

FRANCONIA CENTER

ALEXANDRIA, VA

709 SF - 1,695 SF AVAILABLE

FRANCONIA CENTER

7-ELEVEN

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 2025

	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



ROYAL  PAWN



FRANCONIA CENTER
ALEXANDRIA, VA

EST. 1957
THE HONEY BAKED
Hams^{CO}

CVS
pharmacy

FRANCONIA ROAD 23,000



FRANCONIA CENTER

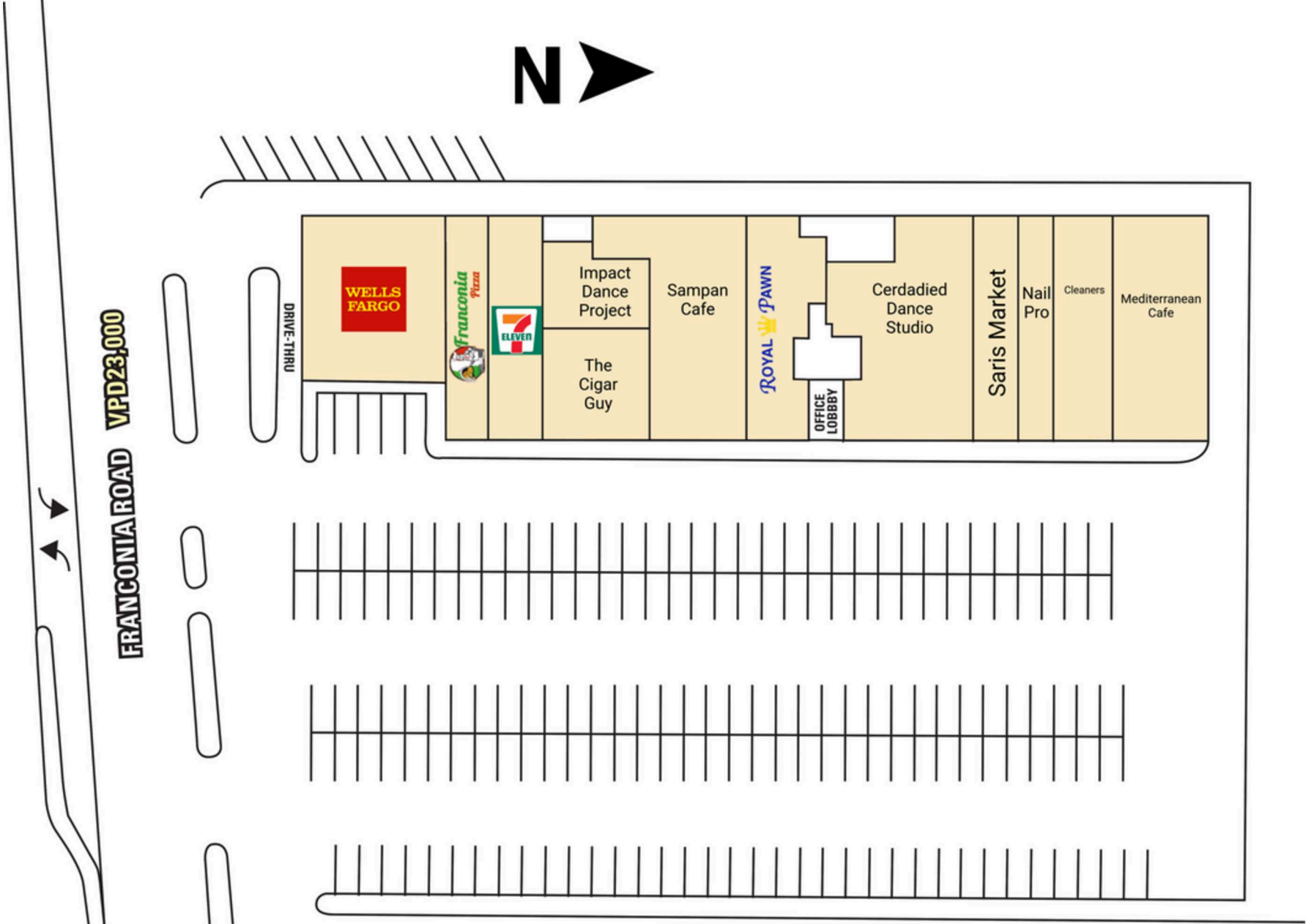
WELLS FARGO



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

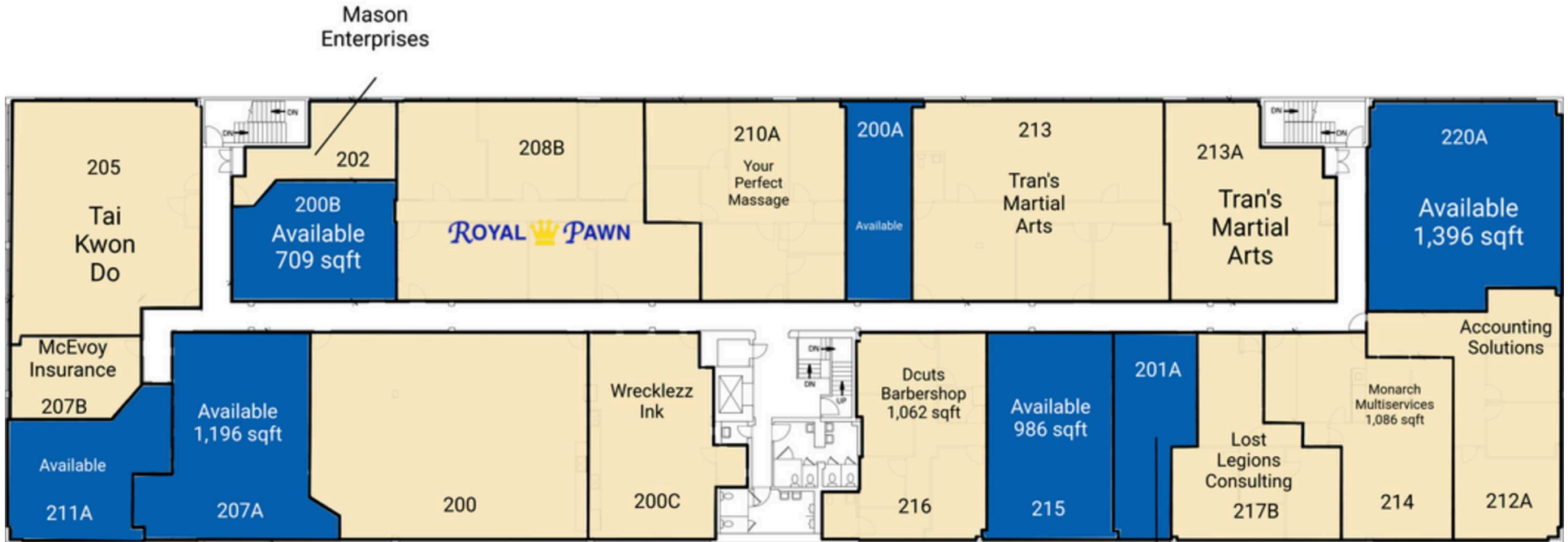
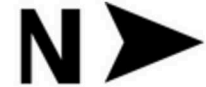
#	SQ. FT	MERCHANT
05		The Cigar Guy
06	3,215	Sampan Cafe
07	1,965	Royal Pawn
08		Cerdadied Dance Studio

#	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

508 - 1,396 SF AVAILABLE



TENANT LIST

FRANCONIA CENTER | ALEXANDRIA, VA

#	SQ. FT	MERCHANT
200	2,127	Charis Bible College
200A	508	Available
200B	709	Available
200C	1,012	Wrecklezz Ink
201A	599	Available
202	393	Mason Enterprises
205	1,609	Tai Kwon Do

#	SQ. FT	MERCHANT
207A	1,196	Available
207B	394	McEvoy Insurance
208B	1,867	Royal Pawn
210A	1,360	Your Perfect Massage
211A	795	Available
212A	1,173	Accounting Solutions
213	2,026	Tran's Martial Arts

#	SQ. FT	MERCHANT
213A	1,131	Tran's Martial Arts
214	1,086	Monarch Multiservices
215	986	Available
216	1,062	Dcuts Barbershop
217B	916	Lost Legions Consulting
220A	1,396	Available



FRANCONIA CENTER | 6110 FRANCONIA RD, ALEXANDRIA, VA

Will Collins | wcollins@rappaportco.com | 571.382.1225

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

rappaportco.com