

5650 General Washington Dr

Fully Conditioned Showroom

85,000 SF FOR LEASE

Over 400'
Visibility
On I-395



ZONED C-6 // SIGNAGE ON I-395

 **TRANSWESTERN**

ALEXANDRIA, VA 22312

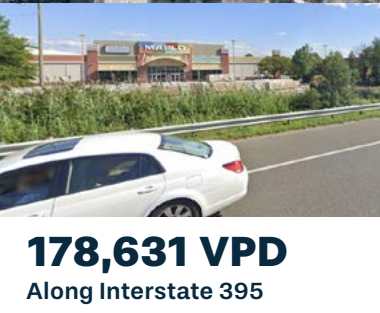
Strategically Positioned

Strategically located, 5650 General Washington Drive is in the heart of the region's primary highway network, providing seamless connectivity to Washington, D.C., Northern Virginia, and beyond. **Join Ferguson Bath, Kitchen & Lighting Gallery!**









GENERAL SPECIFICATIONS

Property Address	5650 General Washington Dr
Year Built	1980
Rentable Building Area	207,397 SF
Available Rentable SF	85,000 SF (Divisible)
Drive-Ins	One (1) : Ability To Add Additional
Clear Height	15'
Air Conditioning	Fully Air Conditioned Throughout
Parking Ratio	3.00/1,000 SF (255 Spaces)
Zoning	C-6

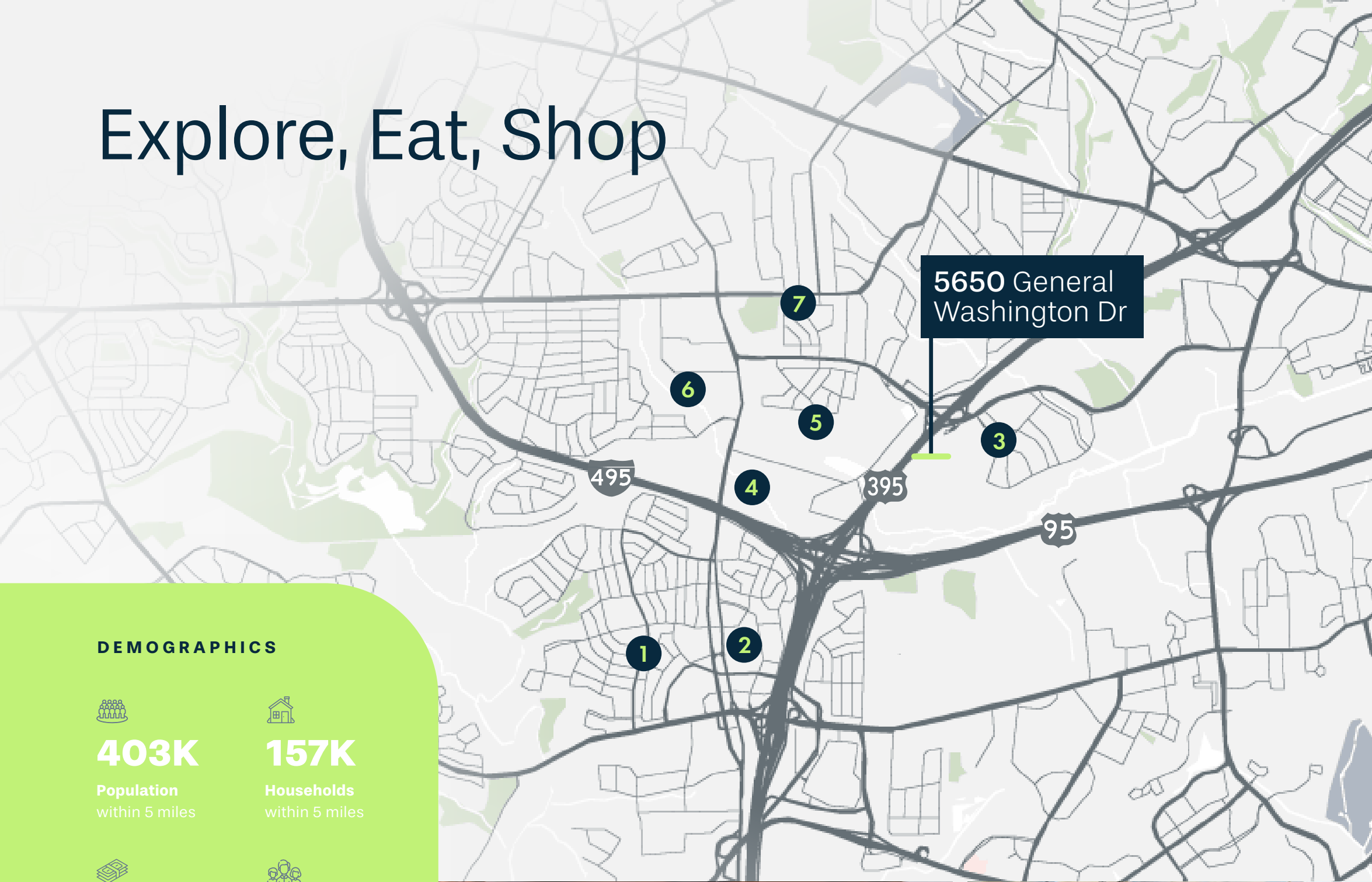


Virginia Railway Express

5650 General Washington Drive

 12 MI. To D.C.	 55 MI. To Baltimore	 235 MI. To New York
 3 MI. From VA Railway Express (VRE)	 11 MI. From Reagan National Airport	 25 MI. From Dulles Intl. Airport

Explore, Eat, Shop



5650 General Washington Dr

DEMOGRAPHICS



403K

Population within 5 miles



157K

Households within 5 miles



\$137K

Average Income within 5 miles



145K

Daytime Employees within 5 miles



\$5.9M

Consumer Spending within 5 miles



NEIGHBORHOOD AMENITIES

1



2



3



4



5

THE ST·JAMES

6



7



Building Floor Plan

This expansive 85,000 SF provides spacious and versatile opportunities! Other options may be available!

