



# Sacramento Center

8792 Sacramento Drive, Alexandria, VA 22309

**Retail Space For Lease**

## RENAUD CONSULTING

COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

89,060 SF

### AVAILABILITY

2,400 SF

4,554 SF



### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMP

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	13,089	\$115,839	3,155
2 mile	66,463	\$136,102	24,013
3 mile	182,488	\$150,626	82,302

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Great access and visibility to Richmond Highway (32,000 VPD) and Sacramento Drive, close to the main entrance of Fort Belvoir.  
Lease pending with Chipotle ( Coming Soon).

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RETAILERS:



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# Leasing Plan

## Tenants

### 8792 Sacramento Drive

Suite	Tenant	SF
I	Palace Salon Nail & Spa	1,600
G	Tandoori Kabob & Grill	1,600
H	Crash Champions	1,600
D, E, F	Fairfax County	4,800
B, C	Khan amd Sons Laundromat	3,950
A	Available	2,400

### 8794 Sacramento Drive

Suite	Tenant	SF
O, P	Fairfax County	3,200
K, L, M	Available (Can be demised into smaller units)	4,554
N	Le Pearl Dental	1,846
E-J	Dollar Tree	9,600
A, B, C, D	DMV Appliance	9,710

### 8796 Sacramento Drive

Suite	Tenant	SF
O, P, Q, R	Fresenius	7,200
M, N	Zips	3,200
D-L	Planet Fitness	14,400
A, B, C	Fairfax County	12,384

