

SACRAMENTO CENTER

8792 RICHMOND HIGHWAY, ALEXANDRIA, VA 22309

for lease



3,172 SF PAD SITE WITH DRIVE-THRU

DEMOGRAPHICS

1 Mile

Population 9,233
Median Income \$65,402
Average Income \$83,221

3 Miles

Population 49,335
Median Income \$87,658
Average Income \$108,695

5 Miles

Population 101,301
Median Income \$94,649
Average Income \$116,272

McCAFFERY Interests

THOUGHTFUL AND CREATIVE REAL ESTATE SOLUTIONS

PROPERTY HIGHLIGHTS

Join Dollar Tree, Aarons Rents and H&R Block

- Closest Shopping Center to Main Entrance of Fort Belvoir
- 3,172 SF Pad Site with Drive-Thru
- Fort Belvoir is Undergoing a Major B.R.A.C. Expansion and Adding Approximately 18,000 Jobs in 2012
- Great Visibility on Heavily Traveled Richmond Highway (Route 1) - Over 55,000 Cars per Day

CONTACT:

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site plan

AVAILABLE

25,682 SF

Total GLA = 84,466 SF

399 Total Parking Spots

Parking Ratio = 4.7 per 1,000 SF

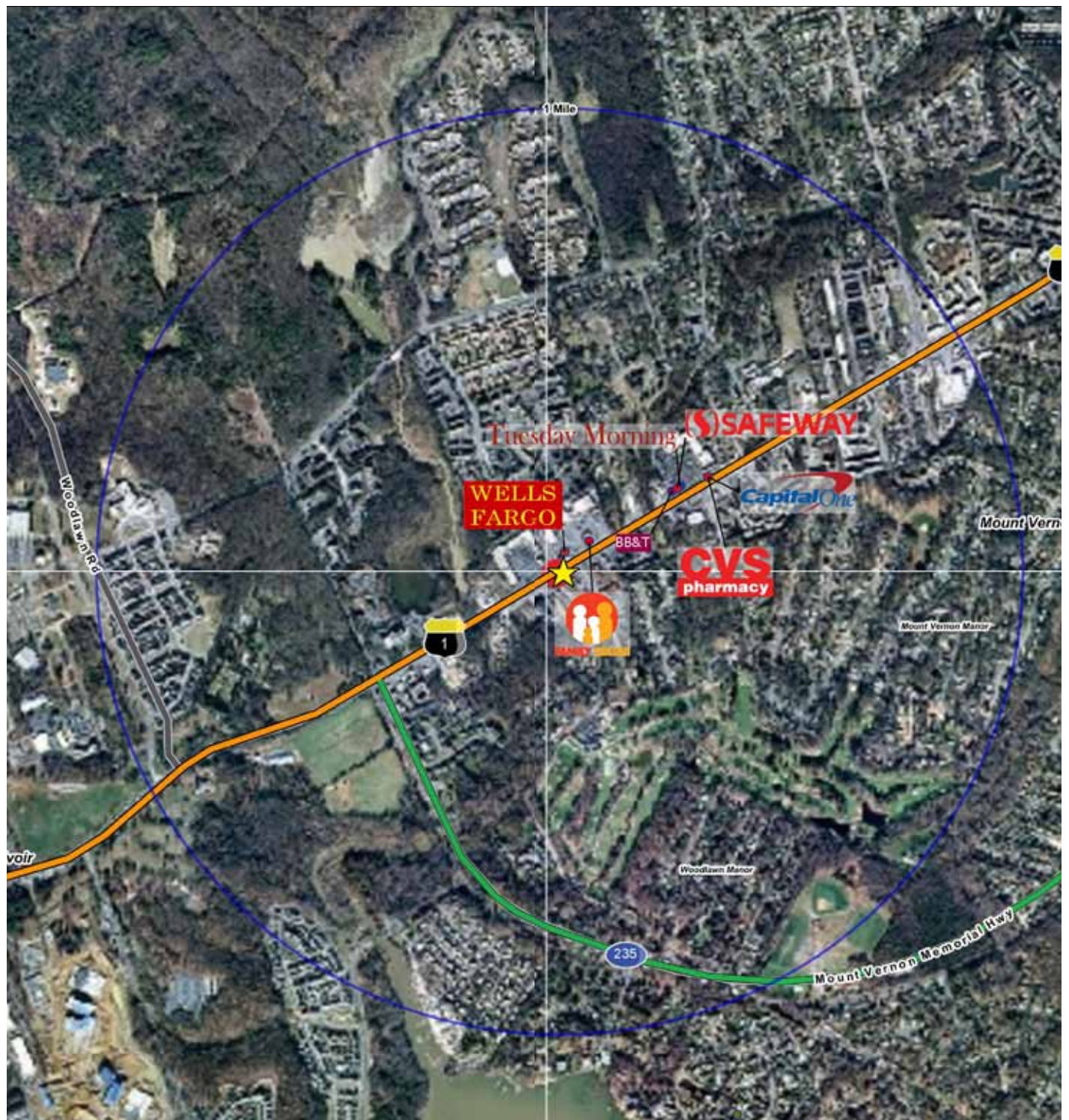
EXISTING RETAILERS SF

National Medical Care	7,200
Hair Salon	1,600
H&R Block	1,600
Fashion	1,600
Available	1,600
Available	1,600
Available	1,600
Available	3,200
Vinito's Pizza	1,600
Available	3,200
Health Center	12,384
Beauty Supply	3,200
Aaron's Rents	6,400
Dollar Tree	9,600
African Market	1,600
Available	8,110
Office Movers	1,600
Available	3,200
Community Center	4,800
Hunan East	3,950
Mini Mart	1,650
Available	3,172

Available Retail Space



aerial



Location

