

Beacon of Groveton

6870 RICHMOND HIGHWAY, ALEXANDRIA, VA 22306

OVERVIEW

This mixed-use development is located in the heart of Alexandria with 9,949 sq. ft. of ground floor retail and 290 apartment units. The development features prime accessibility from I-495 and is located along the highly-trafficked Richmond Highway, which features 51,000 vehicles per day. There are 59 covered parking spaces dedicated to the retail as well as an additional 19 surface parking spaces.

SPACE AVAILABLE

2,618 sq. ft.

SPACE TYPE

2ND Gen. Restaurant

GROSS LEASABLE AREA

9,949 sq. ft.

COUNTY

Fairfax County

TRAFFIC COUNTS

Richmond Hwy –
51,000 VPD

RESIDENTIAL UNITS

290 (322 Residents)

NEARBY RETAILERS



YOUR SIGN HERE

NOW OPEN



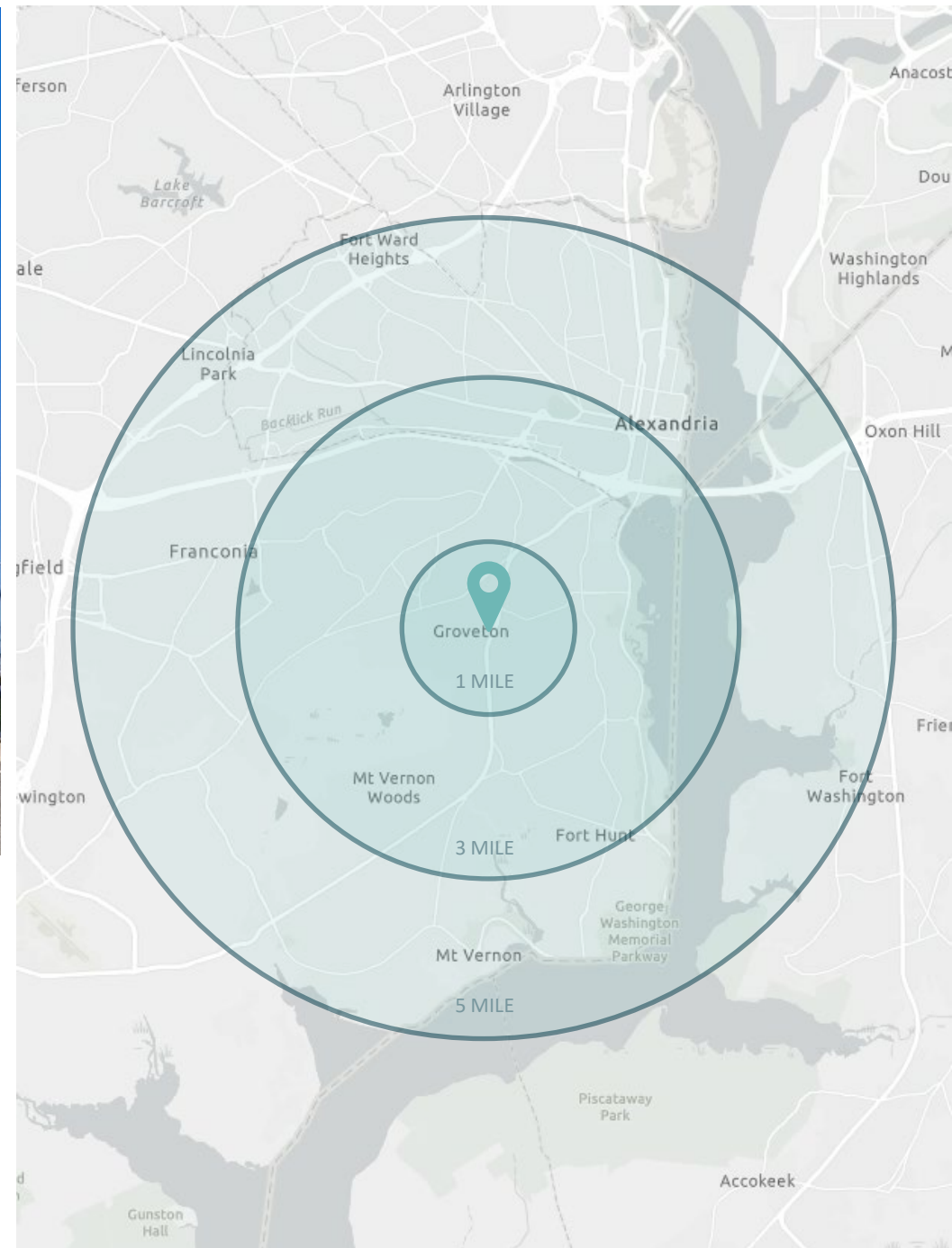
BEACON OF GROVETON

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CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com





DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



AVG HH INCOME



MEDIAN AGE



HOUSEHOLDS



POPULATION

RADIUS	AVG HH INCOME	MEDIAN AGE	HOUSEHOLDS	POPULATION
1 Mile	\$123,486	36.4	7,373	20,659
3 Mile	\$170,928	39.3	52,020	128,299
5 Mile	\$166,610	39.0	153,955	363,202

