

KLNB

Sacramento Center //

8792 Sacramento Drive
Alexandria, Virginia 22309



Alexandria
Fairfax County | Virginia
KLNBretail
Commercial Real Estate Services
Google Earth Pro -
Fall 2012 Aerial Photograph

New Multi-Tenant Pad Building and Retail for Lease

For More Information, Please Contact:

Matt Skalet
mskalet@klnb.com
202.420.7775

Ryan Minnehan
rminnehan@klnb.com
443.632.2088

Billy Kelly
bkelly@klnb.com
703.722.2706

5225 Wisconsin Avenue, NW
Suite 600
Washington, DC 20015

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Property Highlights:

- > 85,000 square foot 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's 45,000 ADT
- > Pylon Signage Available

Available Space:

Size	Rate	Condition	Delivery	Est. NNN
9,710 SF	\$15.00 PSF	As-Is	Immediate	\$4.93 PSF
1,600 SF	\$25.00 PSF	As-Is	Immediate	\$4.93 PSF
3,200 SF	\$25.00 PSF	As-Is	Immediate	\$4.93 PSF
4,800 SF Pad (Divisible)	\$35.00 PSF	Cold Dark Shell	4th Q 2018	\$4.93 PSF

CAN BE COMBINED to 14,510 SF

Demographic Snapshot // 2016:

	1-Mile	3-Mile	5-Mile
Population	13,553	66,253	177,198
Daytime Population	3,147	18,834	80,169
Average HH Income	\$94,563	\$116,843	\$125,573

Traffic Counts // 2015:

Richmond Highway	38,462 (ADT)	Sacramento Dr.	7,200 (ADT)
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Join:



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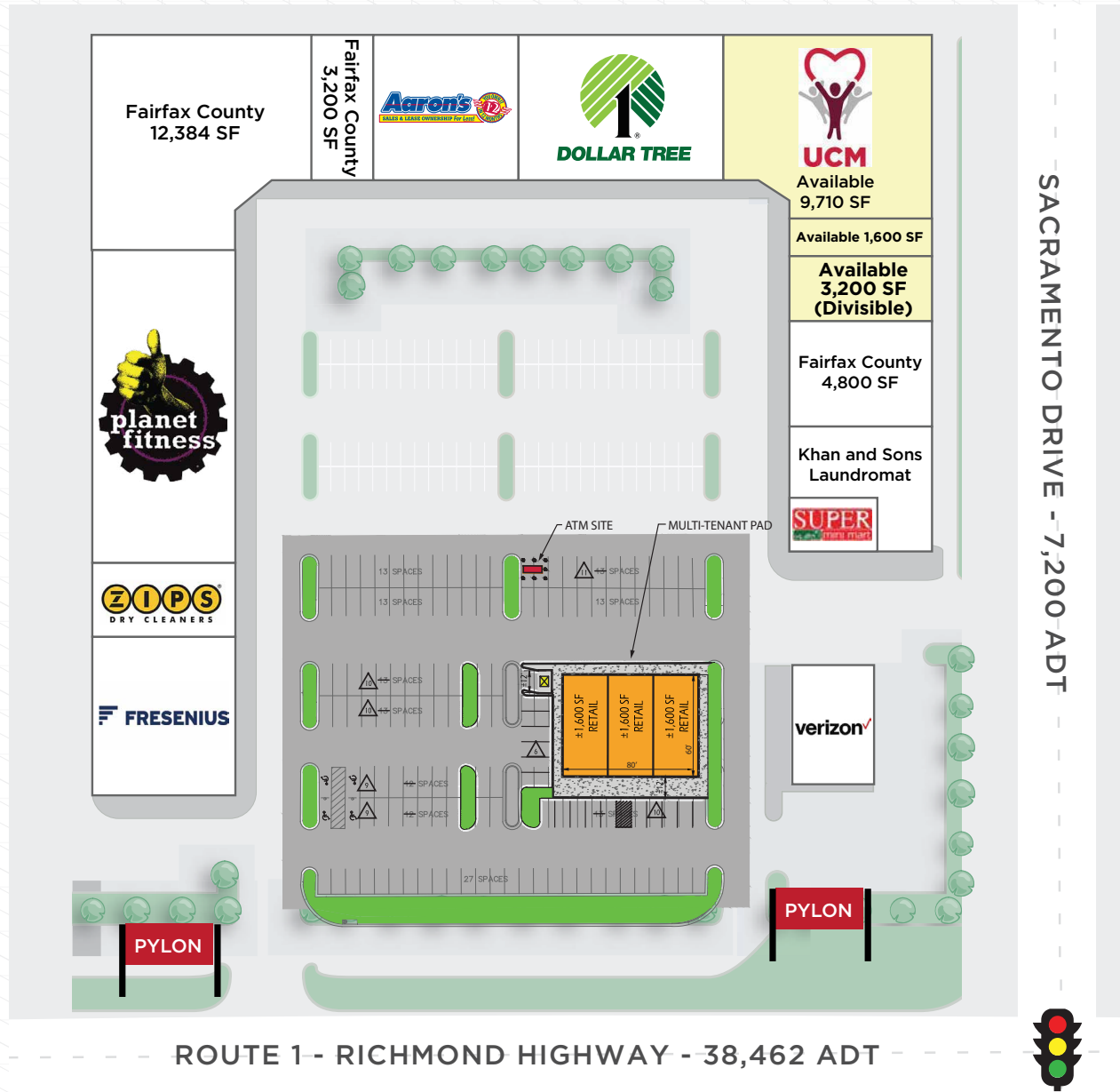
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Overall Site Plan

