

SACRAMENTO CENTER

8792 Sacramento Drive
Alexandria, VA 22309



RETAIL FOR LEASE

JOIN:  **DOLLAR TREE**



verizon✓

- 85,000 SF center which serves as the closest center to the main entrance of Fort Belvoir.
- Fort Belvoir is the largest employer in Fairfax County with 51,000+ Employees and 7,100 Residents onsite.
- Fantastic visibility to Richmond Highway and Sacramento Drive.
- Pylon Signage Available

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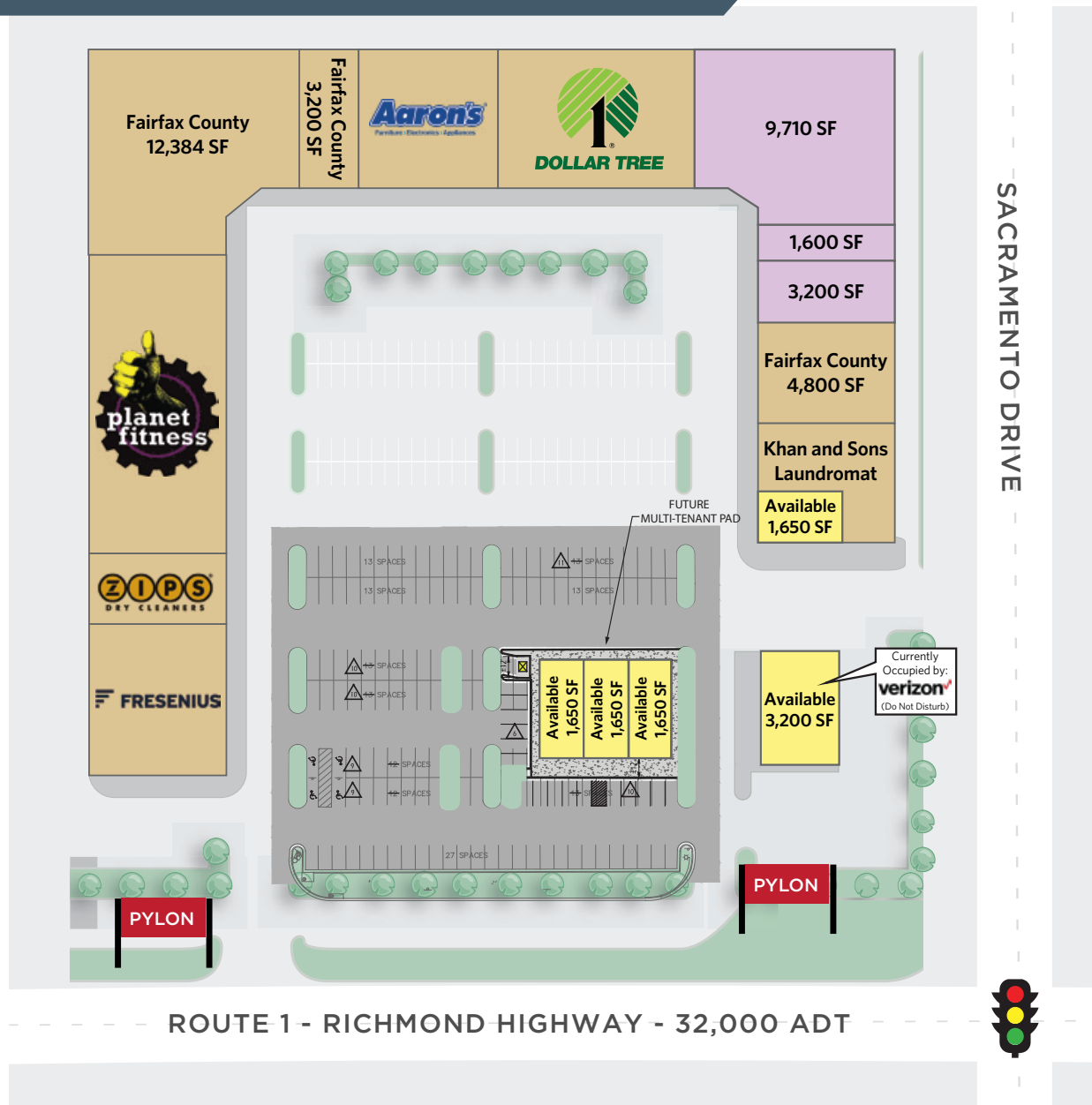
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AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
1,650 SF	\$28.00 PSF	AS-IS	IMMEDIATE
3,200 SF	\$35.00 PSF	AS-IS	1ST Q 2019
4,800 SF PAD	\$35.00 PSF	COLD DARK SHELL	4TH Q 2019

