

Belvoir Square

9142 Richmond Hwy., (Rt. 1 & Backlick Rd. - across from Tulley Gate), Fort Belvoir, VA 22060, Fairfax County



Retail For Lease

Property Highlights:

- New retail space on first floor of luxury apartment building at the corner of Route 1 and Backlick Rd. (Tulley Gate - the only entrance to Fort Belvoir that is open 24/7).
- Belvoir Square has 282 apartment units and 10,555 SF of retail space.
- Serves Fort Belvoir's 51,000 military and civilian employees.
- There are over 100 defense agencies on the base, including: Fort Belvoir Community Hospital (3,200 employees) and National Geospatial Intelligence Agency (14,500 employees & 2.3M SF of office space).

Demographic Snapshot // 2017:

	1 Mile*	3 Miles*	5 Miles
Population	789	44,001	157,572
Daytime Population	2,786	21,027	66,422
Average HH Income	\$55,561	\$123,795	\$125,546

*Does not include 51,000 on-base population.

Traffic Counts // 2016:

Richmond Hwy. (Rt. 1)	35,000 (ADT)
Backlick Rd.	3,200 (ADT)

AVAILABLE SPACE

SPACE	RATE	CONDITION
UP TO 10,555 SF	\$36.00 PSF NNN	COLD DARK SHELL+TI or VANILLA SHELL

*EST. NNN: \$5.00 PSF

Developed By:



CHESAPEAKE
REALTY PARTNERS

For More Information
Please Contact:

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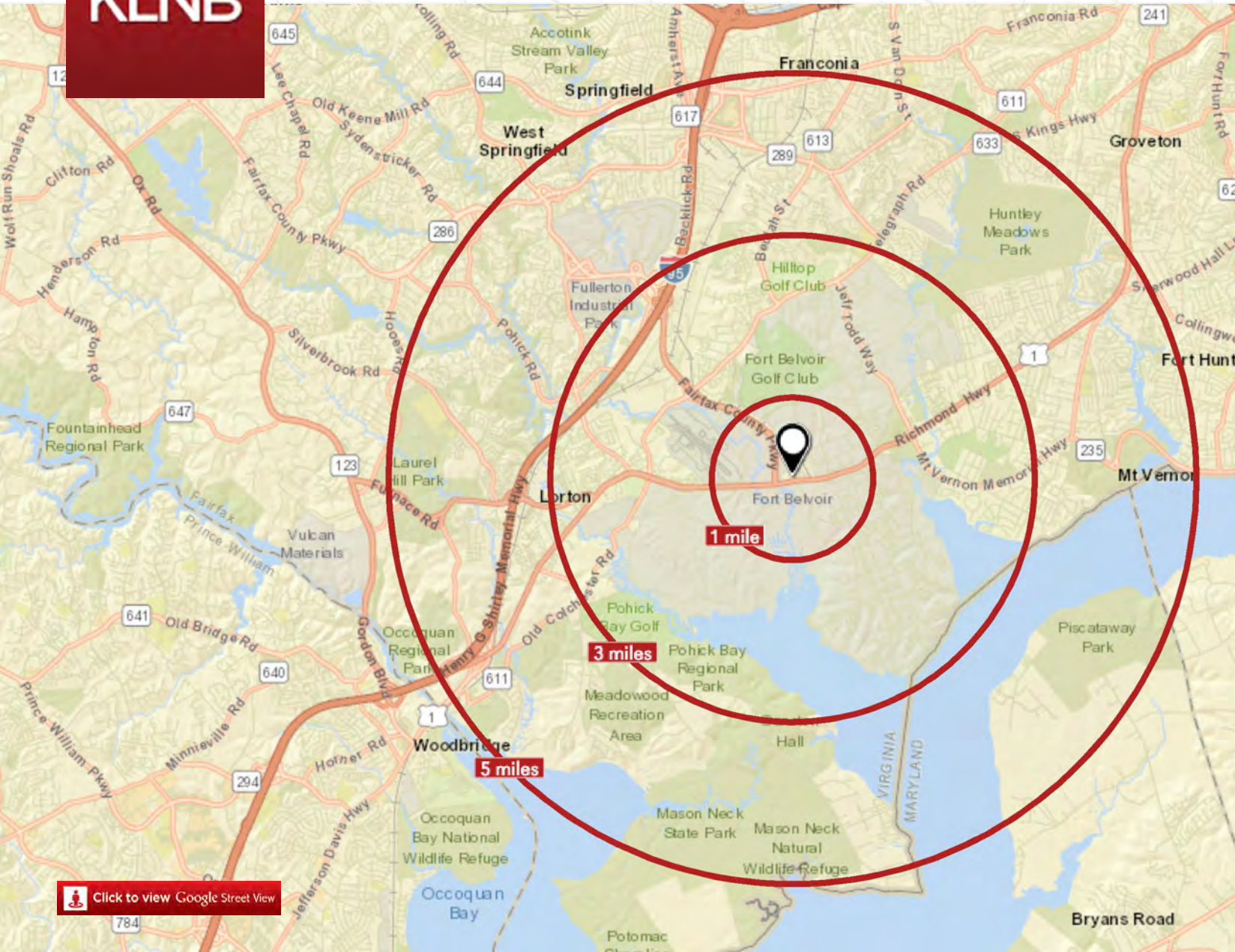
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KLNBretail
Commercial Real Estate Services

