

SIGNAGE  
OPPORTUNITY

YOUR SIGN HERE

6566

FOR LEASE  
**FREESTANDING BUILDING**  
WITH DRIVE-THRU  
**CBRE**

6566  
LITTLE RIVER TURNPIKE  
ALEXANDRIA | VA

# SPACE HIGHLIGHTS

- **Prime freestanding corner location** at the intersection of Little River Turnpike (33,176 VPD) and Braddock Road (14,667 VPD) offering exceptional visibility along one of Alexandria's busiest commuter corridors
- **Two drive thru lanes** offering operators the ability to capture convenience driven traffic
- Adjacent to Lidl anchored Pinecrest Plaza and Home Depot creating **customer cross-shopping opportunities**
- **Convenient commuter access** with Little River Turnpike connecting directly to I-395 and onward to DC, Tysons, and other regional employment centers



**AVAILABILITY**  
**2,545 SF**



**6566 LITTLE RIVER TURNPIKE**

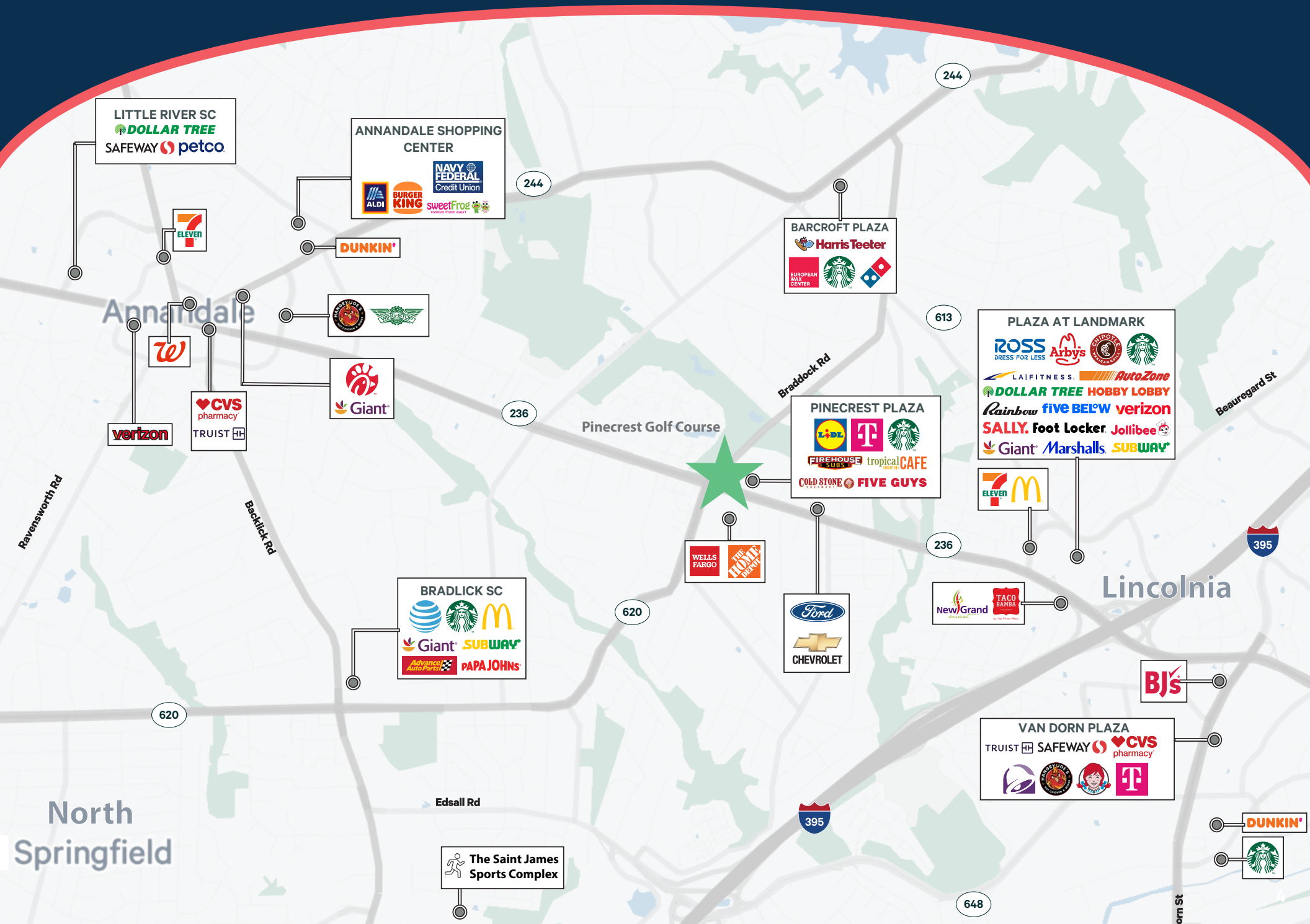
ALEXANDRIA | VA

**CBRE**

**ACCESS MAP**



# THE MARKET



LITTLE RIVER SC  
DOLLAR TREE  
SAFEWAY petco

ANNANDALE SHOPPING CENTER  
ALDI BURGER KING sweetFROE  
NAVY FEDERAL Credit Union