### 8790 Sacramento Drive

Suite	Tenant	SF
PAD 1	Chipotle	3,198
ATM	USAA	



Sacramento Dr

Sacramento Dr

Richmond Hwy

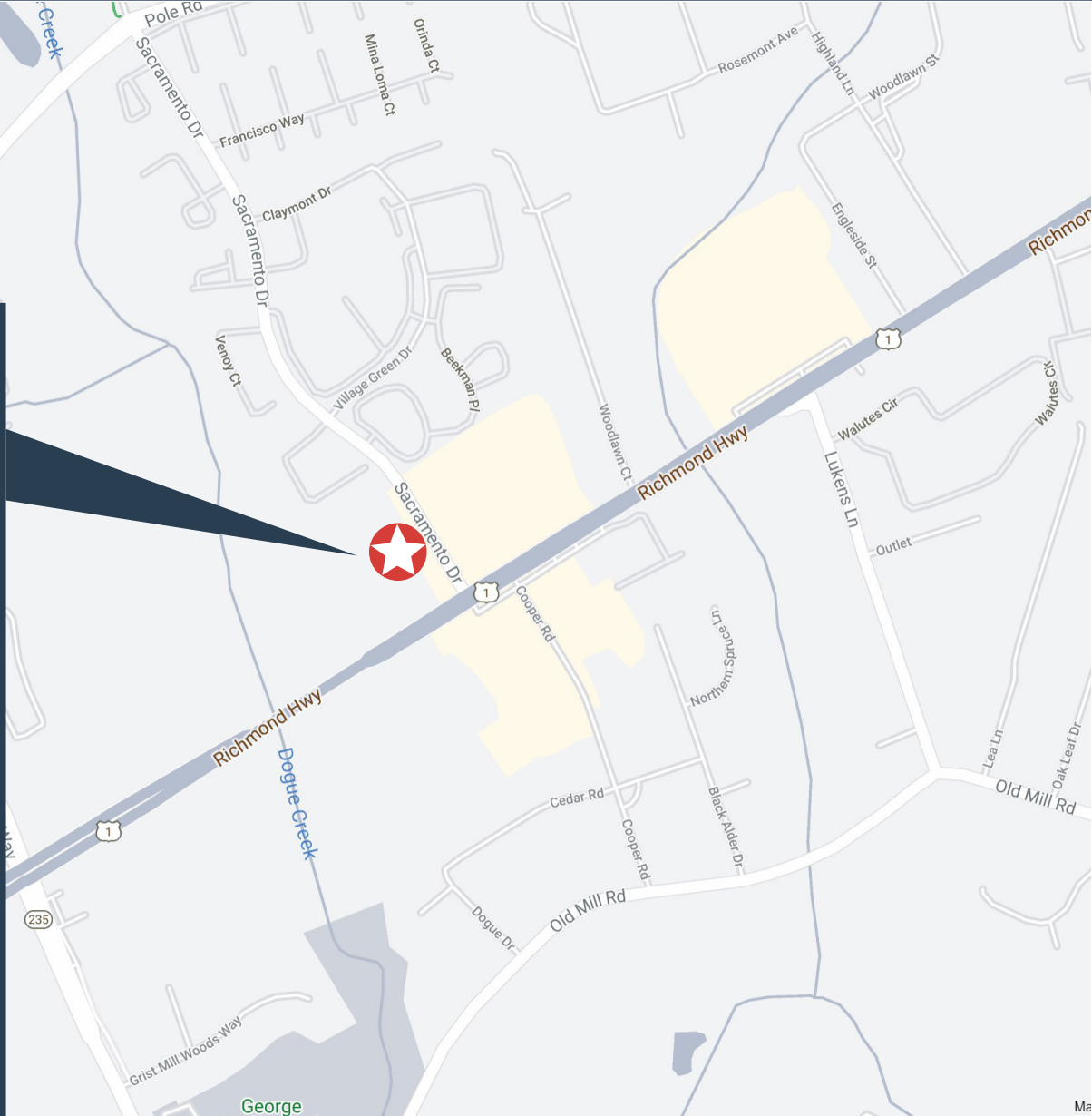
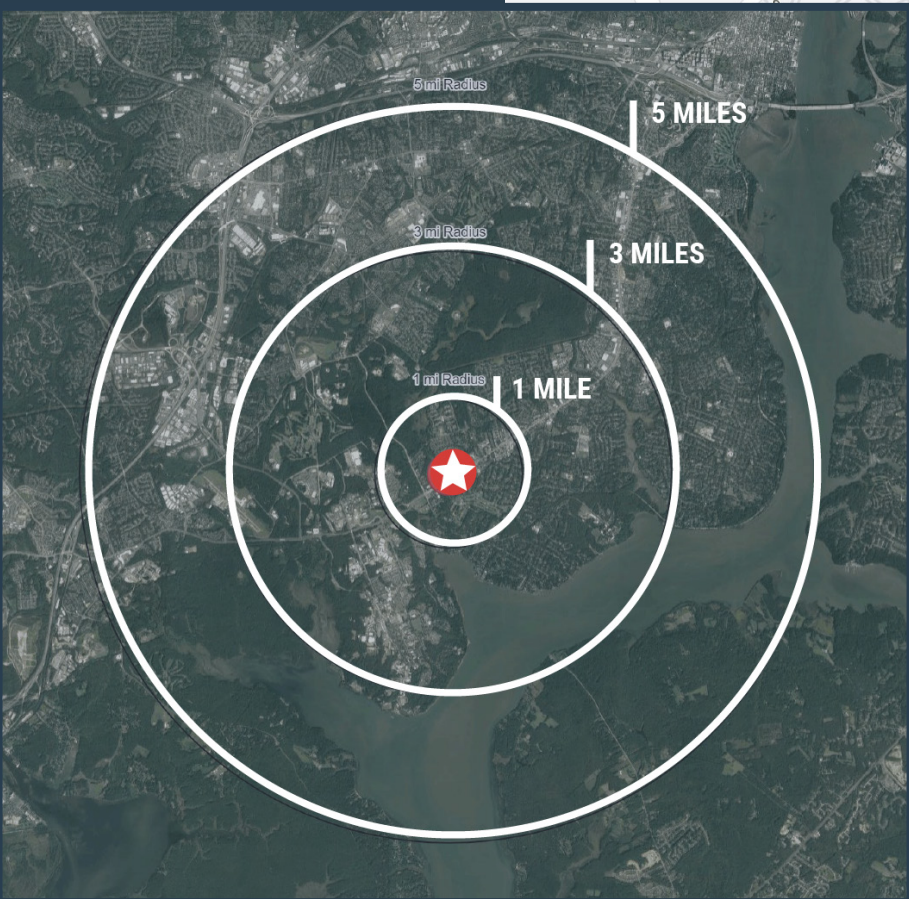




# Location Map

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# Radius Map







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# Competitive Map

## In The Area

### NEARBY RETAILERS

- Wendy's
- Subway
- Wells Fargo
- Dollar General
- Advance Auto Parts
- Domino's
- Wingstop
- Safeway
- Wingstop
- Firehouse Subs
- Pizza Hut
- CVS Pharmacy
- ABC Store
- Dollar Tree
- Planet Fitness
- Zips Dry Cleaners