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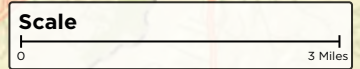


Demographics // 2017 :

	1 Mile*	3 Miles*	5 Miles
Population	789*	44,00*	157,572
Daytime Population	2,786*	21,027*	66,422
Households	235*	15,213*	56,168
Average HH Income	\$55,561*	\$123,795*	\$125,546
Median HH Income	\$43,438*	\$98,812*	\$100,866
Median Age	29*	34*	36

*Does not include 51,000 on-base population.

[Click to download full demographic report](#)



[Click to view Google Street View](#)

Location & Demographics

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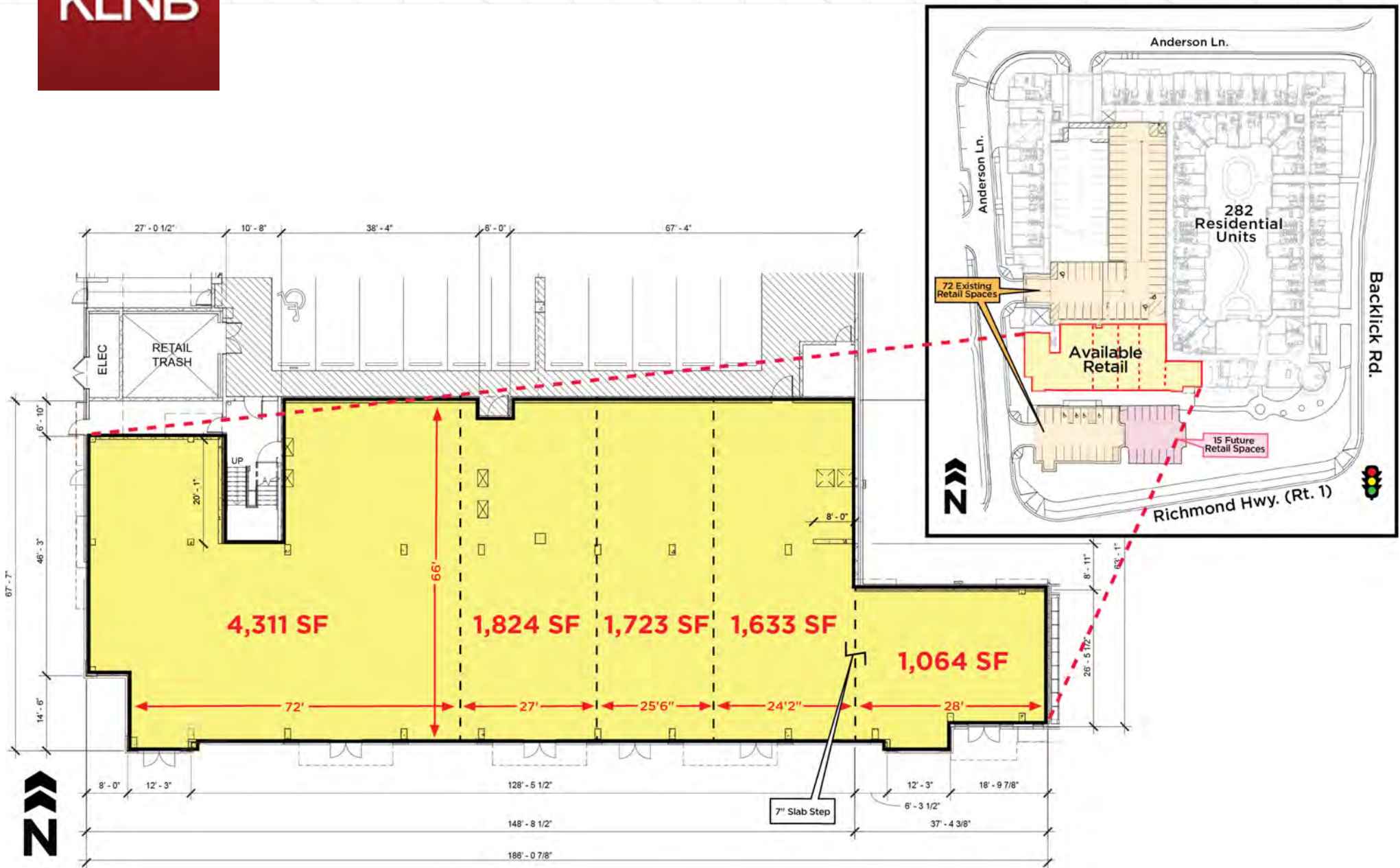
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Site Plan

