



Franconia Center

Alexandria, VA

709-1,695 SF Available



Alexandria

Virginia

- 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



2026 Demographics

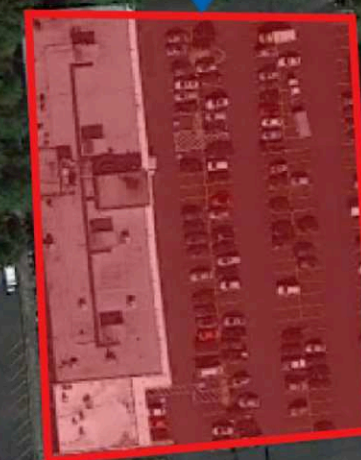
	1 mi.	3 mi.	5 mi.
Population	14,782	148,668	415,951
Daytime Population	15,023	130,658	384,643
Household Income	\$182,704	\$151,450	\$152,568
Traffic Counts	33,000 on Franconia Road		

Area Retailers





Franconia Center



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 **CVS**
pharmacy

FRANCONIA ROAD 23,000 VPD



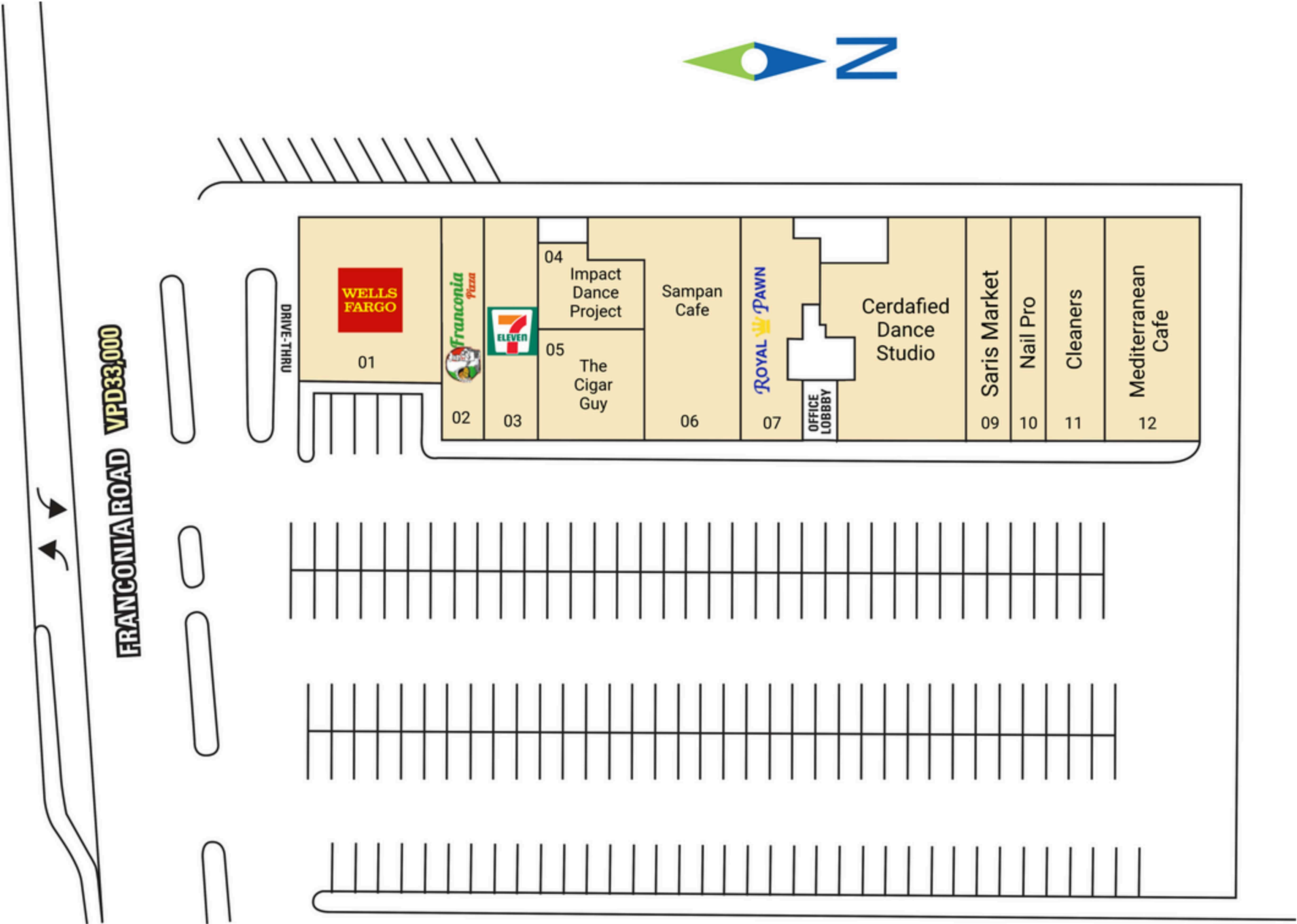
**FRANCONIA
ELEMENTARY SCHOOL**



Retail Site Plan

Space #	Sq. Ft.	Tenant
01	1,879	Wells Fargo
02	1,161	Franconia Pizza
03	1,228	7-Eleven
04	1,110	Impact Dance Project
05	1,600	The Cigar Guy
06	3,215	Sampan Cafe
