

6455 Edsall Road

Alexandria, Virginia 22312



Site Highlights:

- 30,000 SF Pad Site available
- Excellent visibility from Edsall Road (20,692 VPD)
- Easy access to I-395 (72,000 VPD)
- Full access from multiple points

Major Co-Tenants:



DUNKIN'

MARLO
FURNITURE & MATTRESSES

Panera
BREAD®

TRADE AREA'S PROFOUND DEMOGRAPHICS



POPULATION

11,339
1 mile

163,028
3 mile

446,699
5 mile



DAYTIME POPULATION

14,329
1 mile

146,853
3 mile

384,282
5 mile

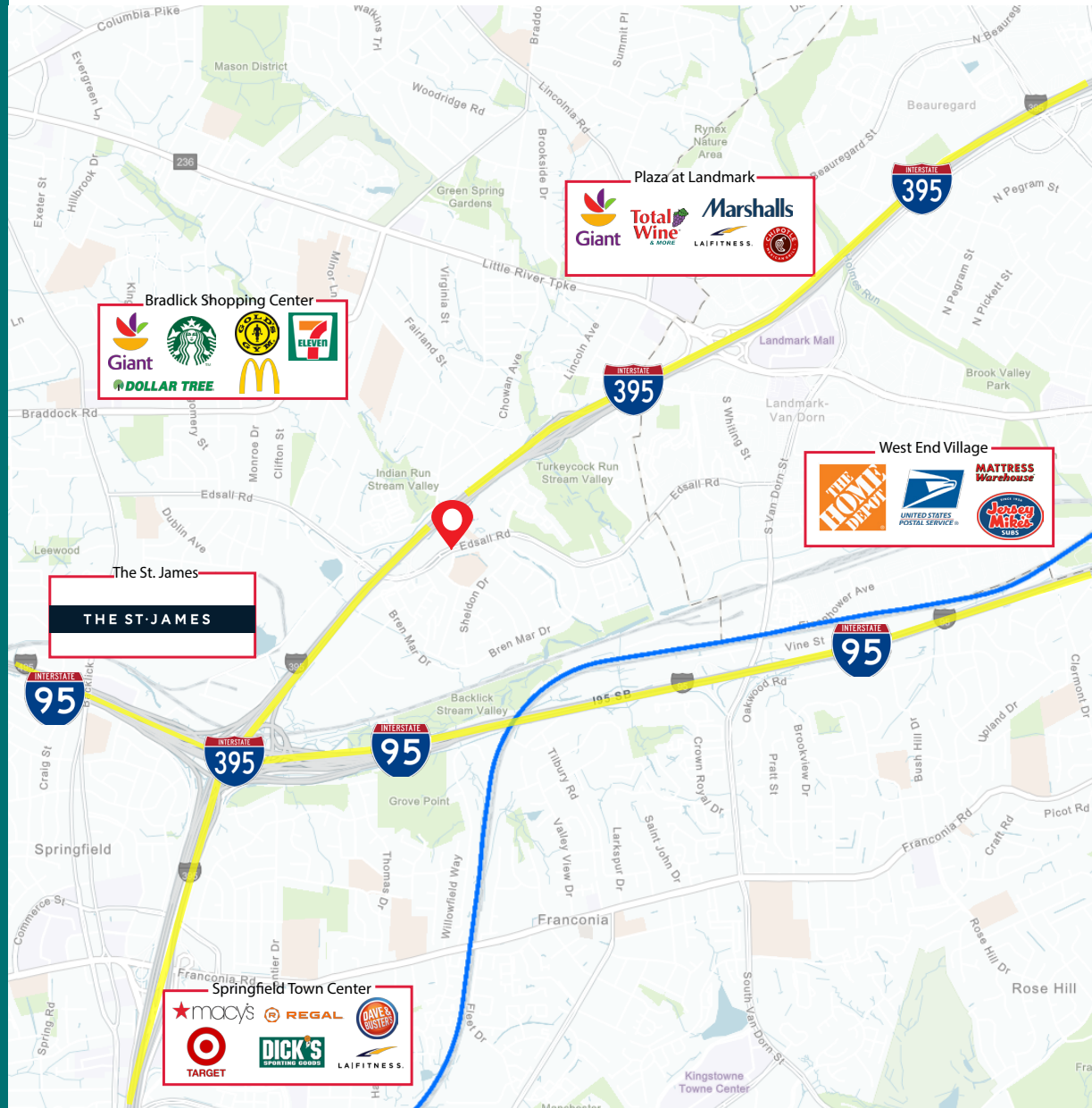


AVERAGE HH INCOME

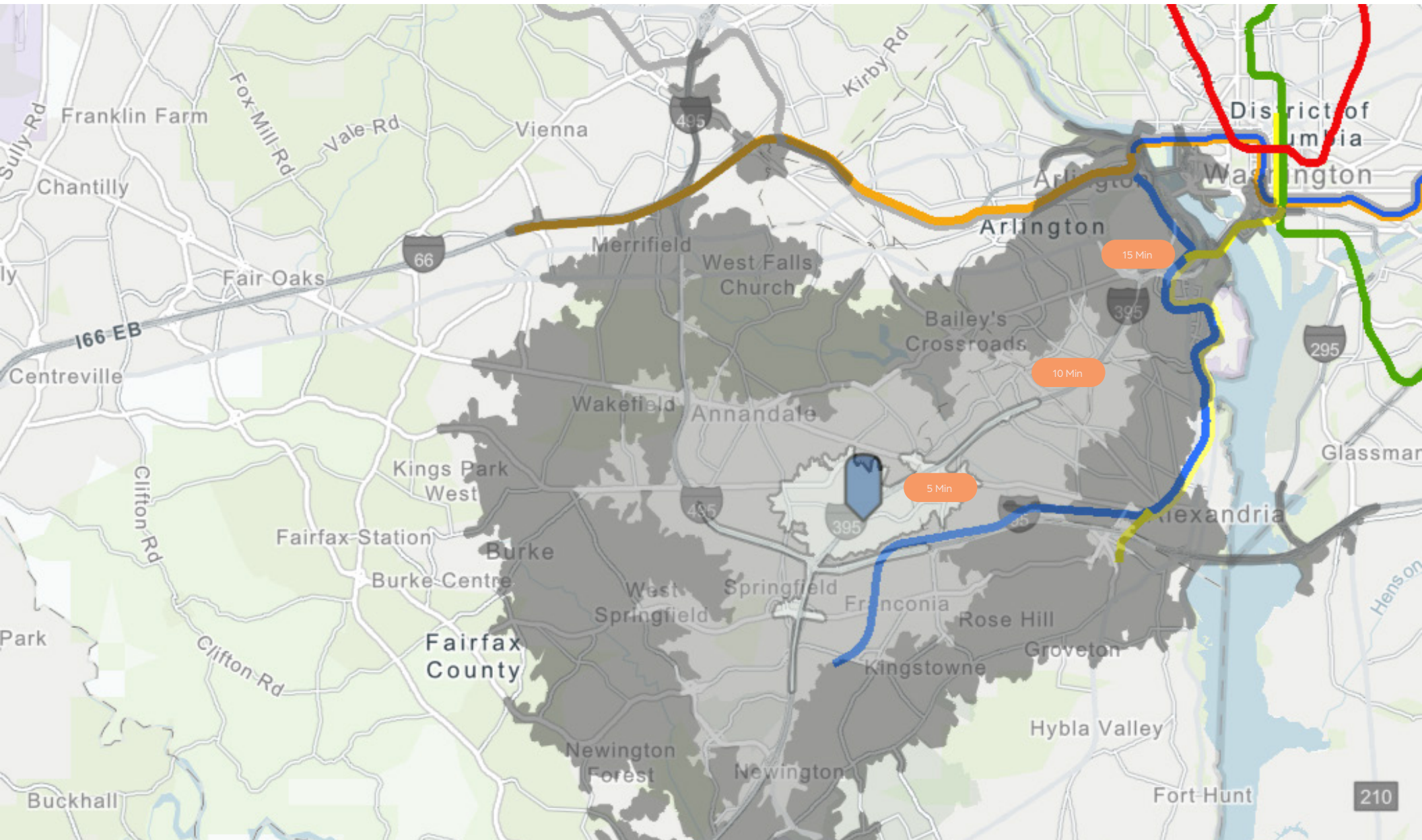
\$170,788
1 mile

\$152,496
3 mile

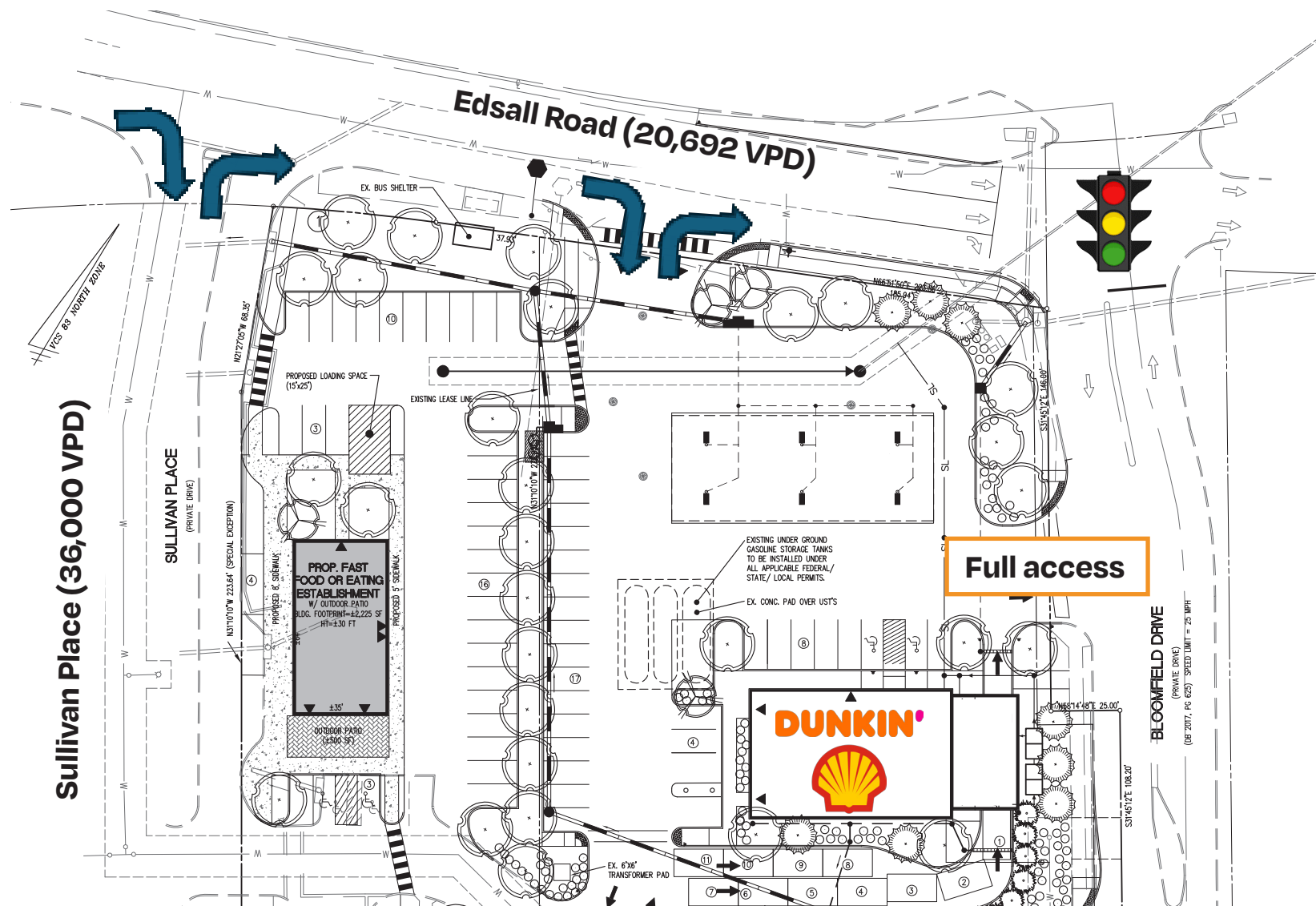
\$158,949
5 mile

