



For Lease

Office & Retail Space



8457 Richmond Highway
Alexandria, Virginia 22309

For more information:

Michael DiMeglio

+1 301 918 2949 • mdimeglio@naimichael.com

LEASE RATE:
\$25.00/SF NNN



Property Features

- 3,500± SF of 2nd floor office
- 1,500± SF of ground level retail (former barber shop)
- Excellent visibility & access along Richmond Hwy (Route 1)
- Ample surface parking
- Large pylon sign fronting Richmond Hwy
- Zoned C-8
- Adjacent to high density residential

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

10100 Business Parkway
Lanham, Maryland 20706
+1 301 459 4400
naimichael.com

For Lease
Retail & Office in Alexandria, VA



Demographics

	1 mile	3 miles	5 miles
Population	20,738	87,261	186,664
Households	6,844	30,627	69,733
Avg Household Income	\$98,397	\$127,488	\$140,121

Enviroics Analytics 2018

Traffic Count

Route 1 - Approx. 52,000 vehicles per day
(VDOT 2017)