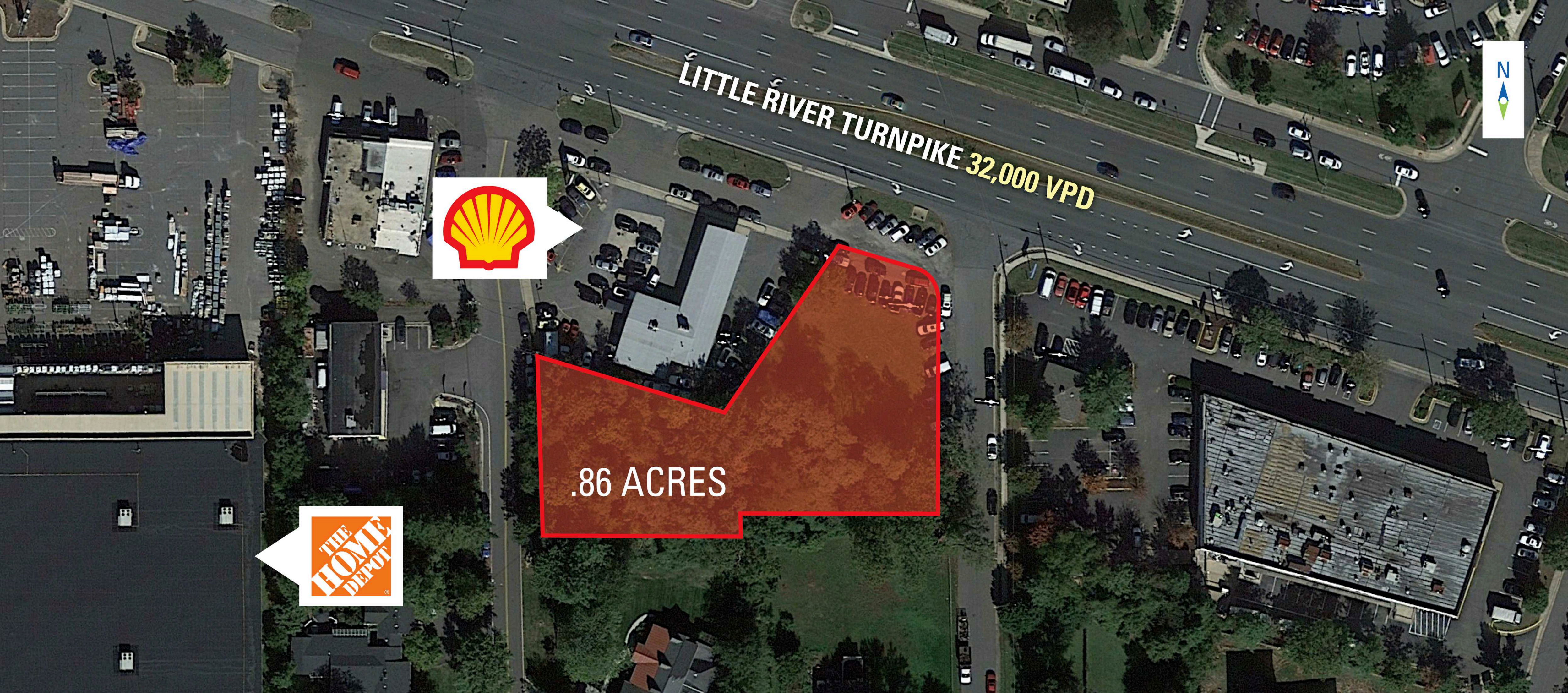




.86 ACRES

LITTLE RIVER TURNPIKE 32,000 VPD



6541 Little River Turnpike
Alexandria, VA

.86 Acres Available



Alexandria

Virginia

- .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 I-395



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	13,424	182,883	496,069
Daytime Population	3,309	56,630	194,287
Household Income	\$133,775	\$137,340	\$159,322
Traffic Counts	32,000 on Little River Turnpike		

Area Retailers







THOMAS
JEFFERSON
HIGH SCHOOL

WEYANOKE
ELEMENTARY

BRADDOCK ROAD 15,000 VPD

LITTLE RIVER TURNPIKE 32,000 VPD

6541 Little River Turnpike

6541 Little River Turnpike

Site Plan

.86 Acres Available



LITTLE RIVER TURNPIKE 32,000 VPD



Available
0.86 acres



6541 Little River Turnpike

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