

# FRANCONIA CENTER

ALEXANDRIA, VA

709 SF - 1,695 SF AVAILABLE

**FRANCONIA CENTER**

**WELLS FARGO**

FRANCONIA PIZZA & SUBS

MEDITERRANEAN MARKET

TAE KWON DO

7-ELEVEN

SAM PAN CAFE

NAIL PRO

ROYAL PAWN

CERDAFIED DANCE STUDIOS

CTA BRAZILIAN JIUJITSU

CLEANERS

THE CIGAR GUY

CHARIS BIBLE COLLEGE

ሳሪስ ገበያ ካሬ **SARIS MARKET**







# FRANCONIA CENTER

## ALEXANDRIA, VA

- | Highly visible from Franconia Road
- | Within close proximity of Franconia Elementary School with over 500 students
- | Located in Alexandria, VA, the sixth most populous city in Virginia
- | Nationally recognized co-tenants include Wells Fargo and 7-Eleven

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	14,782	148,668	415,951
 DAYTIME POPULATION	15,023	130,658	384,643
 HOUSEHOLD INCOME	\$182,704	\$151,450	\$152,568
 TRAFFIC COUNTS	33,000 on Franconia Road		

### CO-TENANTS



**FRANCONIA CENTER**  
ALEXANDRIA, VA

EST. 1957  
**THE HONEY BAKED**  
*Hams*<sup>CO</sup>

**CVS**  
pharmacy

**FRANCONIA ROAD 23,000**



**FRANCONIA CENTER**

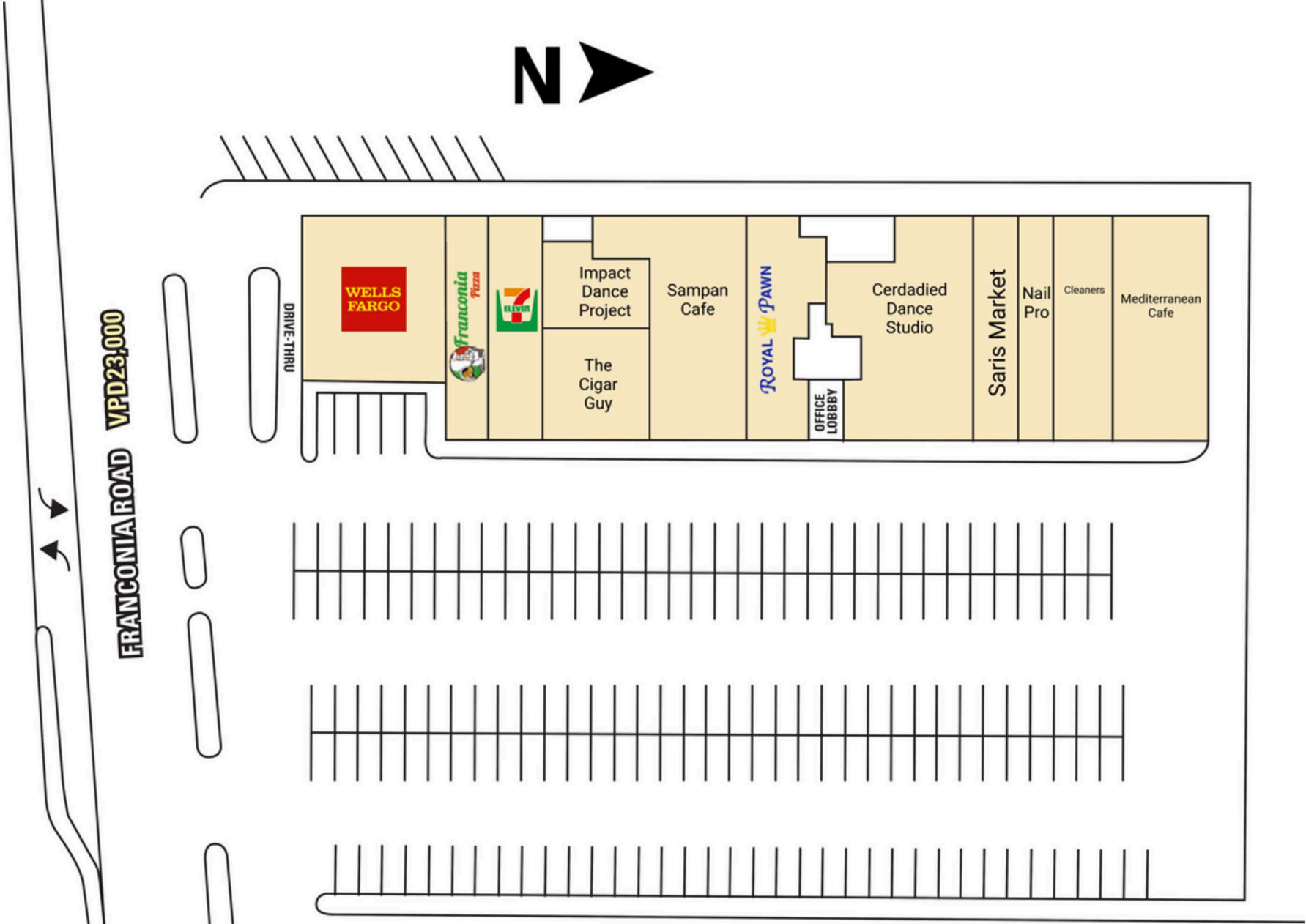
**WELLS FARGO**



**FRANCONIA ELEMENTARY SCHOOL**

# RETAIL SITE PLAN

FRANCONIA CENTER | ALEXANDRIA, VA



## TENANT LIST

FRANCONIA CENTER | ALEXANDRIA, VA

#	SQ. FT	MERCHANT
01	1,879	Wells Fargo
02		Franconia Pizza
03	1,228	7 ELEVEN
