

ENGLESIDE PLAZA

8626 Richmond Highway, Alexandria, VA 22309
Fairfax County



PROPERTY HIGHLIGHTS:

- Located just north of Fort Belvoir, which is scheduled to have over 20,000 Civilian Employees in addition to the on base personnel
- Excellent visibility from Richmond Highway
- Signalized Access and Egress
- NNN Charges: \$5.51 PSF

AVAILABLE SPACE:

| SPACE | SIZE |
|---------------------------------|------------------|
| FORMER CLEANERS | 2,500 SF |
| FORMER RETAIL | 4,000 SF |
| FORMER AUTO REPAIR SHOP (6-BAY) | 5,200 SF |
| FORMER RETAIL | 1,200 - 8,525 SF |
| PAD | 3,000 SF |

JOIN: **SAFeway**  **CVS** pharmacy 

 **Neibauer**
DENTAL CARE

 **TACO**
BELL

 **Pizza**
Hut

TRUIST 

FIREHOUSE
SUBS
FOUNDED BY FIREMEN™

 **ABC**

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NEW PYLON SIGN



SITE PLAN

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CLOSE-UP AERIAL

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MARKET AERIAL

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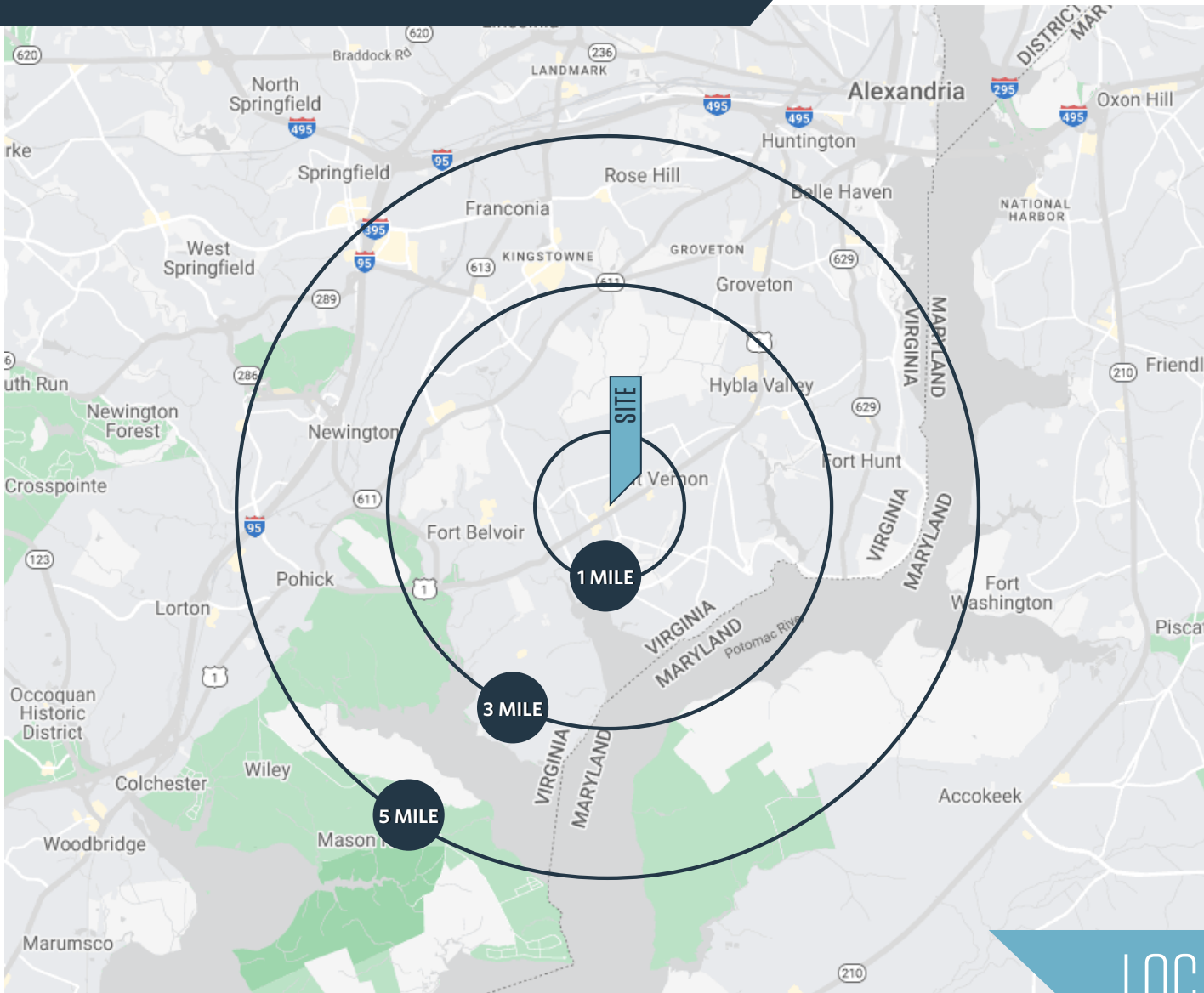
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DEMOGRAPHICS | 2025:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|-----------|-----------|-----------|
| Population | 15,407 | 72,443 | 181,902 |
| Daytime Population | 10,893 | 69,954 | 172,135 |
| Households | 5,413 | 24,571 | 64,624 |
| Average HH Income | \$125,583 | \$162,334 | \$172,663 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Richmond Highway (Route 1) 33,020 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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