



# BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

## FENCED STORAGE YARD FOR LEASE 8365 RICHMOND HWY. ALEXANDRIA, VA 22309



### PROPERTY FEATURES

27,833 sq. ft. of land for lease with a building facing Richmond Highway (Route 1) in Alexandria. A perfect opportunity for any contractor or business use with vehicle fleet or material storage. Direct signage on Richmond Highway. Excellent location along Route 1 near a variety of local amenities including Costco, Walmart, Starbucks, Aldi, Home Depot, Target, Lowe's and much more. Easy access to Fort Belvoir, Mt. Vernon and I-95.

**Lease Price:** \$7,000 per month  
**Lot Size:** .64 acres  
**Building Size:** 2,528 sf (2-story)  
**Zoning:** C-8 (highway commercial district)  
**2025 RE Tax:** \$9,028 (\$752 per month)

### DEMOGRAPHIC SNAPSHOT

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

### TRAFFIC COUNT

Richmond Hwy 31,000 ADT

## FOR MORE INFORMATION

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AERIAL



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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

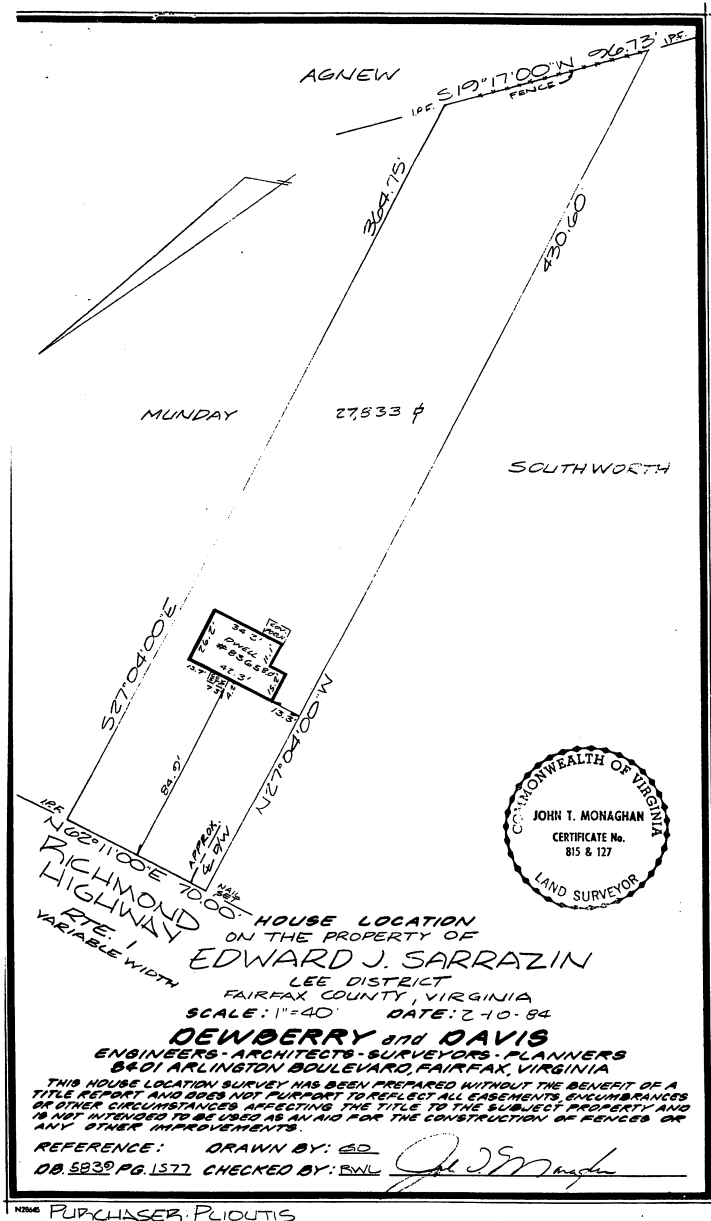
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## PERMITTED USES

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.

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