



RETAIL FOR LEASE

- New retail space on first floor of luxury apartment building at the corner of Route 1 and Backlick Road (Tulley Gate).
- Belvoir Square has 282 luxury apartment units, that are 95% occupied, along with 10,555 SF of retail space.
- Serves Fort Belvoir's 51,000+ military and civilian employees.
- There are over 100 defense agencies on the base, including: Fort Belvoir Community Hospital (3,200 employees) and National Geospatial Intelligence Agency (14,500 employees & 2.3M SF of office space).
- Located approximately 1 mile from the new National Army Museum, which is projected to have 750,000 visitors annually.

AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
2,132 SF	\$37.00 PSF NNN	COLD DARK SHELL+T1 or VANILLA SHELL	IMMEDIATE
2,055 SF	\$37.00 PSF NNN	COLD DARK SHELL+T1 or VANILLA SHELL	IMMEDIATE

*Est. NNN: \$5.00 PSF

OWNED BY



FORREST H. MORRILL

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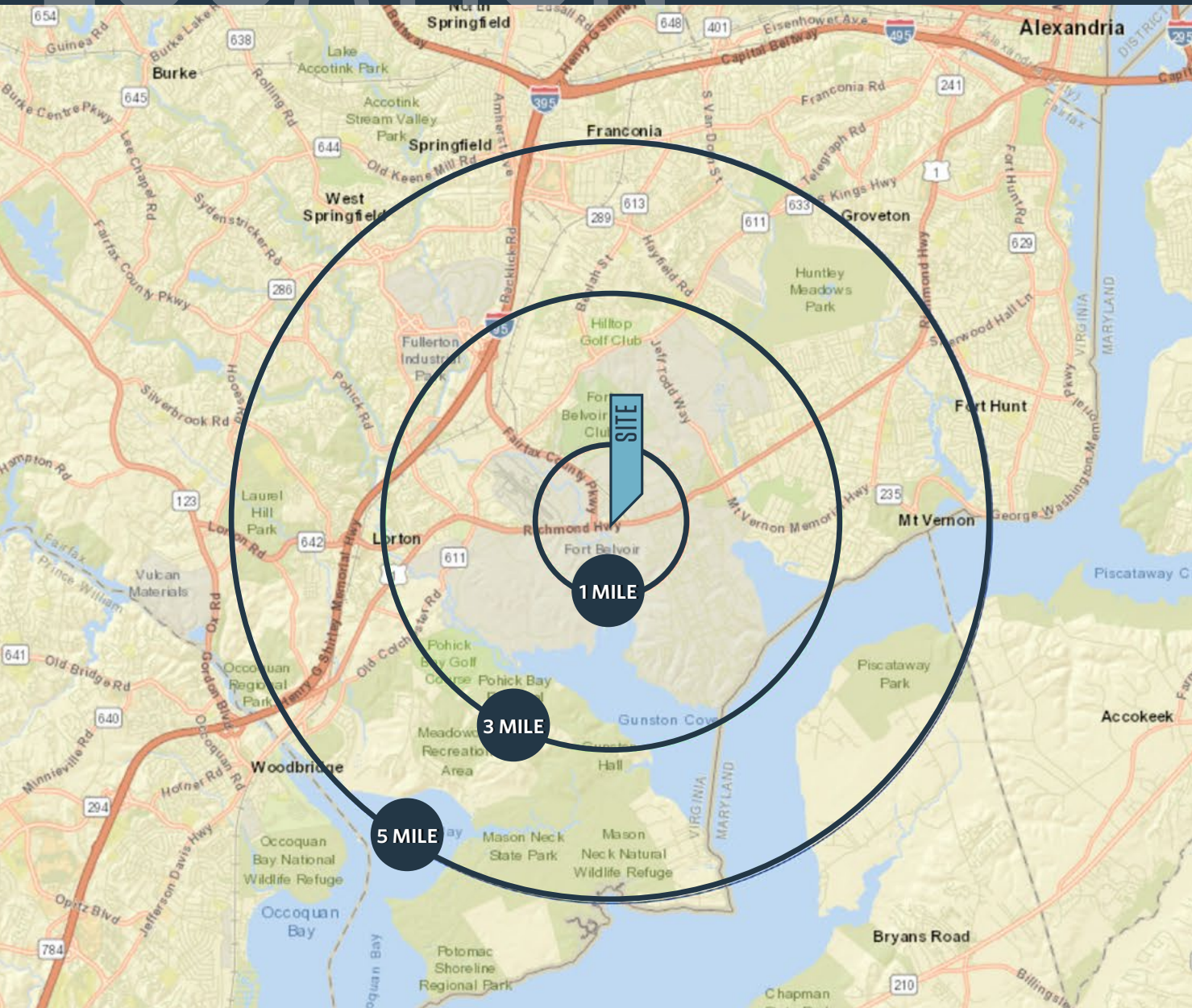
DALLON L. CHENEY