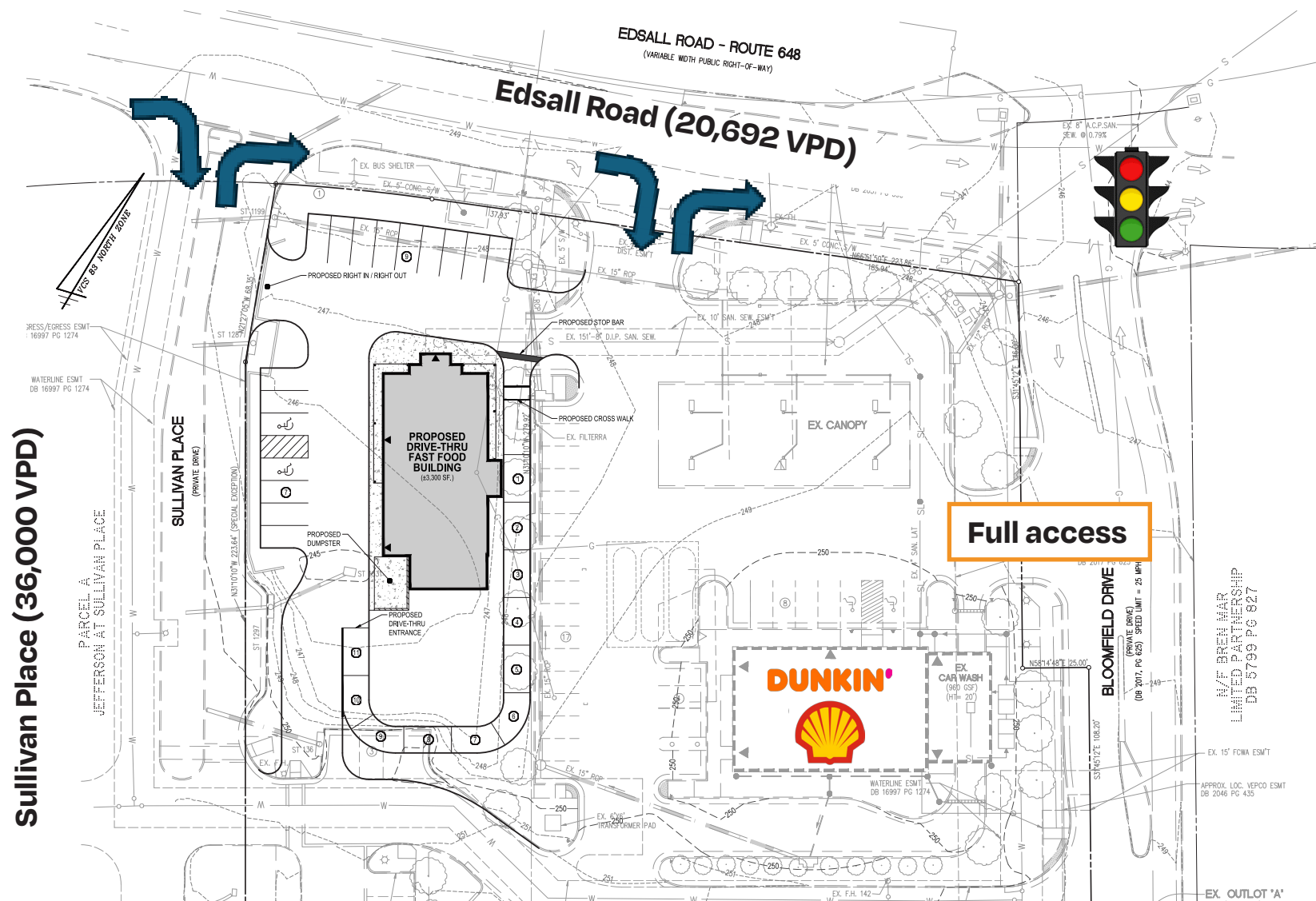


REGIONAL MAP - 5, 10, & 15 min drive time



CONCEPT PLAN



[illegible]

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Contact Us

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