04	1,110	Impact Dance Project

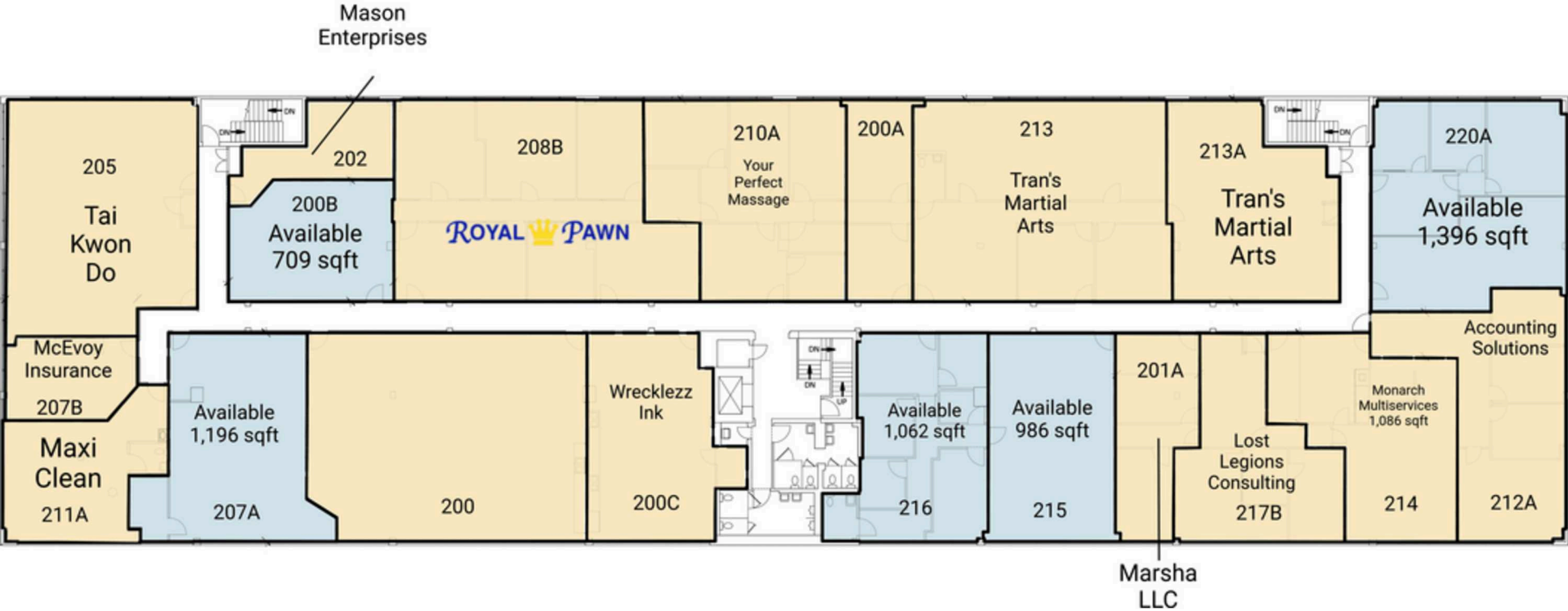
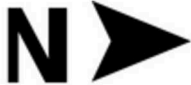
#	SQ. FT	MERCHANT
05		The Cigar Guy
06	3,215	Sampan Cafe
07	1,965	Royal Pawn
08		Cerdadied Dance Studio

#	SQ. FT	MERCHANT
09	994	Saris Market
10		Nail Pro
11	1,695	Cleaners
12	2,837	Mediterranean Cafe

# OFFICE SITE PLAN

FRANCONIA CENTER | ALEXANDRIA, VA

709 - 1,396 SF AVAILABLE



## TENANT LIST

FRANCONIA CENTER | ALEXANDRIA, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
200	2,635	Charis Bible College	207A	1,196	Available	213A	1,131	Tran's Martial Arts
200A		Charis Bible College	207B	394	McEvoy Insurance	214	1,086	Monarch Multiservices
200B	709	Available	208B	1,867	Royal Pawn	215	986	Available
200C	1,012	Wrecklezz Ink	210A	1,360	Your Perfect Massage	216	1,062	Available
201A	599	Marsha LLC	211A	795	Maxi Clean	217B	916	Lost Legions Consulting
202	393	Mason Enterprises	212A	1,173	Accounting Solutions	220A	1,396	Available
205	1,609	Tai Kwon Do	213	2,026	Tran's Martial Arts			



**FRANCONIA CENTER | 6110 FRANCONIA RD, ALEXANDRIA, VA**

**Will Collins | [wcollins@rappaportco.com](mailto:wcollins@rappaportco.com) | 571.382.1225**

**Chris Pamboukian | [cpamboukian@rappaportco.com](mailto:cpamboukian@rappaportco.com) | 571.437.4524**

**[rappaportco.com](http://rappaportco.com)**