

6541 LITTLE RIVER TURNPIKE

ALEXANDRIA, VA

.86 ACRES AVAILABLE

RAPPAPORT
CULTIVATING PLACES

LITTLE RIVER TURNPIKE 32,776 VPD



.86 ACRES





N



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 2025

	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

tropical CAFE
SMOOTHIE

FIREHOUSE
SUBS



THOMAS
JEFFERSON
HIGH SCHOOL

WEYANOKE
ELEMENTARY

BRADDOCK ROAD 19,361 VPD



6541 LITTLE
RIVER TURNPIKE

LITTLE RIVER TURNPIKE 32,776 VPD

SITE PLAN

6541 LITTLE RIVER TURNPIKE | ALEXANDRIA, VA

.86 ACRES AVAILABLE





6541 LITTLE RIVER TURNPIKE | 6541 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

rappaportco.com