

6192 FRANCONIA ROAD

Alexandria, Virginia 22310

CONFIDENTIAL

DO NOT
DISTURB
TENANTS



HIGHLIGHTS:

- High traffic location
- Rare small bay spaces available
- 1,372 - 2,744 end cap available
- Highly visible in extremely tight Springfield/Franconia market
- 7/1,000 parking

2025 TRAFFIC COUNTS



Franconia Road: 28,806 AADT

DEMOGRAPHICS



	1-mile	2-miles	3-miles
Population	16,062	55,865	135,947
Households	6,063	21,882	53,775
Median HH Income	\$157,903	\$150,867	\$134,475
Annual Pop. Growth	0.4%	0.4%	0.6%

For More Information, Please Contact:

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MARKET AERIAL



FRESH WORLD

CONCORD S/C



TOWER S/C



SPRINGFIELD TOWN CENTER



6192 FRANCONIA

BEST BUY METRO CENTER



SPRINGFIELD COMMONS



FRANCONIA/
SPRINGFIELD
6,821 Riders

SPRING MALL CENTER



SPRINGFIELD CENTER



SHOPPERS

FESTIVAL AT
MANCHESTER LAKES

VAN DORN PLAZA



495

401

VAN DORN
2,970 Riders

VAN DORN ST

FRANCONIA

KINGSTOWNE SHOPPING CENTER



KINGSTOWNE TOWNE CENTER
EXPANSION

KINGSTOWNE TOWNE CENTER



KOHL'S



LA Z BOY

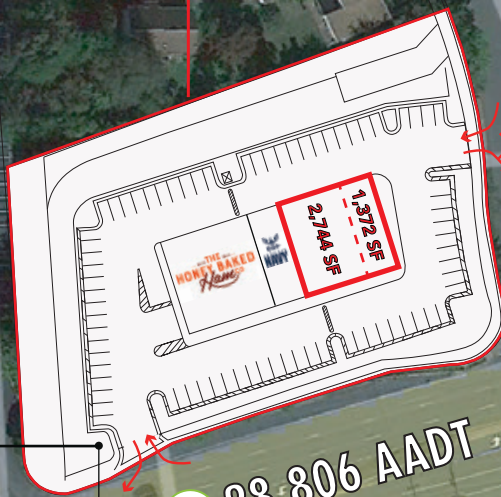
635

ST. LAWRENCE
ROMAN
CATHOLIC CHURCH

**FRANCONIA
FOREST**
6192 FRANCONIA RD



PYLON SIGNAGE



PYLON



28,806 AADT



FULL
MOVEMENT

Franconia Road

644



VIRGINIA
DEPARTMENT OF
MOTOR VEHICLES

Old Franconia Rd

Old Franconia

Franconia Commons Dr

Grovedale Dr

6192 FRANCONIA ROAD

Alexandria, Virginia 22310

FRANCONIA
FORESR

6192 FRANCONIA RD

CONFIDENTIAL

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THE HONEY BAKED
Hamco



1,372 SF
2,744 SF

PYLON

Franconia Road

28,806 AADT



FULL
MOVEMENT