



6227 Little River Turnpike
Alexandria, VA

3,241 SF second-gen restaurant
opportunity w/ existing drive-thru



Alexandria

Virginia

- 3,241 second-generation restaurant opportunity with existing drive-thru
- Located on 0.68 acres of prime commercial land
- Positioned in a highly visible corner of I-395 and Little River Turnpike across from the Plaza at Landmark and just down from Pinecrest Plaza in Alexandria
- Adjacent to New Grand Shopping Center, a fully-leased grocery-anchored neighborhood center
- Ample parking spaces available with direct access to Little River Turnpike leading straight onto I-395

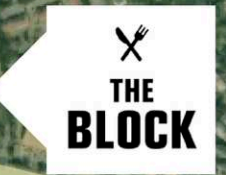
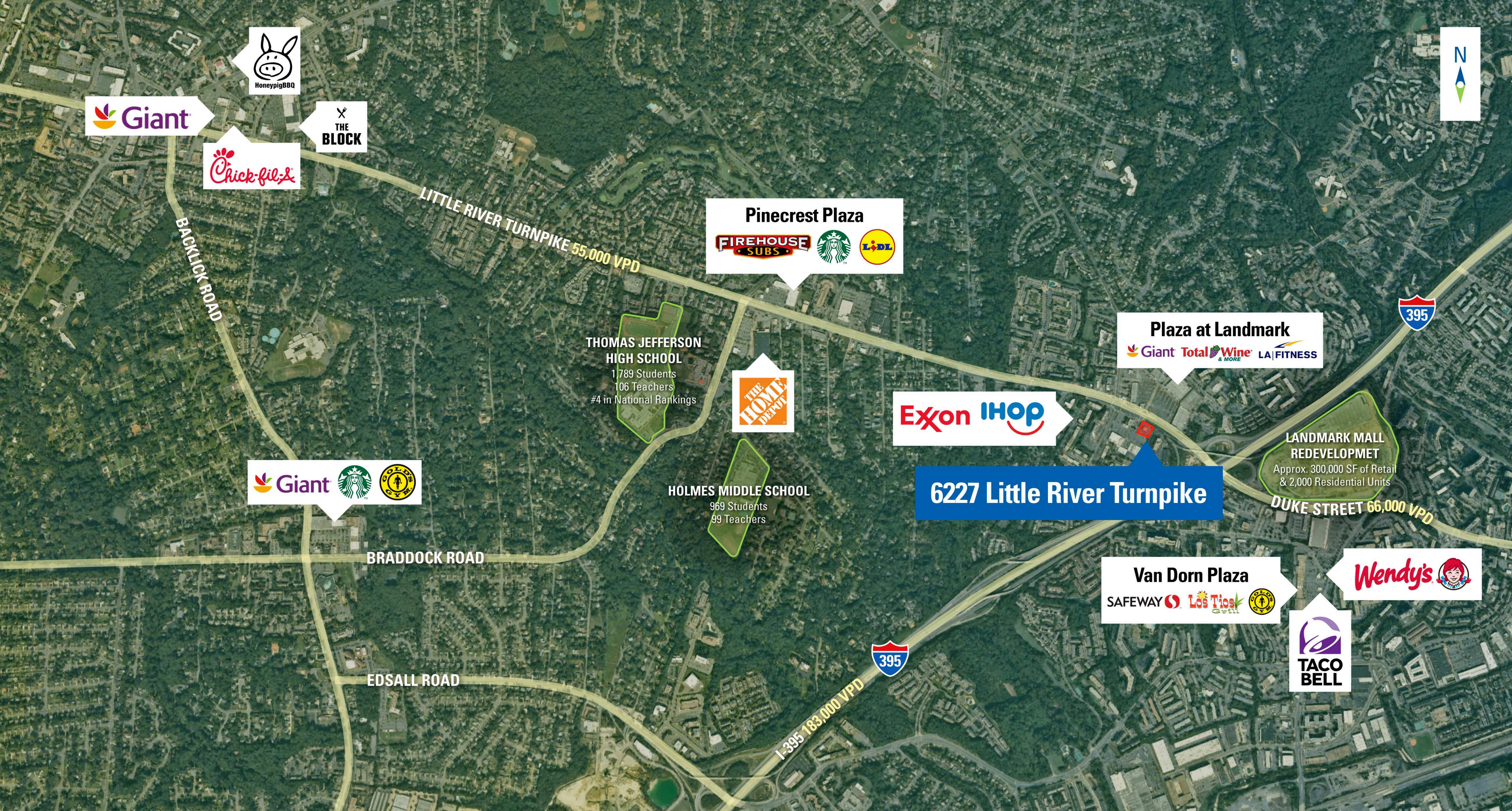


2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	41,674	192,898	539,733
Daytime Population	8,479	62,549	201,831
Household Income	\$106,197	\$95,141,099	\$158,637
Traffic Counts	55,000 on Little River Turnpike		

Area Retailers





BACKLICK ROAD

LITTLE RIVER TURNPIKE 55,000 VPD

Pinecrest Plaza
FIREHOUSE SUBS Starbucks LIDL

THOMAS JEFFERSON HIGH SCHOOL
1,789 Students
106 Teachers
#4 in National Rankings



HOLMES MIDDLE SCHOOL
969 Students
99 Teachers

Giant Starbucks GOLD GYM

BRADDOCK ROAD



6227 Little River Turnpike

Plaza at Landmark
Giant Total Wine & MORE LA FITNESS

LANDMARK MALL REDEVELOPMENT
Approx. 300,000 SF of Retail
& 2,000 Residential Units

DUKE STREET 66,000 VPD

EDSALL ROAD

I-395 183,000 VPD

Van Dorn Plaza
SAFEWAY Los Tios GOLD GYM



6227 Little River Turnpike

Site Plan

3,241 SF available



Plaza at Landmark

Giant Total Wine & More LA FITNESS

DOLLAR TREE Foot Locker verizon



6227 Little River Turnpike



BEAUREGARD ST

OASIS DR

BRAGG ST

LITTLE RIVER TURNPIKE 55,000 VPD

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