

6906 METRO PARK DRIVE





ALEXANDRIA, VA



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- | 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 2025

	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

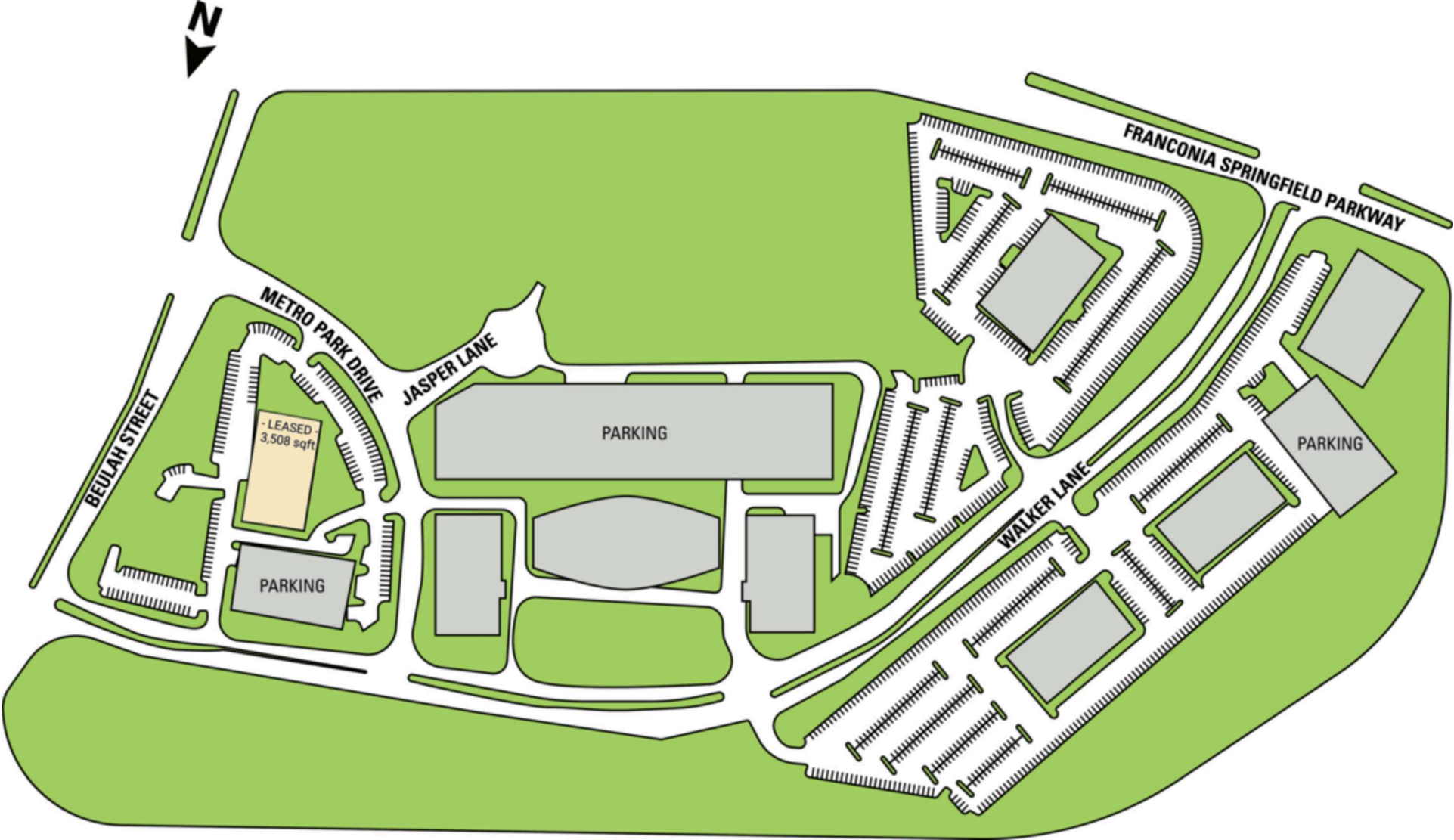
ANYTIME FITNESS DUNKIN' DONUTS

IHOP PLOP'S

SHOPPERS RITE AID GNC

SITE PLAN

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