

SULLIVAN PLACE

5580 VINCENT GATE TERRACE, ALEXANDRIA, VA 22312

FOR LEASE

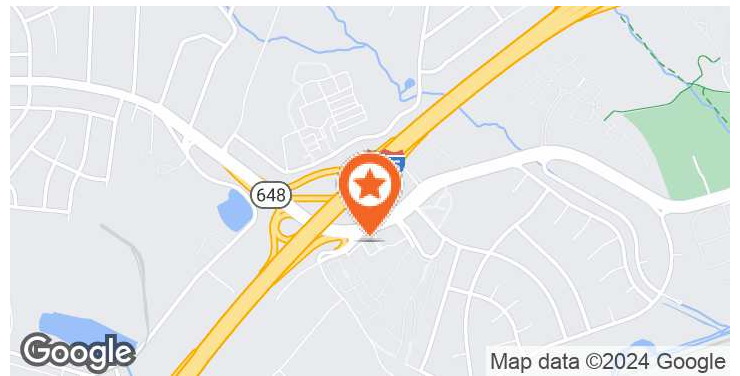



LOCATION DESCRIPTION

Direct access to I-395 and I-495

PROPERTY HIGHLIGHTS

- 1,108 SF RETAIL SPACE FOR LEASE
- Located on Edsall Road with visibility to over 36,000 cars per day
- Direct access to I-395 and I-495
- Convenient to Tysons Corner and Downtown DC



|  DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--|-----------|-----------|-----------|
| Total Population | 9,661 | 162,278 | 433,441 |
| Daytime Population | 13,394 | 143,903 | 367,869 |
| Average HH Income | \$158,374 | \$144,392 | \$153,800 |



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| SUITE | TENANT NAME | SPACE SIZE |
|---------|----------------------------|------------|
| 5578-A | Panera Bread | 4,918 SF |
| 5579-AD | In Style Nails Spa | 1,108 SF |
| 5579-BE | Available | 1,108 SF |
| 5580-B | Sugar Palm Thai Restaurant | 2,387 SF |



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