

1.08 ACRES FOR LEASE

6590

Backlick Road
SPRINGFIELD | VIRGINIA

**AUTO DEALERSHIP
COMMERCIAL
RETAIL**



WWW.AMHERST-AVENUE.COM

FOR ADDITIONAL INFORMATION:

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CBRE

PROPERTY HIGHLIGHTS

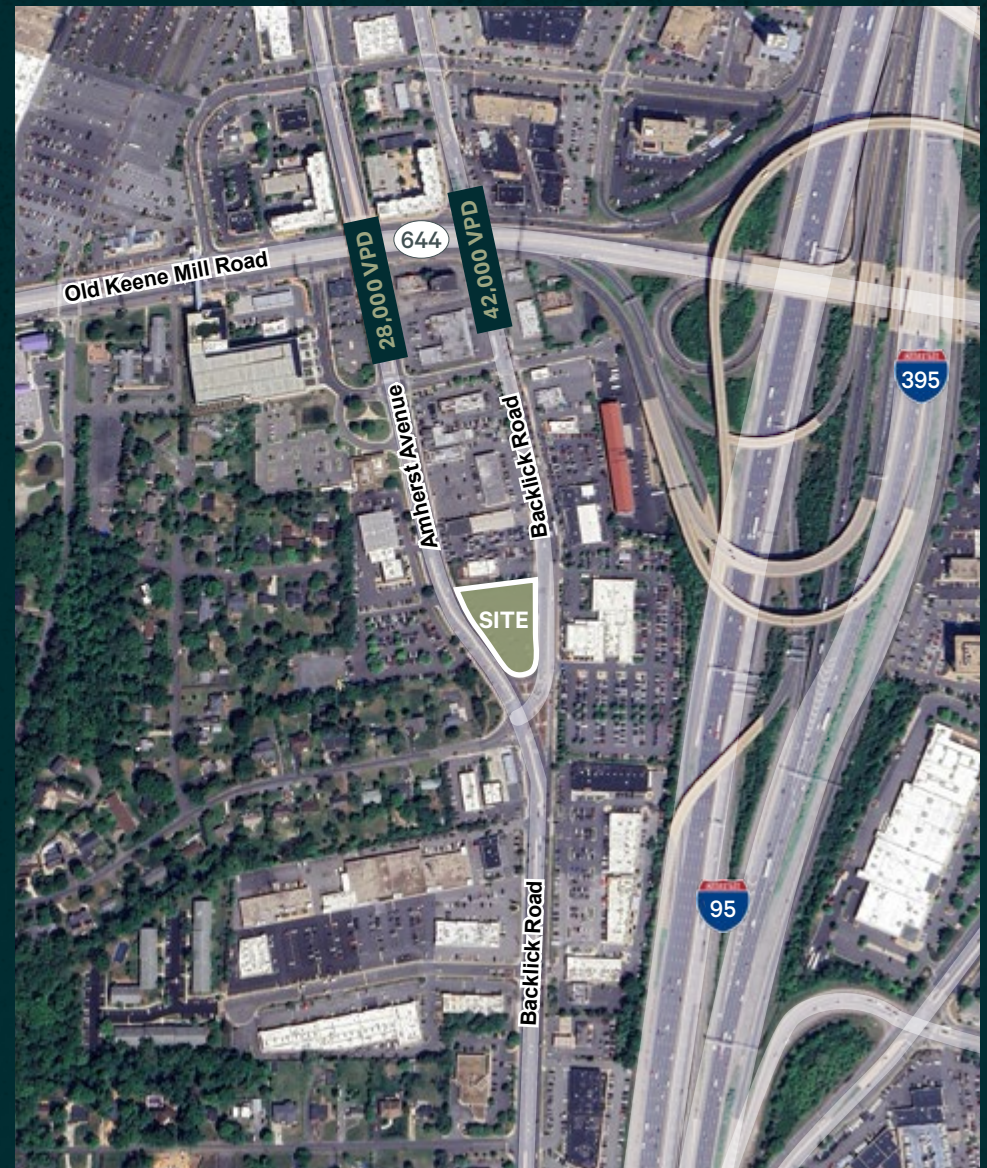
- Pad site with excellent visibility and access to two main roads
- 1.08 acres approved for vehicle sales (approvals convey)
- Zoned C-8, Highway Commercial, Fairfax County
- Close to I-95 Mixing Bowl interchange; traffic count on Backlick Road: 42,000 VPD
- Excellent demographics with over 37,000 households within 3 miles with an average household income of \$175,223

Parcel:

0902-01-0011F 1.08 Acres

42,000
VPD TRAFFIC COUNT

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AREA MAP

Nearby Amenities

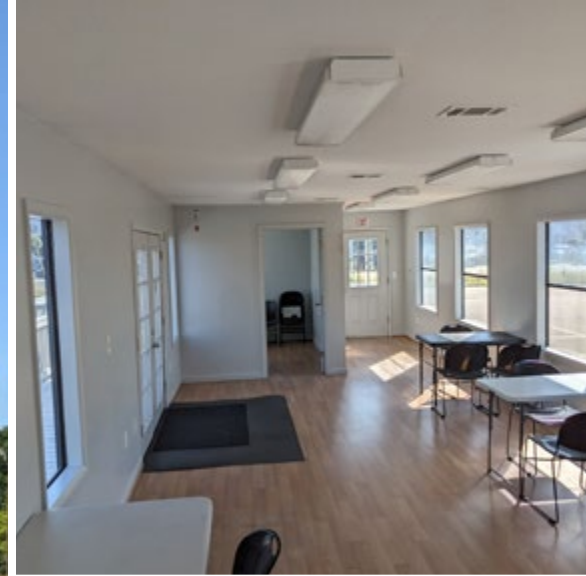
DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
2024 Population	14,363	106,678	340,141
2024 Households	4,213	37,956	121,151
2024 Average Household Income	\$151,441	\$175,223	\$168,153



SITE IMAGES

Backlick Road





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