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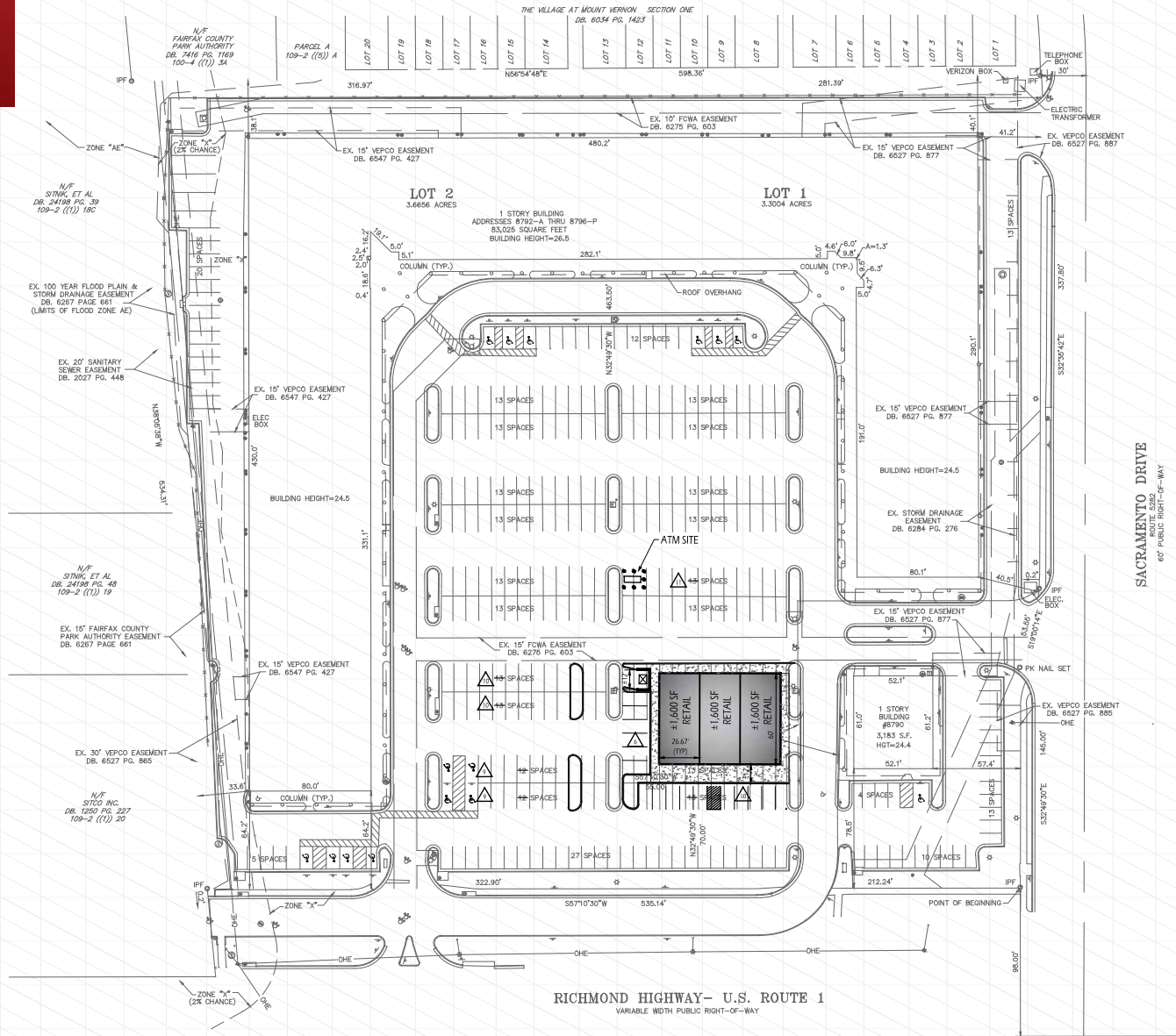
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Multi-Tenant Pad Building Plan

