



BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

BUILDING WITH FENCED YARD FOR LEASE 8365 RICHMOND HWY. ALEXANDRIA, VA 22309



PROPERTY FEATURES

Land (0.64 acres) for lease with 2,928 sf building along Richmond Highway. Perfect for contractors or business use with vehicle fleet or material storage. Direct signing on Richmond Hwy. Excellent location on Route 1 near a variety of local amenities including Costco, Walmart, Starbucks, Aldi, Home Depot, Target, Lowe's and much more.

Lease Price:	\$35 per sf
Lot Size:	.64 acres
Building Size:	2,928 sf (2-story with large basement storage)
Zoning:	C-8 (highway commercial district)
2024 RE Tax:	\$8,329.01

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
POPULATION	18,357	85,139	182,559
2024 HOUSEHOLDS	6,018	28,940	66,815
AVG HH INCOME	\$127,578	\$136,188	\$147,324
MEDIAN HOME VALUE	\$476,121	\$612,495	\$612,156

TRAFFIC COUNT

Richmond Hwy 31,000 ADT

FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker
george@boosalisproperties.com
703.494.7691 office | 703.283.6071 cell

MELANIE NOBRIGA

melanie@boosalisproperties.com
703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS

thomas@boosalisproperties.com
703.628.8978 cell



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

BUILDING WITH FENCED YARD FOR LEASE 8365 RICHMOND HWY. ALEXANDRIA, VA 22309



FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker

george@boosalisproperties.com

703.494.7691 office | 703.283.6071 cell

MELANIE NOBRIGA

melanie@boosalisproperties.com

703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS

thomas@boosalisproperties.com

703.628.8978 cell

BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

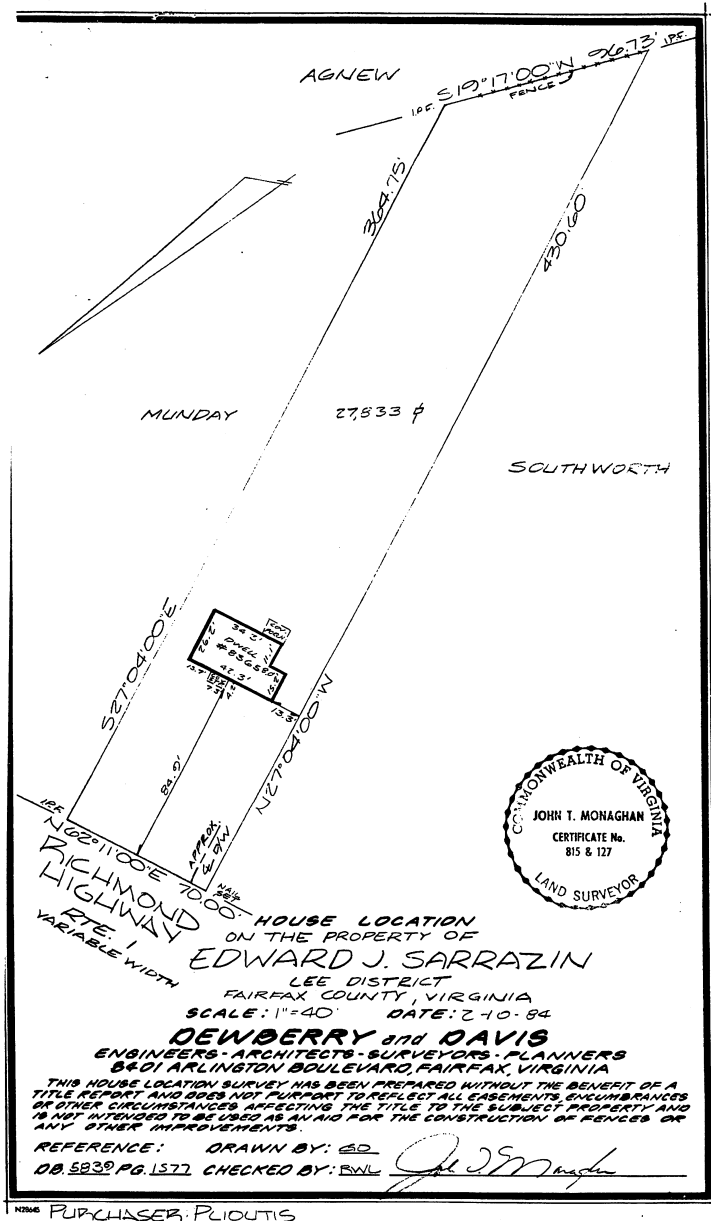
This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

BUILDING WITH FENCED YARD FOR LEASE 8365 RICHMOND HWY. ALEXANDRIA, VA 22309



FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker

george@boosalisproperties.com

703.494.7691 office | 703.283.6071 cell

MELANIE NOBRIGA

melanie@boosalisproperties.com

703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS

thomas@boosalisproperties.com

703.628.8978 cell

BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

BUILDING WITH FENCED YARD FOR LEASE 8365 RICHMOND HWY. ALEXANDRIA, VA 22309

PERMITTED USES

1. Accessory uses as permitted by Article 10.
2. Alternative Lending Institution, limited by the provisions of Sect. 805.
3. Automobile-oriented uses, limited by the provisions of Sect. 805 .
4. Bowling alleys.
5. Business service and supply service establishments.
6. Carryout restaurants.
7. Churches, chapels, temples, synagogues and other such places of worship.
8. Colleges, universities.
9. Contractor's offices and shops.
10. Commercial swimming pools, tennis courts and similar courts, indoor.
11. Community clubs, centers and meeting halls.
12. Craft beverage production establishments, limited by the provisions of Sect. 805.
13. Cultural centers, museums.
14. Drive-in financial institutions, limited by the provisions of Sect. 805.
15. Drive-through pharmacy, limited by the provisions of Sect. 805.
16. Financial institutions.
17. Funeral homes.
18. Garment cleaning establishments.
19. Health clubs.
20. Hotels, motels.
21. Indoor archery ranges, fencing and other similar indoor recreational uses.
22. Kennels, limited by the provisions of Sect. 805.
23. Miniature golf courses, indoor.
24. New vehicle storage, limited by the provisions of Sect. 805.
25. Offices, limited by the provisions of Sect. 805.
26. Parking, commercial off-street, as a principal use.
27. Personal service establishments.
28. Private clubs and public benefit associations.
29. Private schools of general education, private schools of special education.
30. Public uses.
31. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 805.
32. Quick-service food stores, limited by the provisions of Sect. 805.
33. Repair service establishments.
34. Restaurants.
35. Retail sales establishments.
36. Retail sales establishments-large, limited by the provisions of Sect. 805.
37. Skating facilities, indoor.
38. Small-scale production establishments, limited by the provisions of Sect. 805.
39. Telecommunication facilities.
40. Theatres.
41. Vehicle light service establishments, limited by the provisions of Sect. 805.
42. Vehicle transportation service establishments, limited by the provisions of Sect. 805.
43. Veterinary hospitals, limited by the provisions of Sect. 805.
44. Wholesale trade establishments.
45. Wireless Facilities and associated support structures, subject to the provisions of Sections 2-514, 2-519, 2-520, or 2-522.

FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker

george@boosalisproperties.com

703.494.7691 office | 703.283.6071 cell

MELANIE NOBRIGA

melanie@boosalisproperties.com

703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS

thomas@boosalisproperties.com

703.628.8978 cell