

COMMERCIAL SPACE FOR LEASE

FEATURING:

SUITE	S.F.
8804A-B	1,898

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,900	60,971	168,278
AVERAGE HH INCOME	\$98,110	\$126,189	\$141,628



PEAR TREE VILLAGE

8800-8810 Pear Tree Village Court
Alexandria, VA 22309

OVERVIEW:

Pear Tree Village offers a unique village feel with great signage right off Richmond Highway. Located .25 miles North of Ft. Belvoir and 1 mile from Mt. Vernon and Interstate 395. Over 33,000 vehicles passing daily, this offers great opportunities for small-shop and retailers. This property's location offers extremely promising business growth potential from local mid-upper income demographics. This is an ideal scenario for destination retail, niche markets and office tenants who desire ample free surface parking, privacy for clients and a successful co-tenant mix. Take over this retail unit that has been a successful business for over 10 years.

STREET VISIBILITY: RICHMOND HWY



GREAT LOCATION



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WWW.WOODMONT.US

DAVID SMITH

CELL: (202) 258-3175 | OFFICE: (301) 652-2303
dsmith@woodmont.us | 4919 Bethesda Ave Suite 200, Bethesda, MD



PHOTOS: 8800-8810 PEAR TREE VILLAGE COURT



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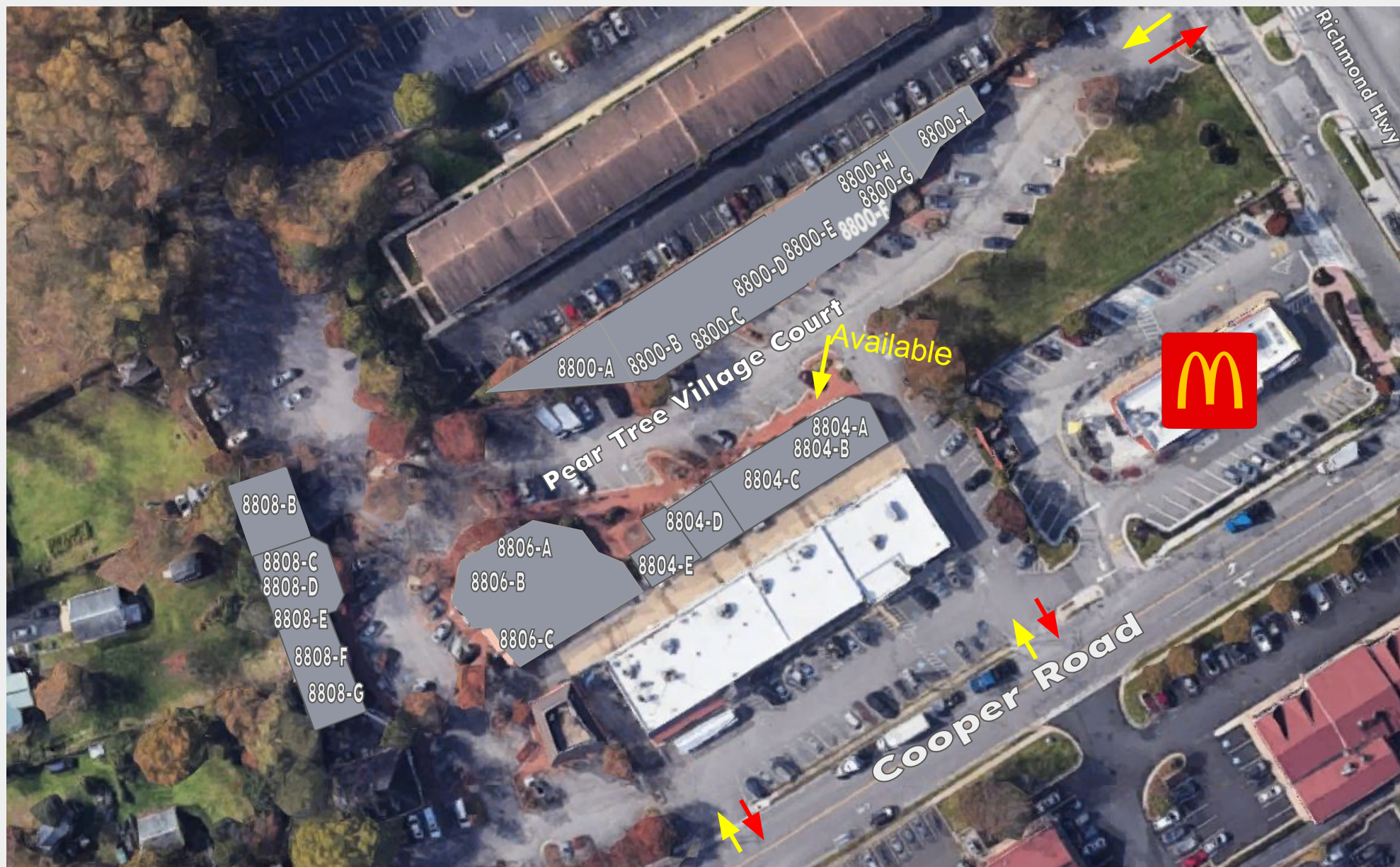
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