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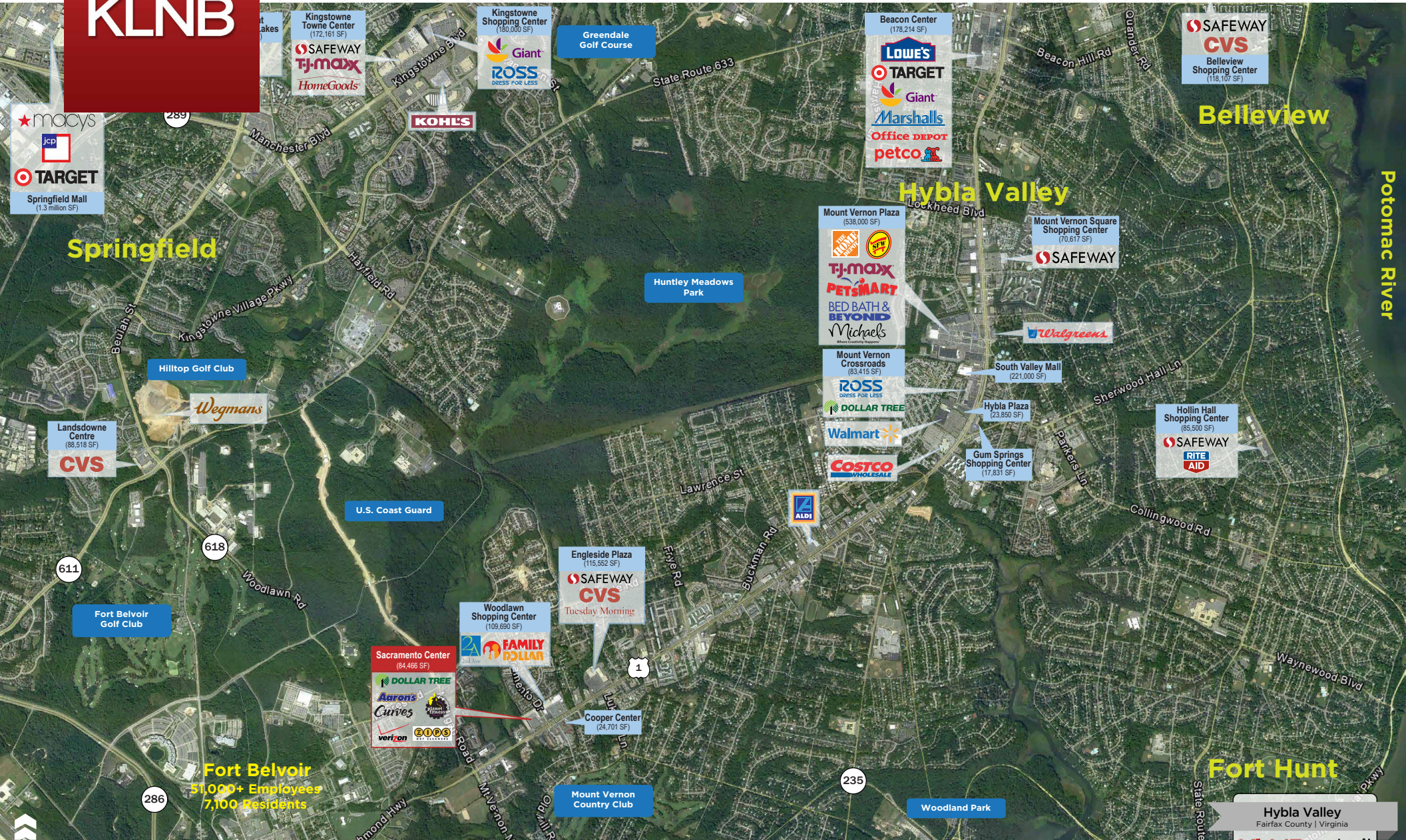
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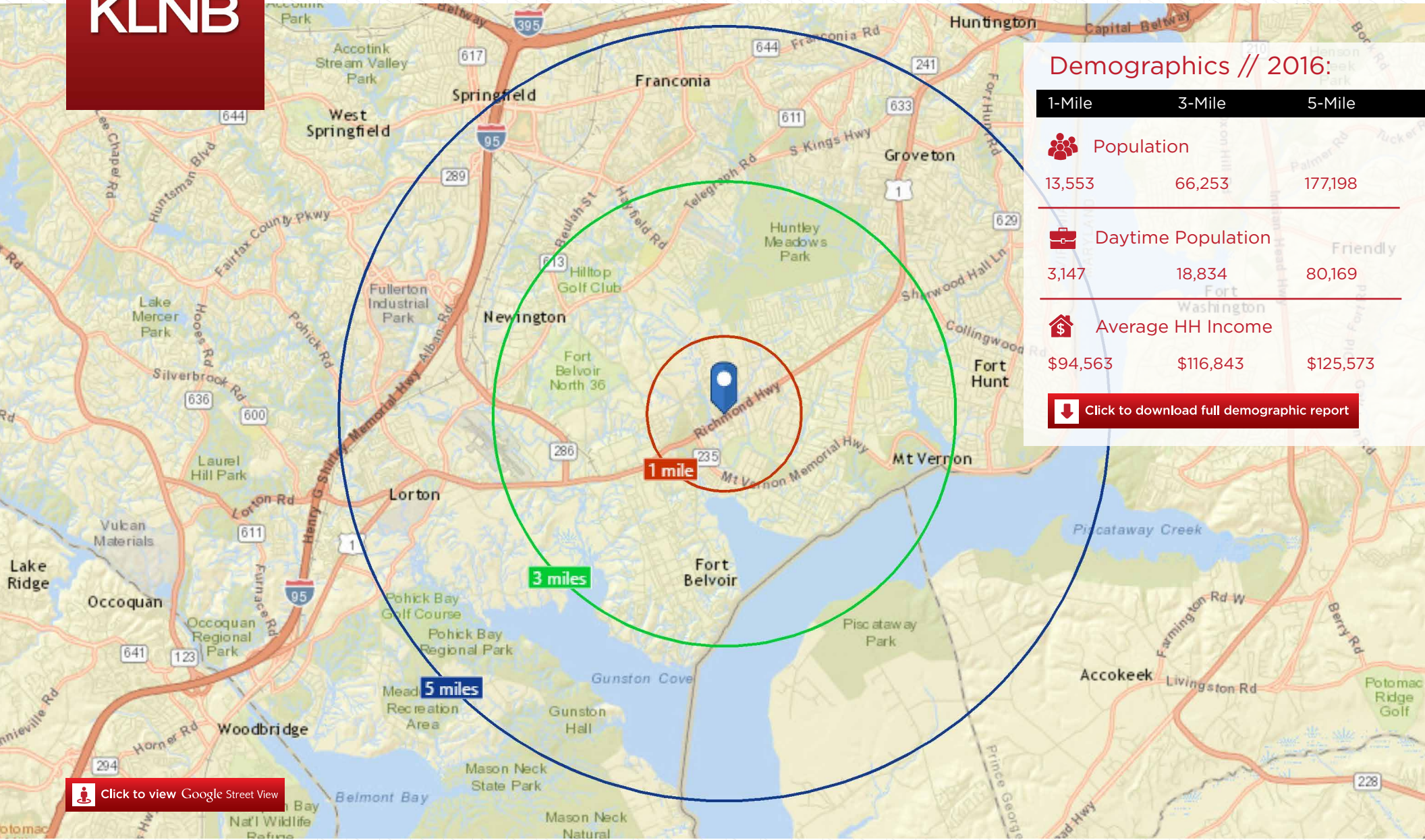
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[Click to download full demographic report](#)

Location & Demographics

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Click here to visit
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