

# 6906 METRO PARK DRIVE

ALEXANDRIA, VA

3,508 SF AVAILABLE









## 6906 METRO PARK DRIVE

### ALEXANDRIA, VA

- | 3,508 SF second-generation full-service restaurant opportunity in Alexandria
- | Conveniently supports a prominent office park housing major office tenants, such as Leido™s and DCS Corporation
- | Plenty of street-level parking spaces as well as the Metro Park Parking Garage right across the street

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	19,986	102,610	355,241
 DAYTIME POPULATION	10,999	59,727	143,525
 HOUSEHOLD INCOME	\$140,915	\$141,387	\$128,511
 TRAFFIC COUNTS	24,000 on Beulah Street		

### AREA RETAILERS





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**SPRINGFIELD PLAZA**

TRADER JOE'S Giant

DAVID'S BRIDAL CVS pharmacy

WELLS FARGO buybuy BABY GNC



**SPRINGFIELD TOWN CENTER**

LA FITNESS REGAL CINEMAS GNC

DICK'S SPORTING GOODS macy's JCPenney

TARGET Starbucks CHIPOTLE DAVE & BUSTERS

OLD KEENE MILL ROAD 49,000 VPD



**OUTBACK STEAKHOUSE**

Chick-fil-A

TACO BAMBAs



6909 METRO PARK DRIVE

BEULAH STREET



FRANCONIA SPRINGFIELD PARKWAY



NORTHERN VIRGINIA COMMUNITY COLLEGE



**FESTIVAL AT MANCHESTER LAKES**

ANYTIME FITNESS DUNKIN' DONUTS

IHOP Papi's

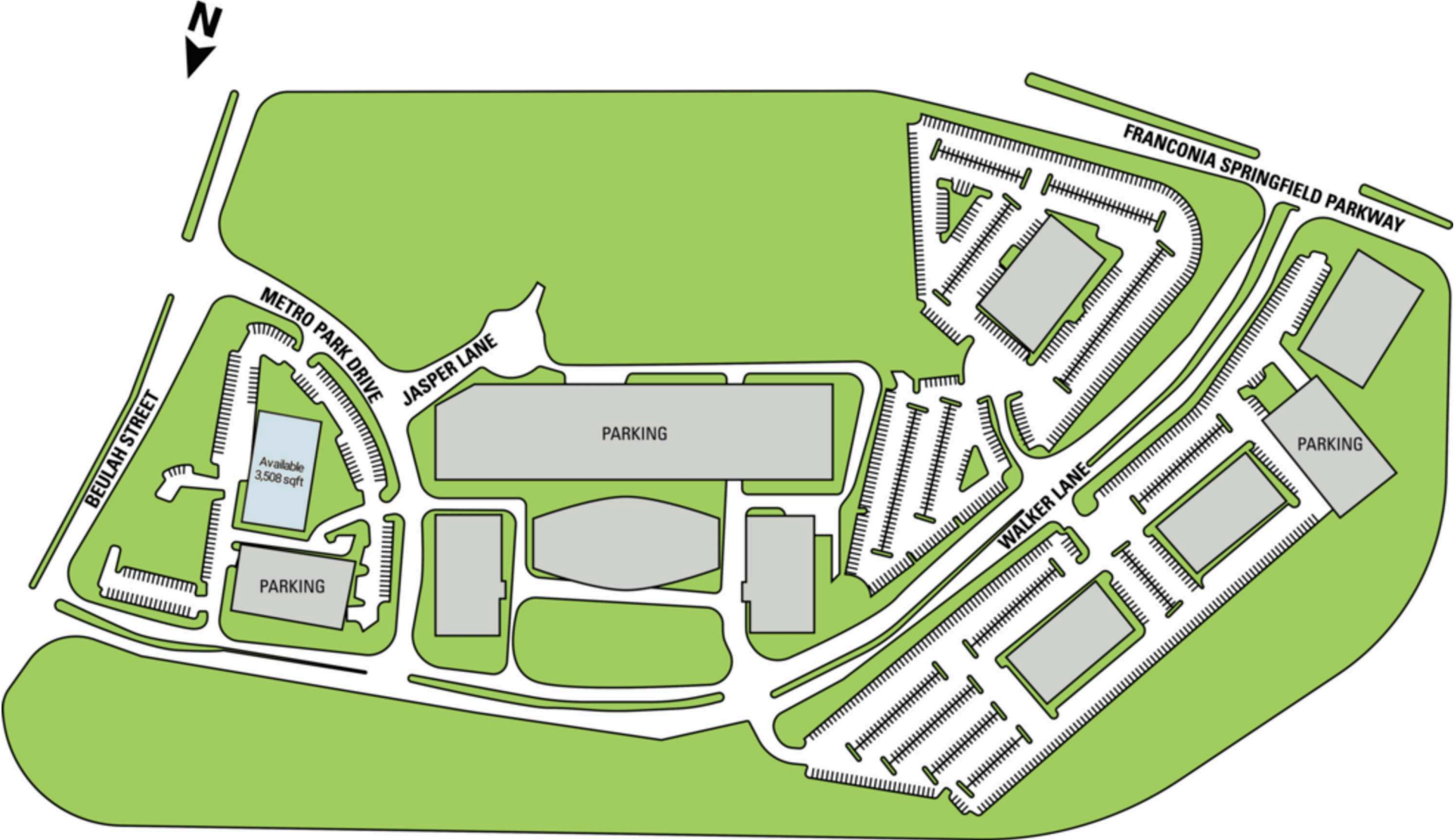
SHOPPERS RITE AID GNC



# SITE PLAN

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