN	CONDITION
10,000 SF			
1,600 SF	Negotiable	\$5.81 PSF	As-Is

DEMOGRAPHICS | 2026 :

1-MILE	3-MILE	5-MILE	10-MILE
Population			
22,061	107,181	249,070	1,074,741
Daytime Population			
18,964	82,548	248,525	1,025,456
Households			
7,258	37,725	98,969	434,175
Average HH Income			
\$140,306	\$185,961	\$191,901	\$168,428

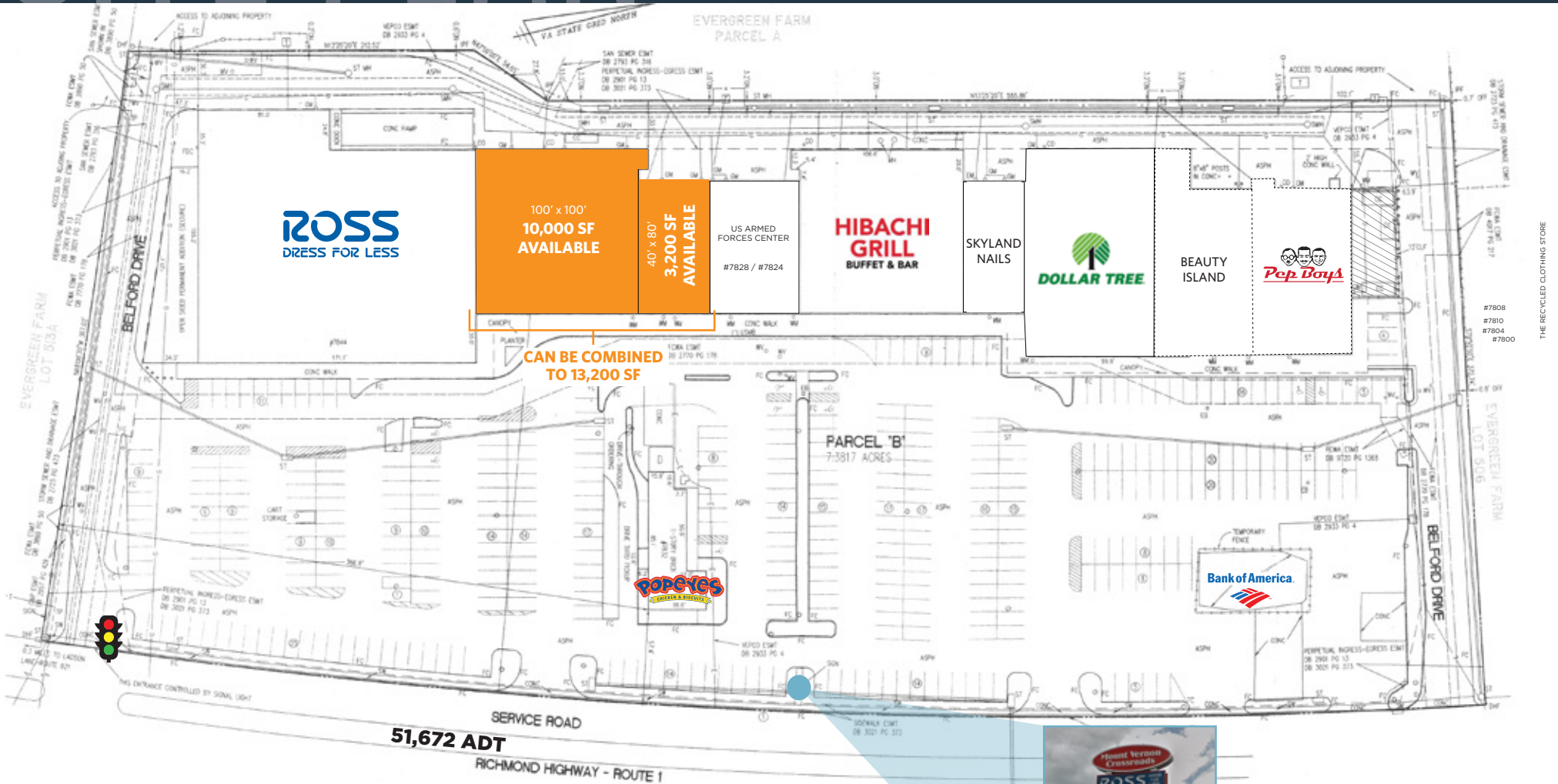
TRAFFIC COUNTS | 2024:

Richmond Highway(Route 1)	51,672 ADT
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SITE PLAN

MOUNT VERNON CROSSROADS

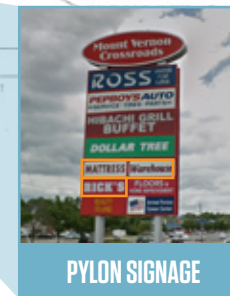
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CLICK BELOW FOR A 3D TOUR & ID PLANS:

10,000 SF

3,200 SF



PYLON SIGNAGE

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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