EST. NNN: \$4.93 PSF

	EXECUTED LEASE
	IN NEGOTIATION
	VACANT

SITE PLAN

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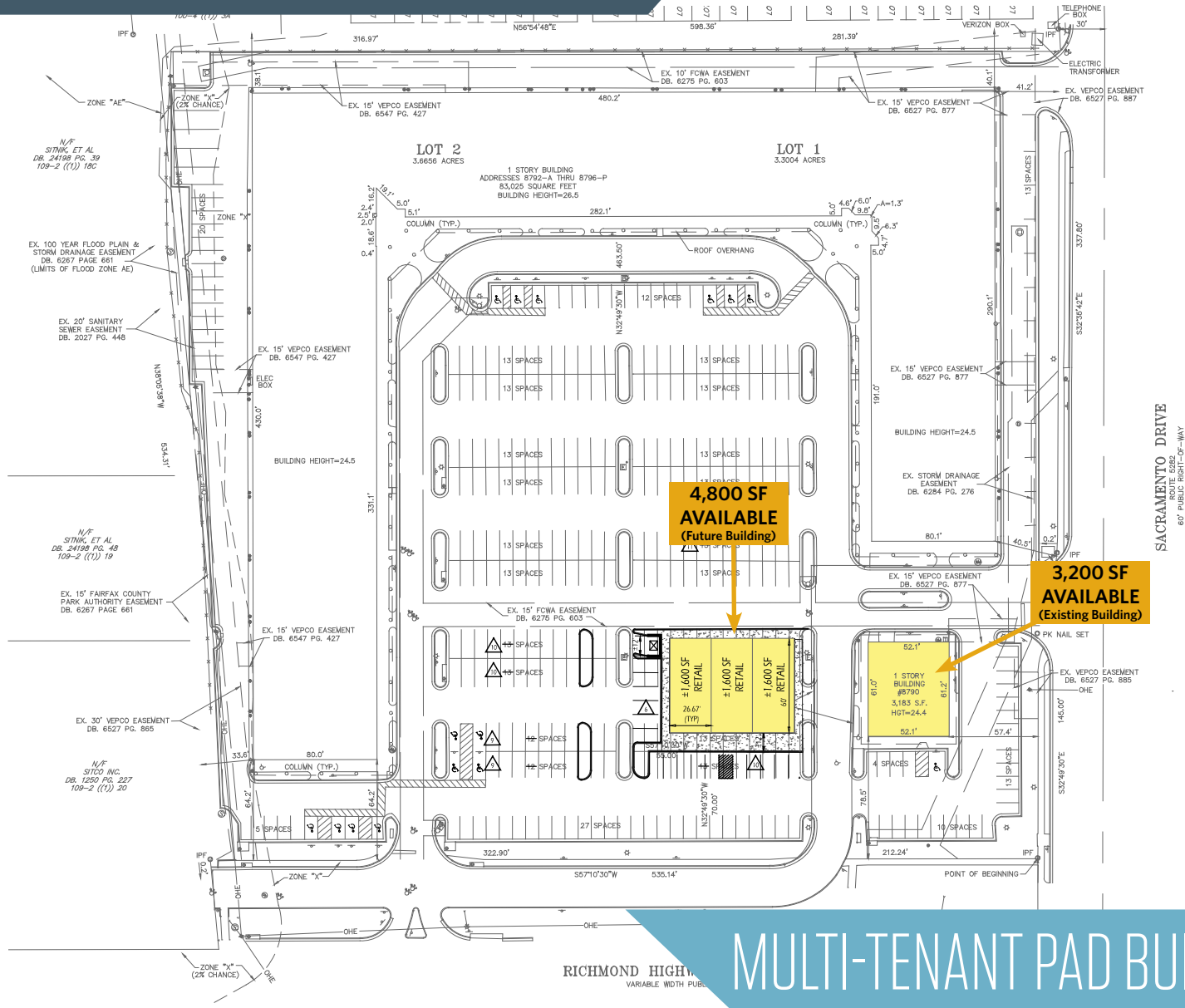
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Hybla Valley
Fairfax County | Virginia