07	1,965	Royal Pawn
08	3,573	Cerdafied Dance Studio
09	994	Saris Market
10	937	Nail Pro
11	1,695	Cleaners
12	2,837	Mediterranean Cafe

● Space Available

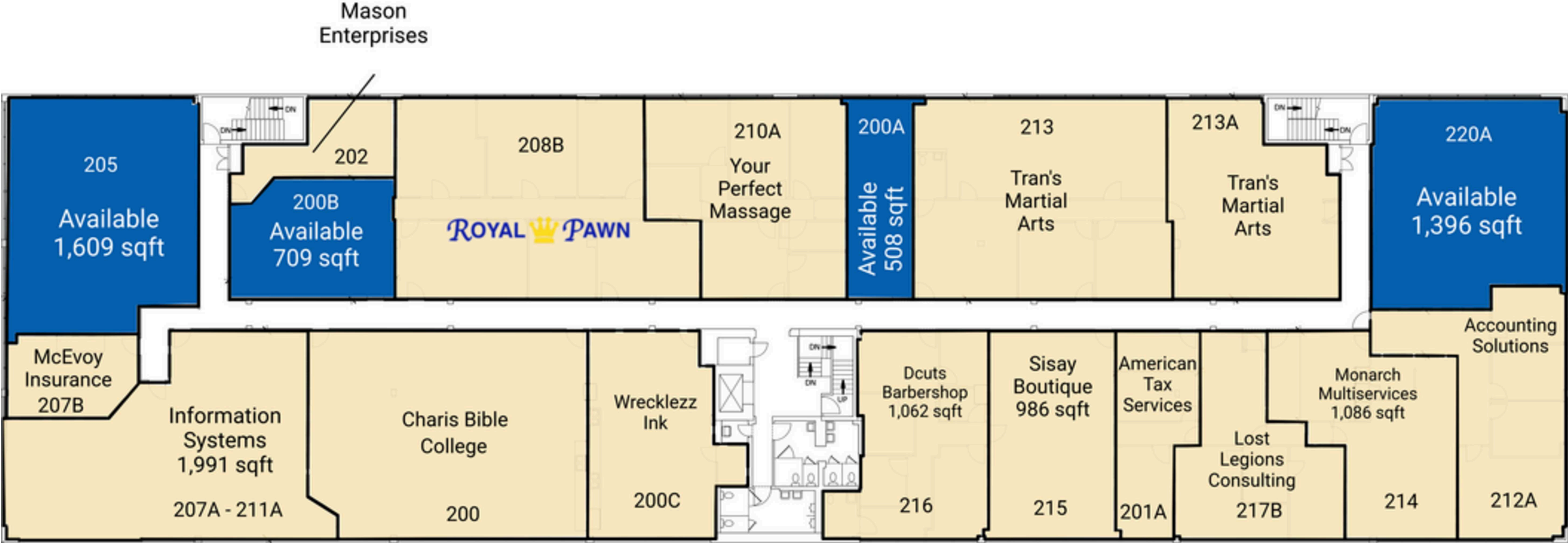


Office Site Plan

508 - 1,609 SF available



● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
207A - 211A	1,991	Information Systems
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

Space #	Sq. Ft.	Tenant
213A	1,131	Tran's Martial Arts
214	1,086	Monarch Multiservices
215	986	Sisay Boutique
216	1,062	Dcuts Barbershop
217B	916	Lost Legions Consulting
220A	1,396	Available

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FRANCONIA CENTER | 6110 FRANCONIA RD, ALEXANDRIA, VA

Will Collins | wcollins@rappaportco.com | 571.382.1225

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524