

6541 LITTLE RIVER TURNPIKE ALEXANDRIA, VA

- | 0.86 acre pad site seeking fast food and select automotive
- I Ideally situated by the corner of Little River Turnpike and Braddock Road
- Highly accessible from 1-395

DEMOGRAPHICS 2024

		1 MILE	3 MILES	5 MILES
	POPULATION	13,425	69,718	191,603
	DAYTIME POPULATION	3,253	56,911	187,910
\$	HOUSEHOLD INCOME	\$128,765	\$133,098	\$153,384
<u></u>	TRAFFIC COUNTS	32,776 on Little River Turnpike		

CO-TENANTS

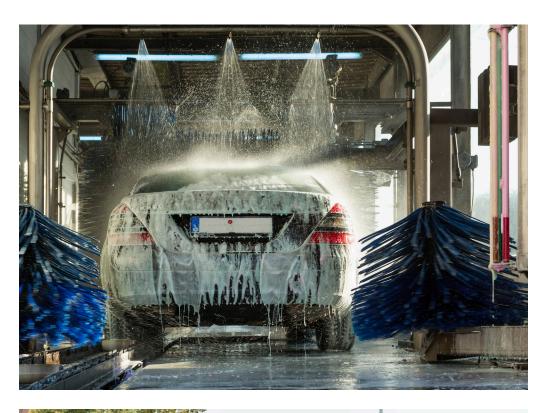




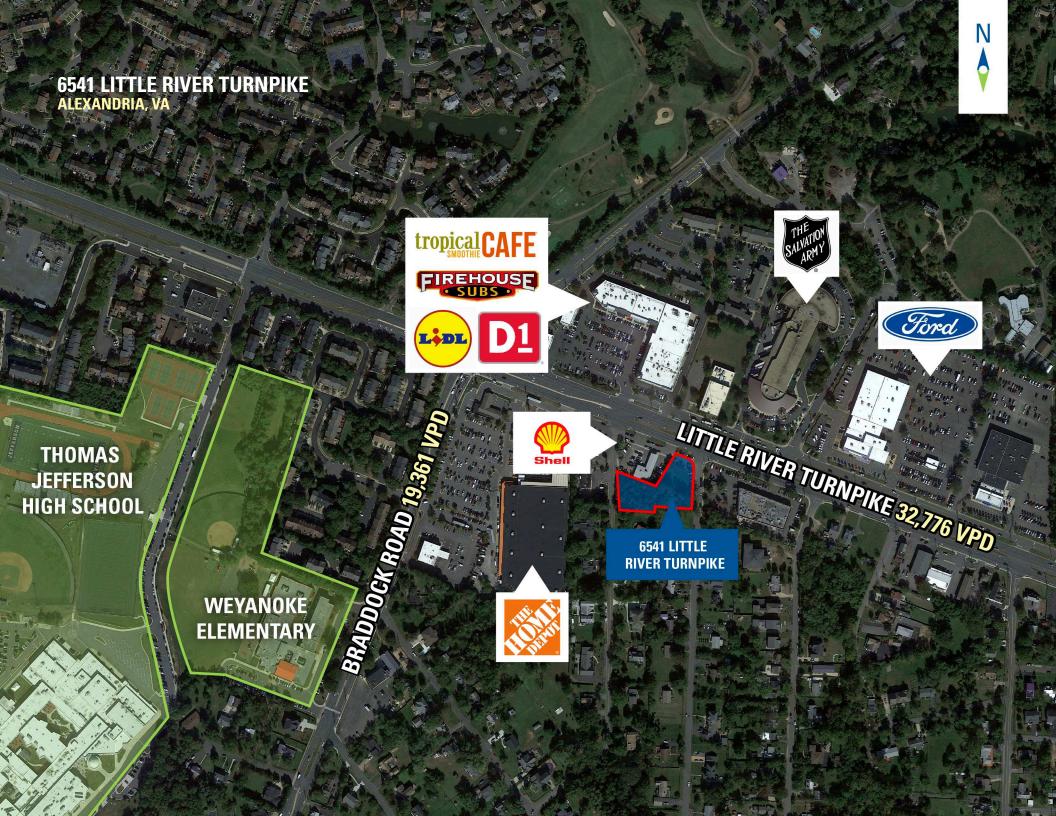












SITE PLAN

6541 LITTLE RIVER TURNPIKE | ALEXANDRIA, VA

.86 ACRES AVAILABLE





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