

FRANCONIA CENTER

ALEXANDRIA, VA

709 SF - 1,695 SF AVAILABLE



RAPPAPORT
CULTIVATING PLACES

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. 1987
THE HONEY BAKED
HAM CO

CVS
pharmacy

FRANCONIA ROAD 23,000



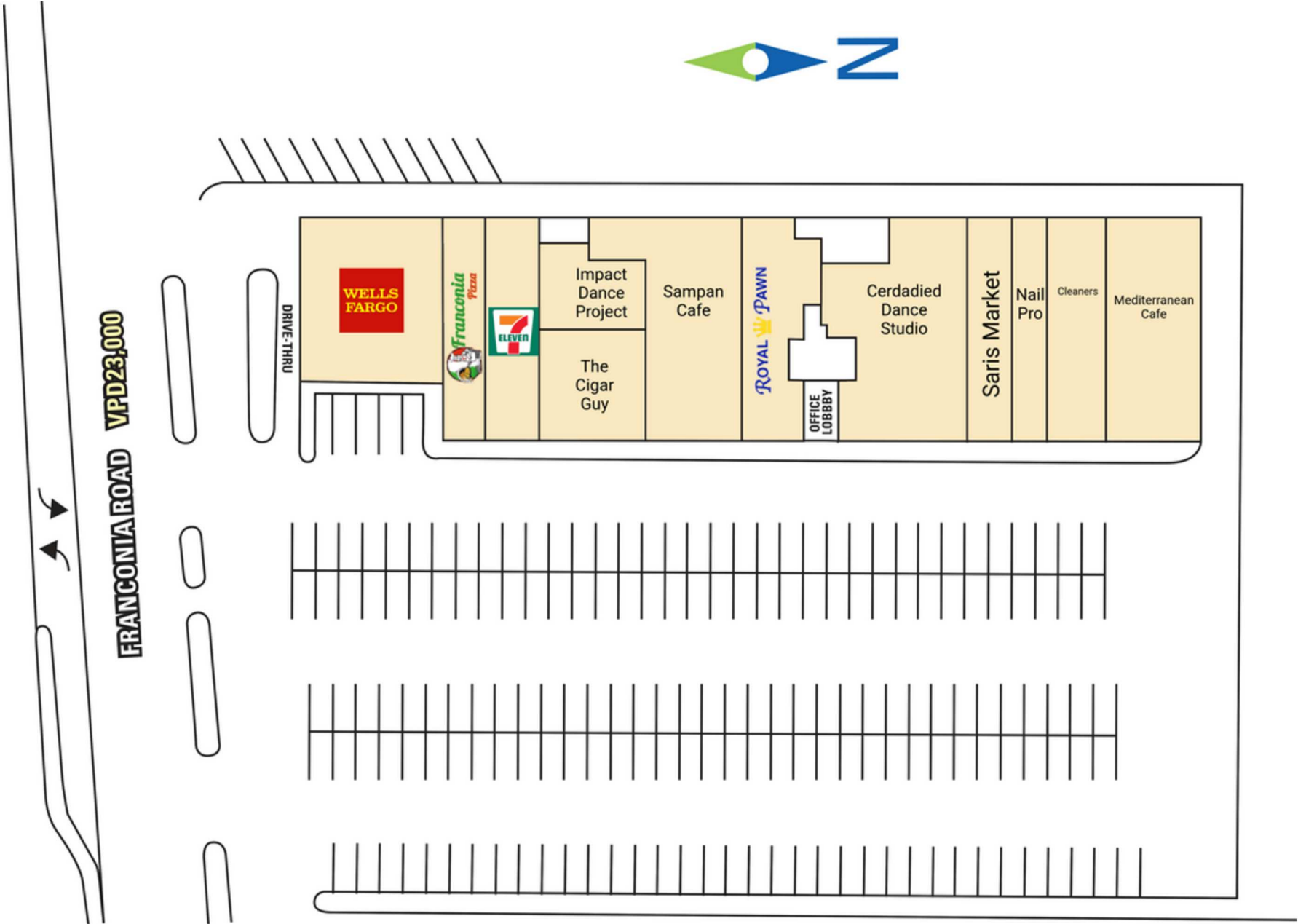
FRANCONIA CENTER

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

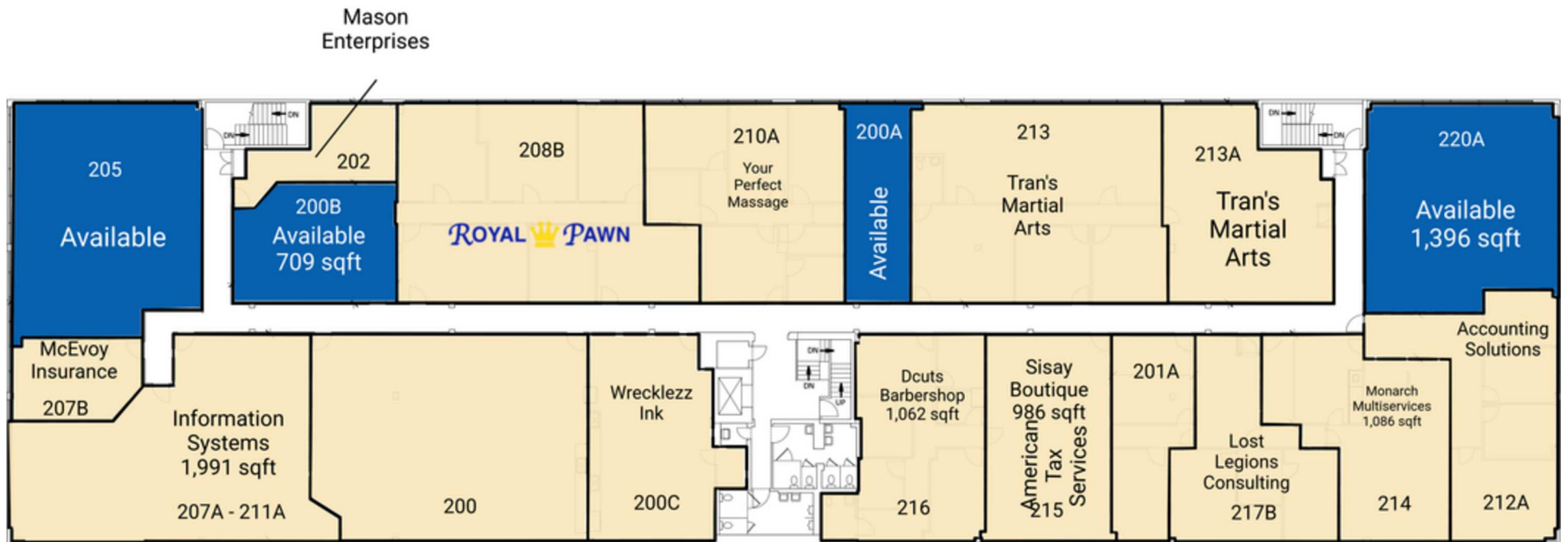
#	SQ. FT	MERCHANT
05		The Cigar Guy
06	3,215	Sampan Cafe
07	1,965	Royal Pawn
08		Cerdadied Dance Studio

#	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 - 1,609 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	American Tax Services
202	393	Mason Enterprises
205	1,609	Available
207A - 211A	1,991	Information Systems

#	SQ. FT	MERCHANT
207B	394	McEvoy Insurance
208B	1,867	Royal Pawn
210A	1,360	Your Perfect Massage
212A	1,173	Accounting Solutions
213	2,026	Tran's Martial Arts
213A	1,131	Tran's Martial Arts
214	1,086	Monarch Multiservices
215	986	Sisay Boutique

#	SQ. FT	MERCHANT
216	1,062	Dcuts Barbershop
217B	916	Lost Legions Consulting
220A	1,396	Available



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