



REAL ESTATE INVESTMENT AND MANAGEMENT

RETAIL FOR LEASE

7300 BEULAH ST. ALEXANDRIA, VA 22301

FOR LEASE



PROPERTY OVERVIEW

Recently renovated, this 1,963 SF retail space offers an updated interior, direct frontage, and prominent tenant signage along Beulah Street in a high-traffic Alexandria retail corridor with more than 24,000 vehicles per day. The space is ideal for a café, bakery, quick-service restaurant, or neighborhood retailer. Ample customer parking is available at both the front and rear of the center.

LEASE DETAILS

Lease Rate	\$35 PSF
Available Space	1,963 SF
Zoning	C-5 Neighborhood Retail
NNN	\$3.10
Pro Rata Share	25%
Water	Shared meter
Electricity	Separate meter
Gas	Separate meter

PROPERTY HIGHLIGHTS

- Favorable demographics and a strong workplace population
- Dense surrounding residential communities
- High daily traffic counts
- Easy access to I-95, the Capital Beltway, Fairfax County Parkway, and Telegraph Road
- Near schools, office parks, shopping centers, and the Inova HealthPlex campus
- New Franconia-Springfield Hospital scheduled to open in 2028
- Located in Fairfax County, Virginia's most populous county
Alexandria is Virginia's sixth most populous city

FOR MORE INFORMATION

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PHOTOS



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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.



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AERIAL



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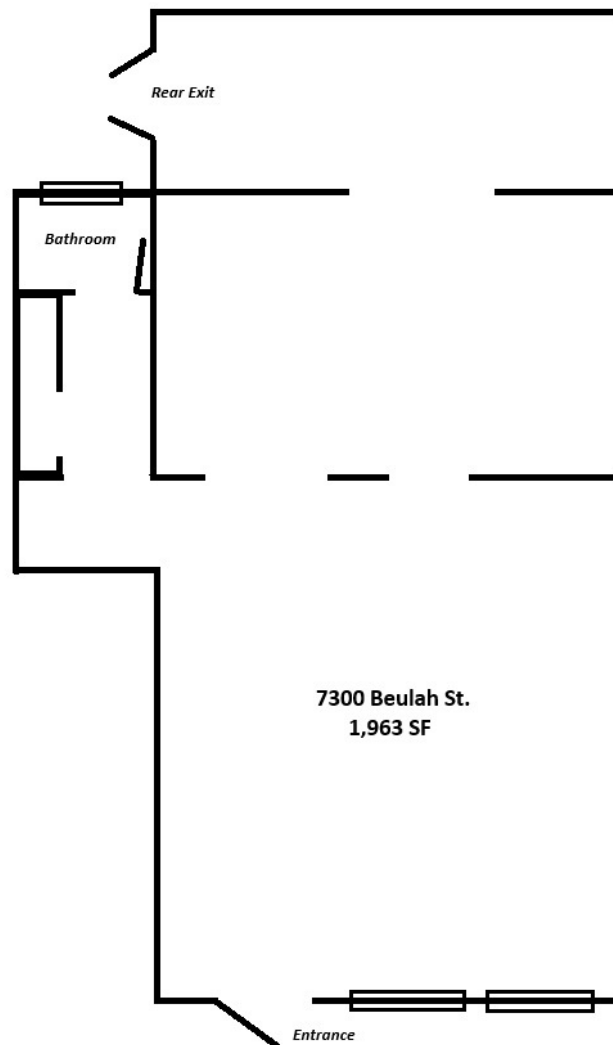


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FLOOR PLAN



Floor plan not drawn to scale. For layout reference only.

