

6239
SHIELDS AVE

Route 1 & Shields Ave |
ALEXANDRIA, VA |

streetsense.

4600 east west highway, suite 800, bethesda, md 20814



MARKET SUMMARY

Located just south of the Woodrow Wilson Bridge along Route 1 (Richmond Highway) in Alexandria, VA, the site enjoys tremendous visibility and convenient access via signalized intersection at Shield Avenue. Flexible zoning permits a wide variety of Retail and Commercial uses, including a dedicated Pylon sign positioned along Richmond



DEMOGRAPHICS

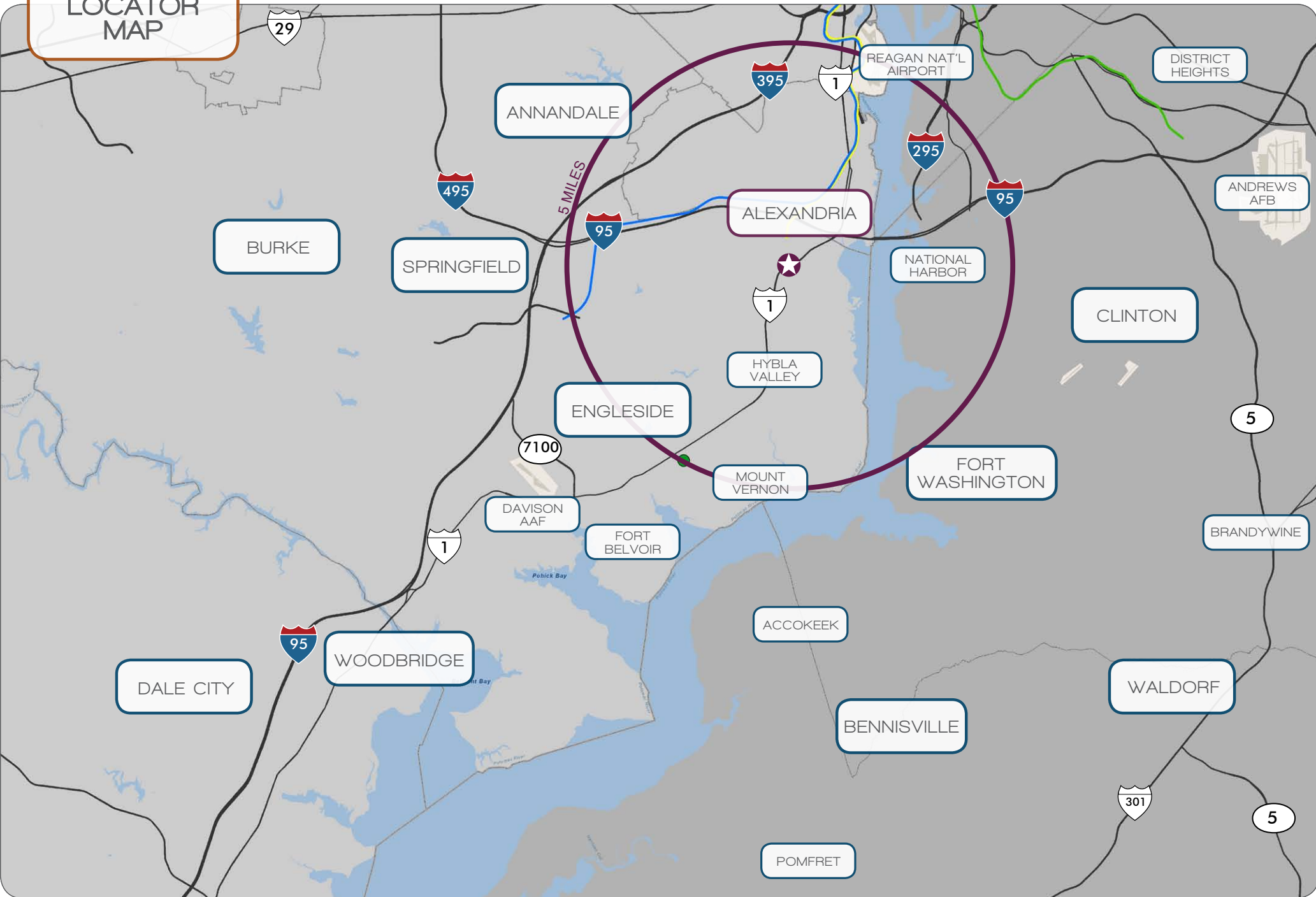
	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	18,228	117,955	411,549	1,484,079
MHH INCOME	\$84,387	\$80,846	\$68,814	\$66,401
DAYTIME POPULATION	24,020	68,396	158,194	940,051

Lee Engle . 240.479.7207
lengle@streetsense.com

Jared Meier . 240.479.7195
jmeier@streetsense.com

www.streetsense.com

LOCATOR MAP



AERIAL
OVERVIEW

Penn Daw Plaza


6239 SHIELDS AVE

Beacon Mall





King's Crossing