

**8853 Richmond Hwy  
Alexandria, VA 22309**

**Retail Space**

1,940 square feet

**Parking**

Site Parking Available

**Base Rental**

\$22.00 per square foot (Triple Net)

**Lease Term**

Five (5) years (negotiable)

**Zoning**

C8 Highway Commercial



**Description**

Corner store in shopping center on Route 1.

**Property Conditions**

Property is in very good condition with drop ceiling and tile floors.

**Location**

Located at the corner of Richmond Highway and Mount Vernon Highway

**Real Estate Taxes & CAM**

Tenant will pay the proportionate share (35%) of taxes and CAM.

**Security Deposit**

Not less than one (1) month's full rent

**Rental Increases**

Three (3) percent annual increases

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