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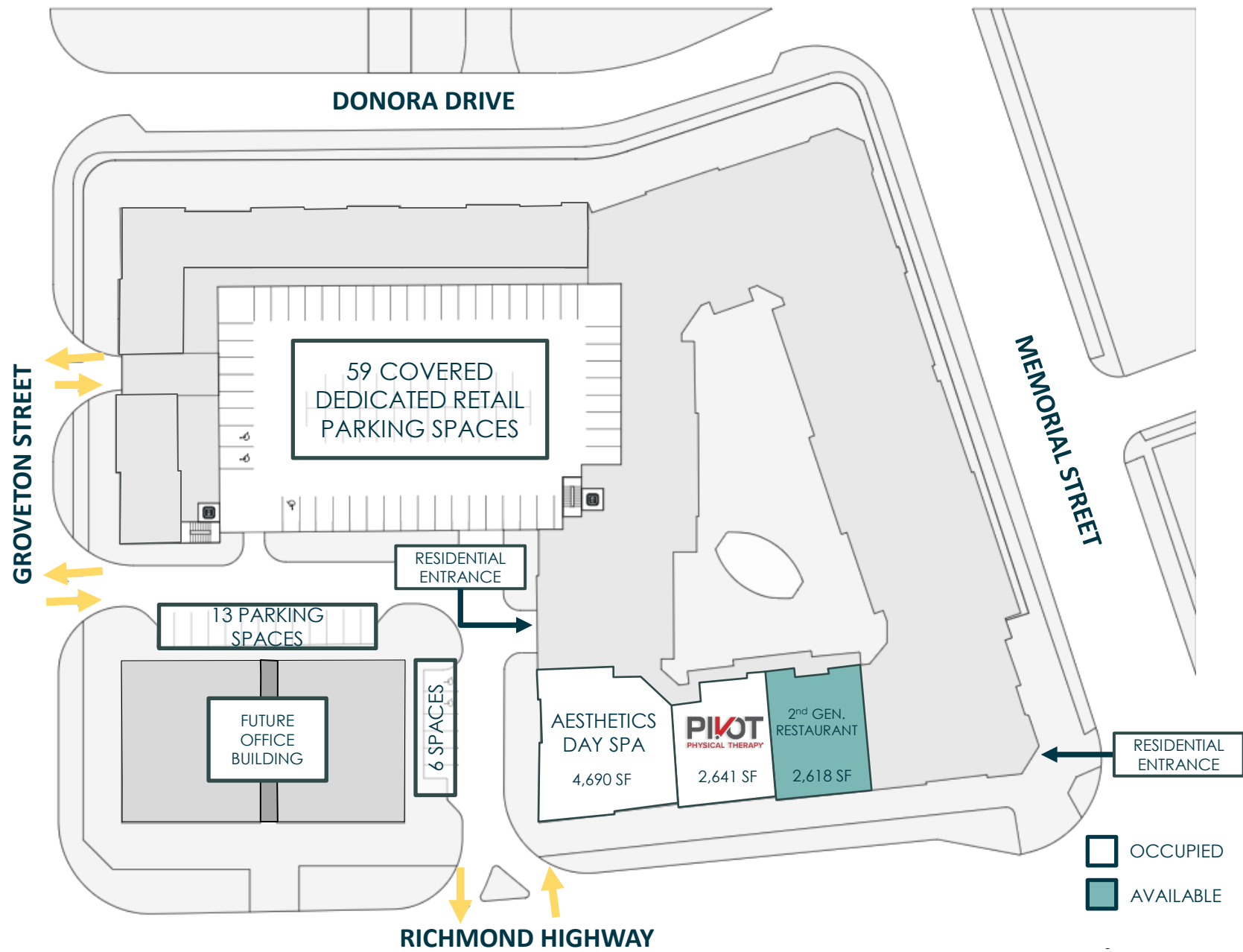
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BEACON AT GROVETON

SITE PLAN



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INTERSTATE
495

211,000 VPD



KINGS CROSSING

Walmart



BELLE VIEW SHOPPING
CENTER

SAFeway

tropicalCAFE
SMOOTHIE

BEACON CENTER



Marshalls

HomeGoods

LOWE'S

WEST POTOMAC
HIGH SCHOOL

BEACON AT
GROVETON

RICHMOND HIGHWAY - 51,000 VPD

MOUNT VERNON PLAZA



PET SMART

COLD STONE



THE HOME DEPOT

Michaels

T.J. maxx



five BELOW

DSW
DESIGNER SHOE WAREHOUSE

STAPLES



MOUNT VERNON
CROSSROADS

MATTRESS
Warehouse

ROSS
DRESS FOR LESS



DOLLAR TREE

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WILLARD

BEACON AT GROVETON

2nd GENERATION RESTAURANT – INTERIOR IMAGES



INTERIOR



KITCHEN

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WILLARD

WILLARDRETAIL.COM

4800 Hampden Lane | Suite 800 | Bethesda, MD 20814

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