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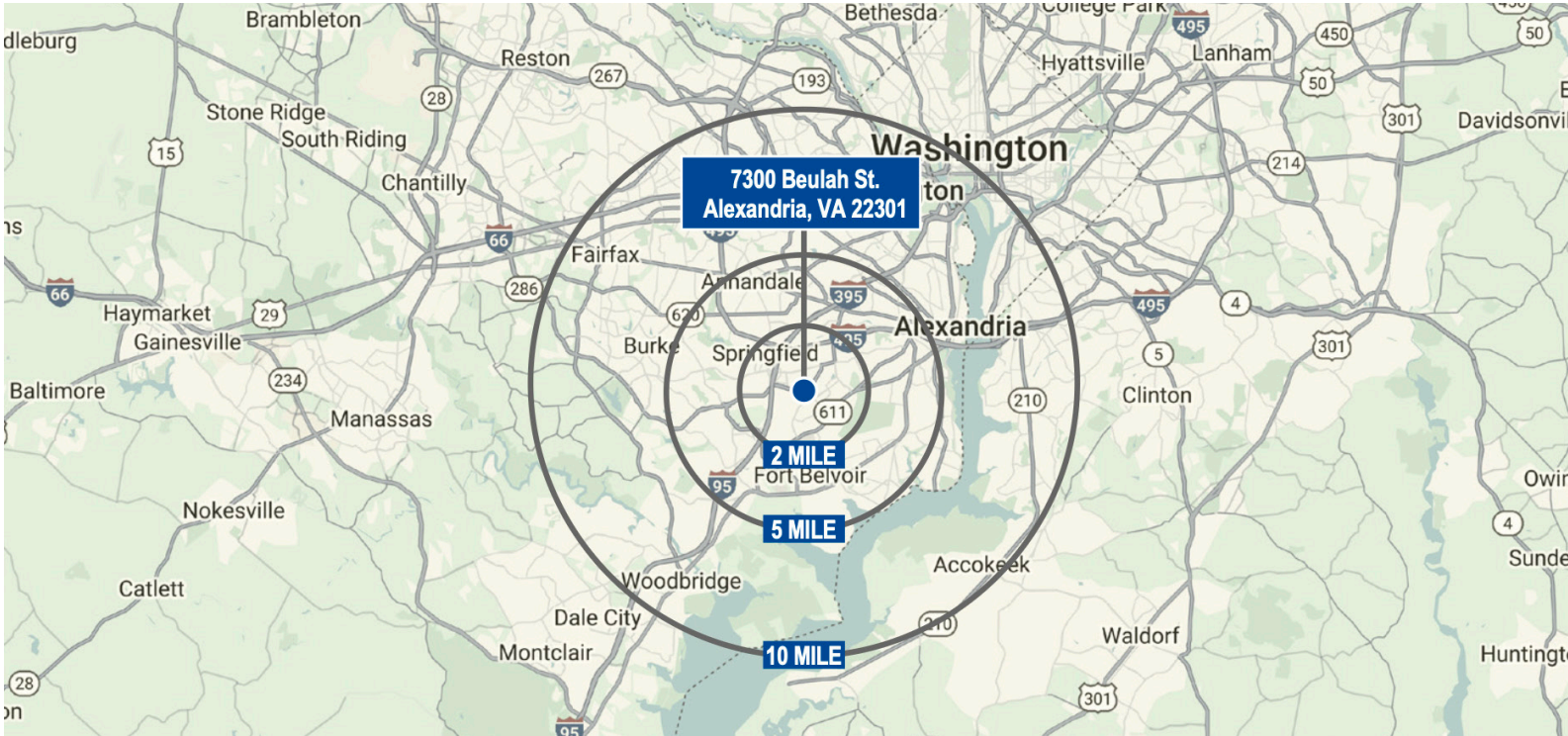


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DEMOGRAPHICS



DEMOGRAPHICS 2025	1 MILE	3 MILES	5 MILES
Population	16,108	93,290	336,567
Households	6,746	33,865	122,012
Avg. HH Income	\$159,996	\$161,572	\$147,363
Median Home Value	\$133,148	\$133,999	\$118,825
Businesses	657	4,857	13,375
Employees	5,265	45,670	113,748

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