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LOCATION

BELVOIR SQUARE

9142 RICHMOND HWY. (RT. 1 & BACKLICK RD. - ACROSS FROM TULLEY GATE),
FORT BELVOIR, VA 22060, FAIRFAX COUNTY



DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	985	44,315	162,557
Daytime Population	916	19,897	65,117
Households	383	15,348	57,749
Average HH Income	\$54,961	\$138,711	\$140,039

*NOTE: These demographics do not include Ft. Belvoir Army Base demos (as is the case for all military bases).

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Richmond Hwy (Rt. 1)	40,000 ADT - pre-widening (Projected 61,000 ADT post-widening)
Backlick Rd.	1,700 ADT

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SITE PLAN

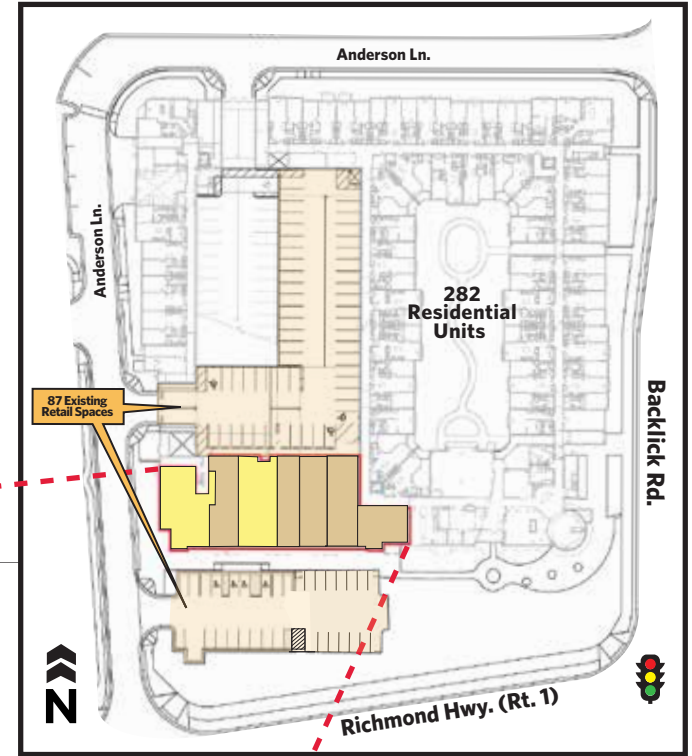
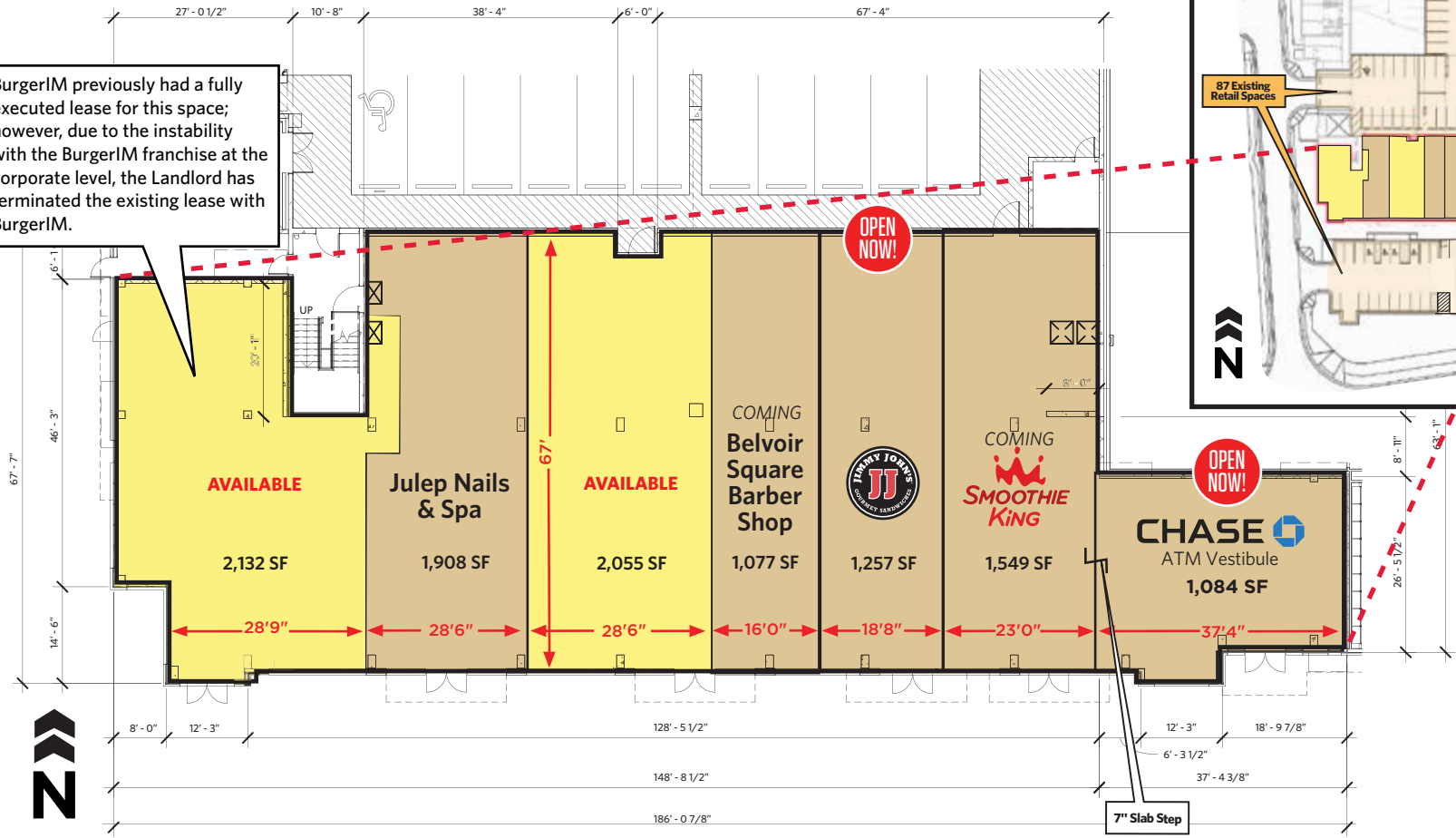
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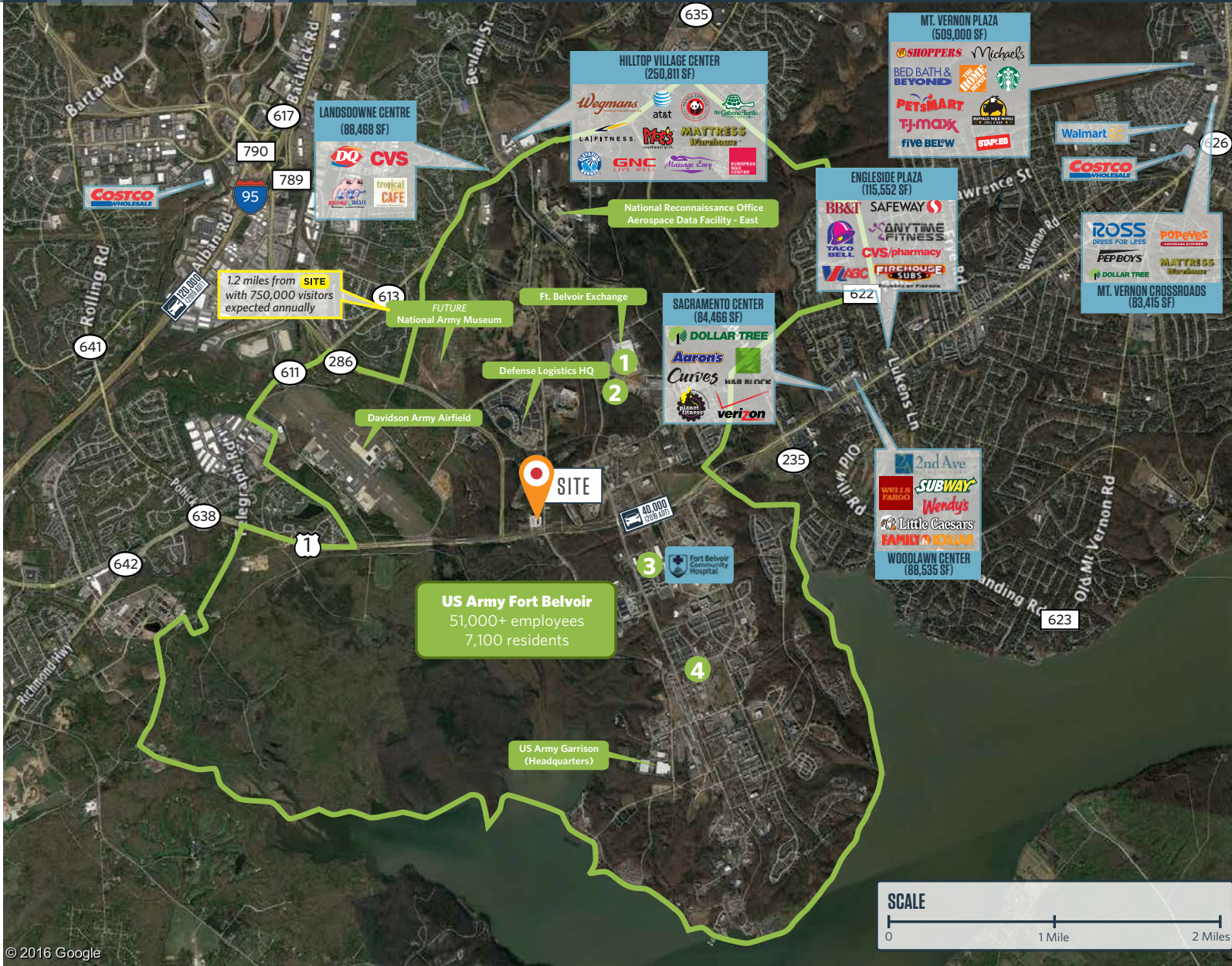
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BurgerIM previously had a fully executed lease for this space; however, due to the instability with the BurgerIM franchise at the corporate level, the Landlord has terminated the existing lease with BurgerIM.



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On-Base Retail

1 Fort Belvoir Exchange

- | | | | |
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| | | | |
| | | | |
| | | | |
| | | | |
- Barber Shop
The Cleaners
Pharmacy
Optical Center
Optometry Care
Gun Shop
Military Mobile
- The UPS Store
ASAP Flowers
The General's Store
TK Sports
Watch Jewellery & Clock Repair
Simply Perfect Nails

2 Pad Sites

- North Post Gas Station
-
-

3 Fort Belvoir Community Hospital Retail

- Hospital Retail Store
- Barber Shop

4 Town Center Strip (12th Street)

- | | | |
|--|--|--|
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| | | |
| | | |
- Barber D.M.E. Supply Group
Superior Cleaners
Express Shoppette
Laundromat
The Spa
-
-



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FOR MORE INFORMATION, PLEASE CONTACT:

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