IDEAL USES INCLUDE:

- Retail
- Adult Day Support Center
- Child Care Center
- Community Center
- Educational
- Religious
- Funeral Home
- Banquet Hall
- Recreation
- Health & Fitness
- New Vehicle Storage
- Wholesale Facility
- Contractor Office & Shop
- Craft Beverage & many more!

85,000 SF

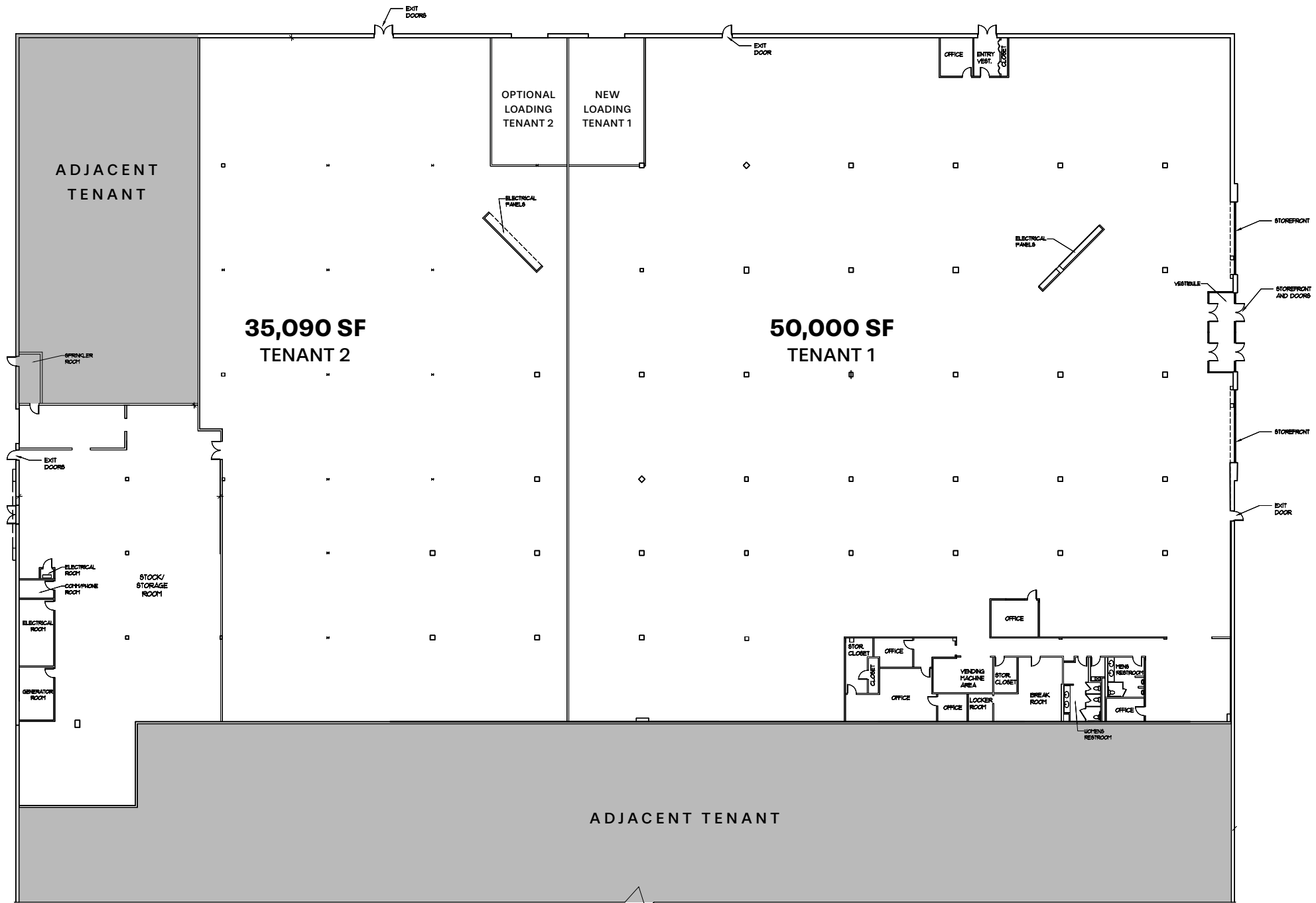
Divisible Space

15 FEET

Clear Height

1 DRIVE-IN

Ability To Add Additional



OPTION TO DIVIDE

85,000 SF For Lease

5650 General Washington Dr

ALEXANDRIA, VA 22312

Over 400'
Visibility
On I-395



SHOWROOM OPPORTUNITY

FOR MORE INFORMATION, PLEASE CONTACT:

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 **TRANSWESTERN**

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