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On-Base Retail

- 1 Fort Belvoir Exchange**
- SUBWAY
 - Starbucks
 - Wendy's
 - PopeYes
 - GNC LIVE WELL
 - TACO BELL
 - H&R BLOCK
 - MAC
 - SAVY
 - CHARLEY'S
 - THINGS REMEMBERED
 - PAUL MITCHELL
- Barber Shop
- The Cleaners
- Pharmacy
- Optical Center
- Optometry Care
- Gun Shop
- Military Mobile
- The UPS Store
- ASAP Flowers
- The General's Store
- TK Sports
- Watch Jewelry & Clock Repair
- Simply Perfect Nails

- 2 Pad Sites**
- North Post Gas Station
 - Subs
 - SUNTRUST

- 3 Fort Belvoir Community Hospital Retail**
- SUBWAY
 - Starbucks
- Hospital Retail Store
- Barber Shop

- 4 Town Center Strip (12th Street)**
- SUBWAY
 - GNC LIVE WELL
 - Domino's
 - DUNKIN' DONUTS
 - PENFED CREDIT UNION
 - enterprise
 - RICE KING
 - Wendy's
 - PATRIOT SEAFOOD
- Barber D.M.E. Supply Group
- Superior Cleaners
- Express Shoppette
- Laundromat
- The Spa

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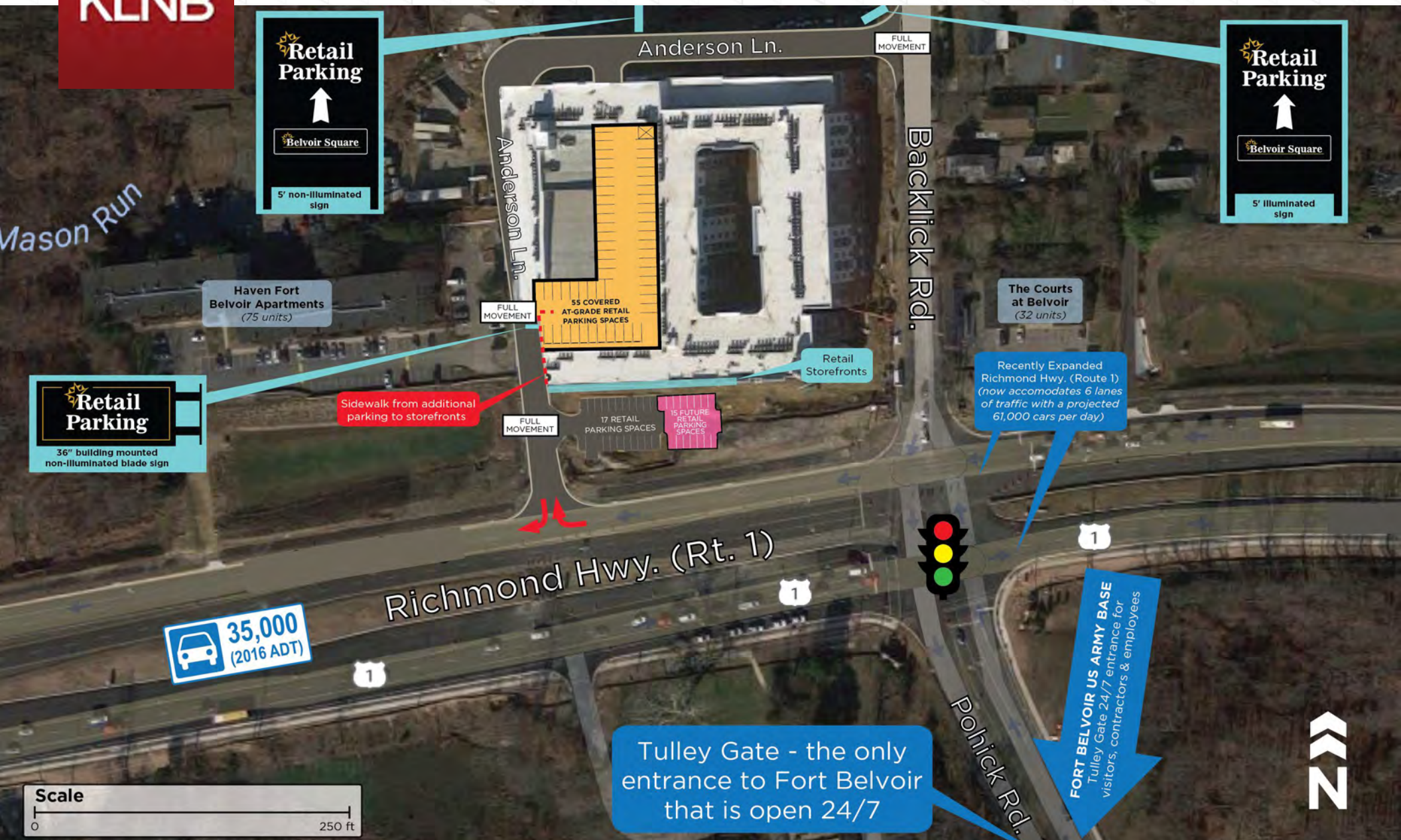
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Market Aerial

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35,000 (2016 ADT)

Up-Close Aerial

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Click here to visit
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