BARCROFT PLAZA  
Harris Teeter  
EUROPEAN WALK CENTER Starbucks Domino's

PLAZA AT LANDMARK  
ROSS DRESS FOR LESS Arby's CLOUTIER Starbucks  
LAIFITNESS AutoZone  
DOLLAR TREE HOBBY LOBBY  
Rainbow five BELW verizon  
SALLY. Foot Locker Jollibee  
Giant Marshalls SUBWAY

PINECREST PLAZA  
LIDL TFC Starbucks  
FIREHOUSE SUBS tropical CAFE  
COLD STONE FIVE GUYS

BRADLICK SC  
AT&T Starbucks McDonald's  
Giant SUBWAY  
Advance Auto Parts PAPA JOHN'S

VAN DORN PLAZA  
TRUIST SAFEWAY CVS pharmacy  
Starbucks Dunkin' Donuts TFC

The Saint James Sports Complex

DUNKIN' Starbucks

North Springfield

Lincolnia

Ravensworth Rd

Becklick Rd

Braddock Rd

Beauregard St

Pinecrest Golf Course

620

620

236

613

236

244

244

395

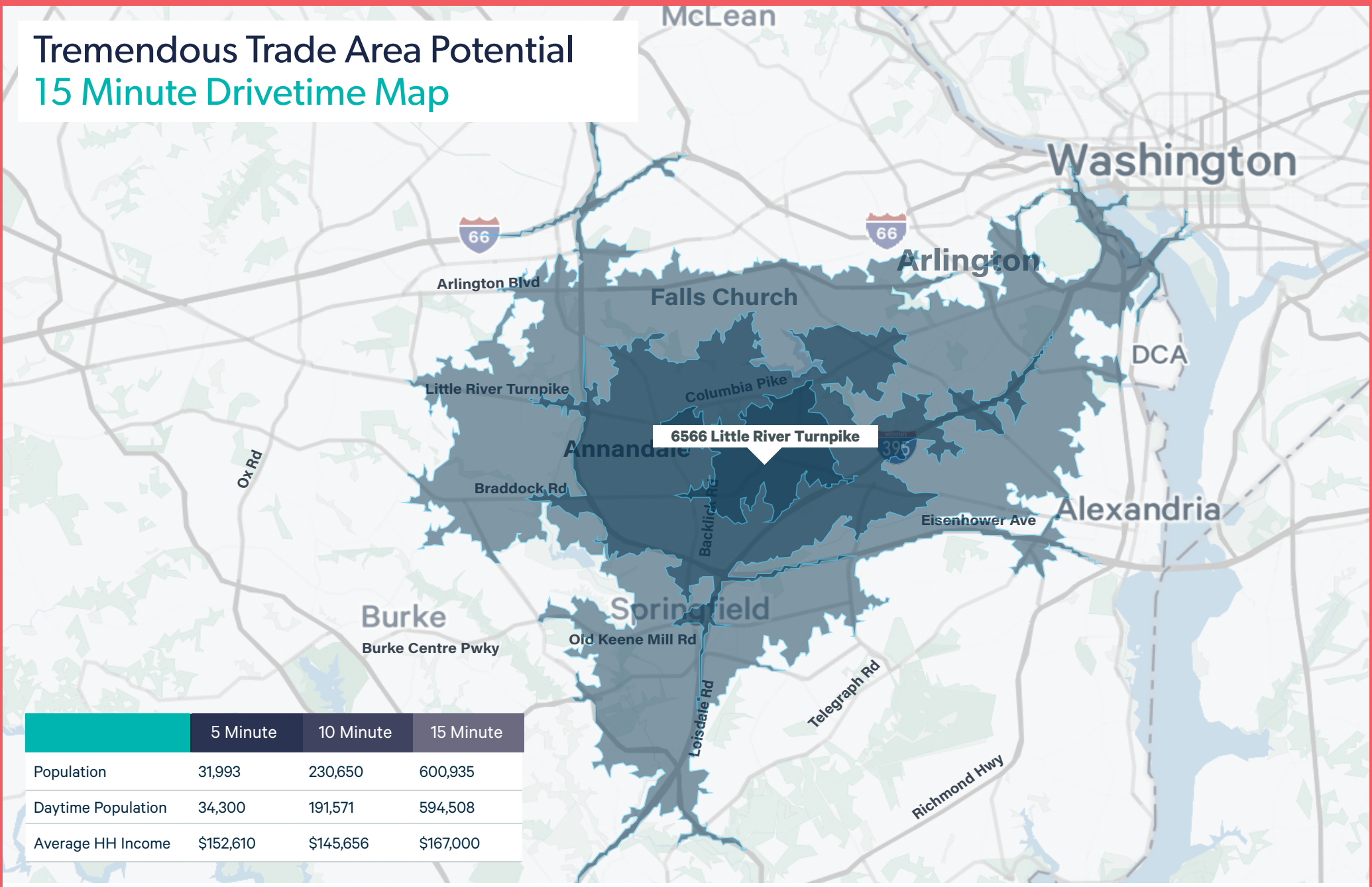
395

648

orn St

# Tremendous Trade Area Potential

## 15 Minute Drivetime Map



	5 Minute	10 Minute	15 Minute
Population	31,993	230,650	600,935
Daytime Population	34,300	191,571	594,508
Average HH Income	\$152,610	\$145,656	\$167,000

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