

6906 METRO PARK DRIVE

ALEXANDRIA, VA

RAPPAPORT
CULTIVATING PLACES



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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 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



DAVID'S
BRIDAL

CVS pharmacy



buybuy
BABY

GNC
LIVE WELL



Bob Evans
Farms

9ROUND
30 MIN KICKBOX FITNESS

FIVE GUYS

noodles
company

OUTBACK
STEAKHOUSE



CVS pharmacy

FRANCONIA SPRINGFIELD PARKWAY



NORTHERN VIRGINIA
COMMUNITY COLLEGE

SPRINGFIELD TOWN CENTER



Italian
Bertucci's
RESTAURANT

PETSMART



Pier 1 imports



6909 METRO PARK DRIVE

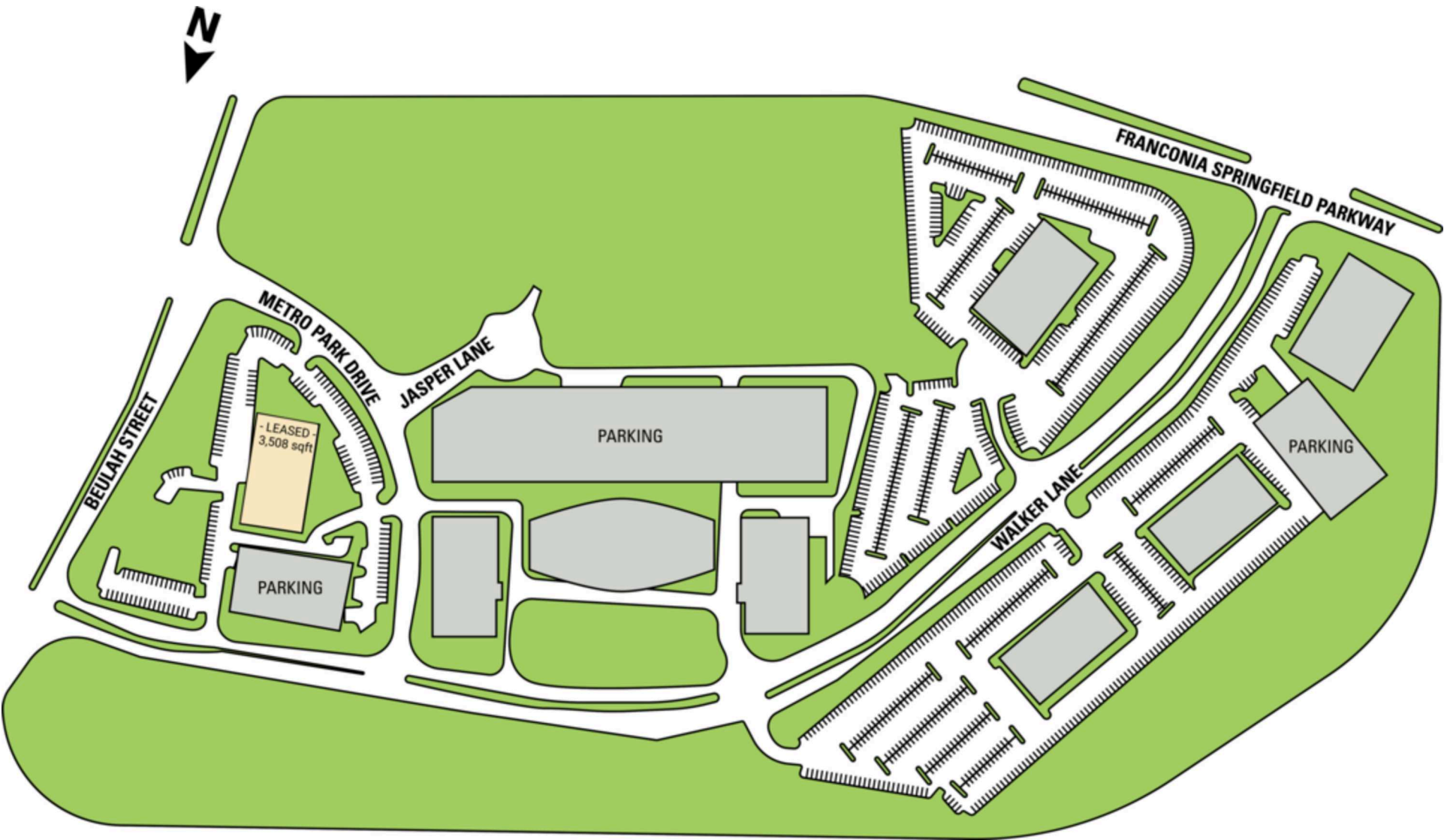
BEULAH STREET

FESTIVAL AT
MANCHESTER LAKES



SITE PLAN

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