

6541 LITTLE RIVER TURNPIKE

ALEXANDRIA, VA
.86 ACRES AVAILABLE

RAPPAPORT
CULTIVATING PLACES

LITTLE RIVER TURNPIKE 32,776 VPD



.86 ACRES







6541 LITTLE RIVER TURNPIKE

ALEXANDRIA, VA

- | 0.86 acre pad site seeking fast food and select automotive
- | 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
 TRAFFIC COUNTS	32,776 on Little River Turnpike		

CO-TENANTS





6541 LITTLE RIVER TURNPIKE
ALEXANDRIA, VA



THOMAS
JEFFERSON
HIGH SCHOOL

WEYANOKE
ELEMENTARY

BRADDOCK ROAD 19,361 VPD



LITTLE RIVER TURNPIKE 32,776 VPD

SITE PLAN

6541 LITTLE RIVER TURNPIKE | ALEXANDRIA, VA

.86 ACRES AVAILABLE





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