

# FOR SALE

6462 Little River Turnpike  
Alexandria, VA 22132



## Freestanding Building for Sale

**For more information, please contact our retail advisory team:**

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# PROJECT HIGHLIGHTS

 .64 acre parcel

 3 story low rise office building

 10,918 SF of available space

 Zoning: C-2

 41 surface parking spaces



|                      |                                            |
|----------------------|--------------------------------------------|
| Location             | 6462 Little River Turnpike, Alexandria, VA |
| Year Built/Renovated | 1985                                       |
| Parcel Number        | 0721-01-0039                               |





## LOCATION & DEMOGRAPHICS

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|                      | 1 mile    | 3 miles   | 5 miles   |
|----------------------|-----------|-----------|-----------|
| Population           | 17,732    | 197,359   | 528,563   |
| Number of Households | 6,493     | 77,931    | 210,443   |
| Average HH Income    | \$132,691 | \$134,226 | \$162,455 |
| Median Age           | 38.8      | 38.3      | 38.5      |
| Daytime Population   | 14,675    | 160,126   | 475,969   |

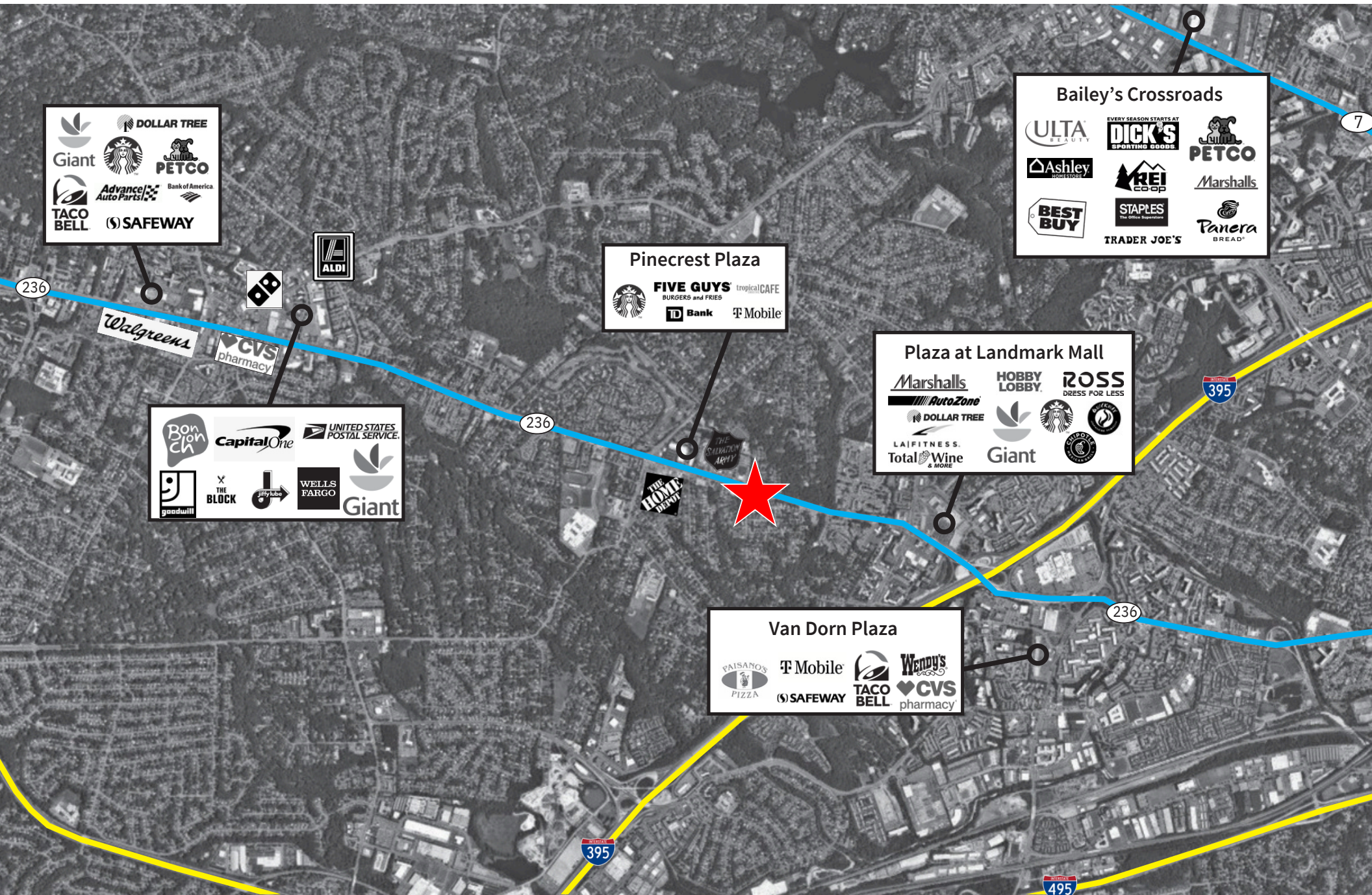


# MARKET AERIAL





# NEARBY RETAILERS





# SITE PLAN



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ALEXANDRIA, VA 22132**



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