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CLOSE-UP AERIAL

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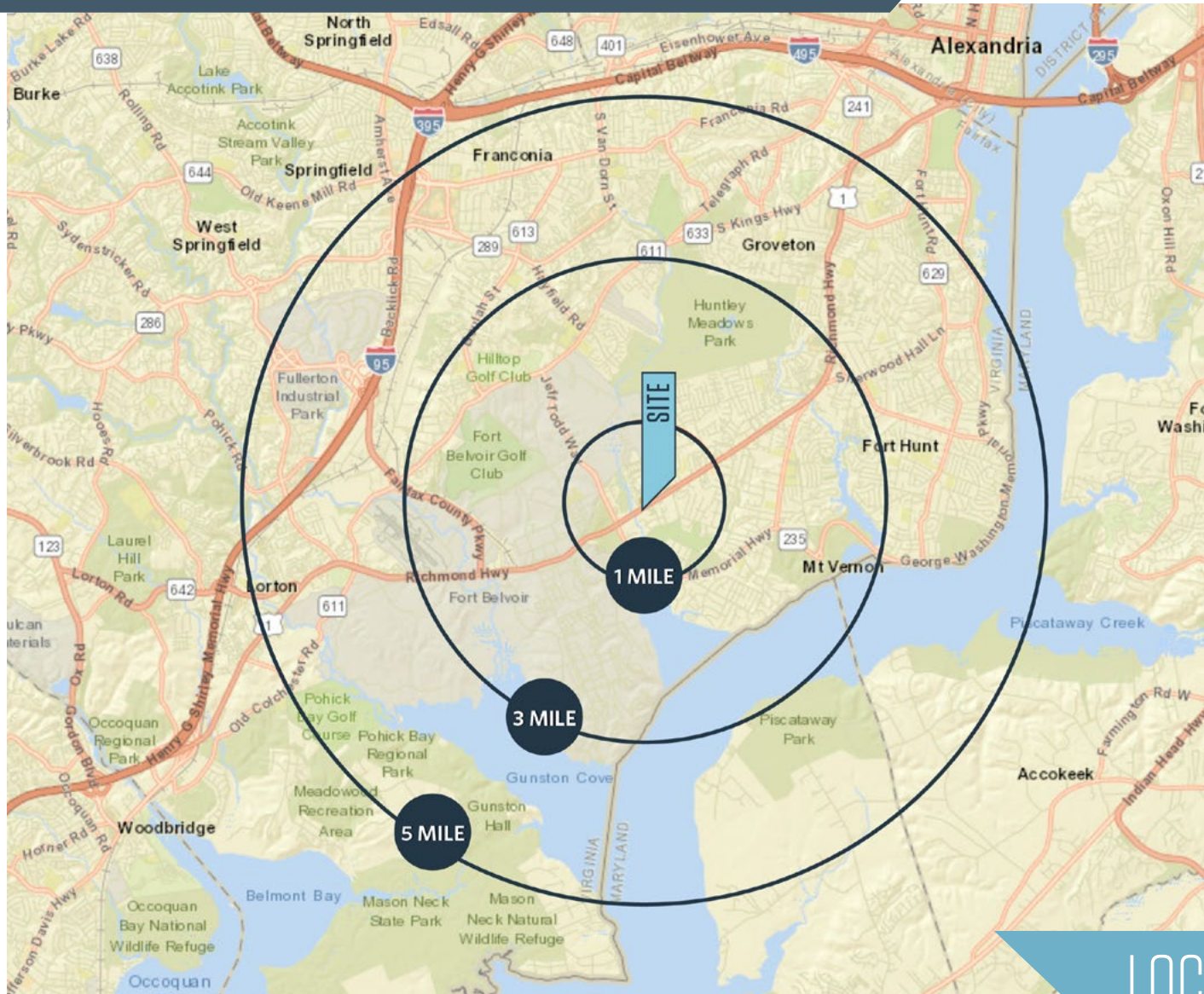
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DEMOGRAPHICS | 2018:

1-MILE	3-MILE	5-MILE
Population 13,389	65,908	175,538
Daytime Population 2,871	18,212	75,538
Households 4,661	22,714	63,146
Average HH Income \$99,345	\$122,897	\$133,236

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Richmond Hwy	32,000 ADT
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LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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