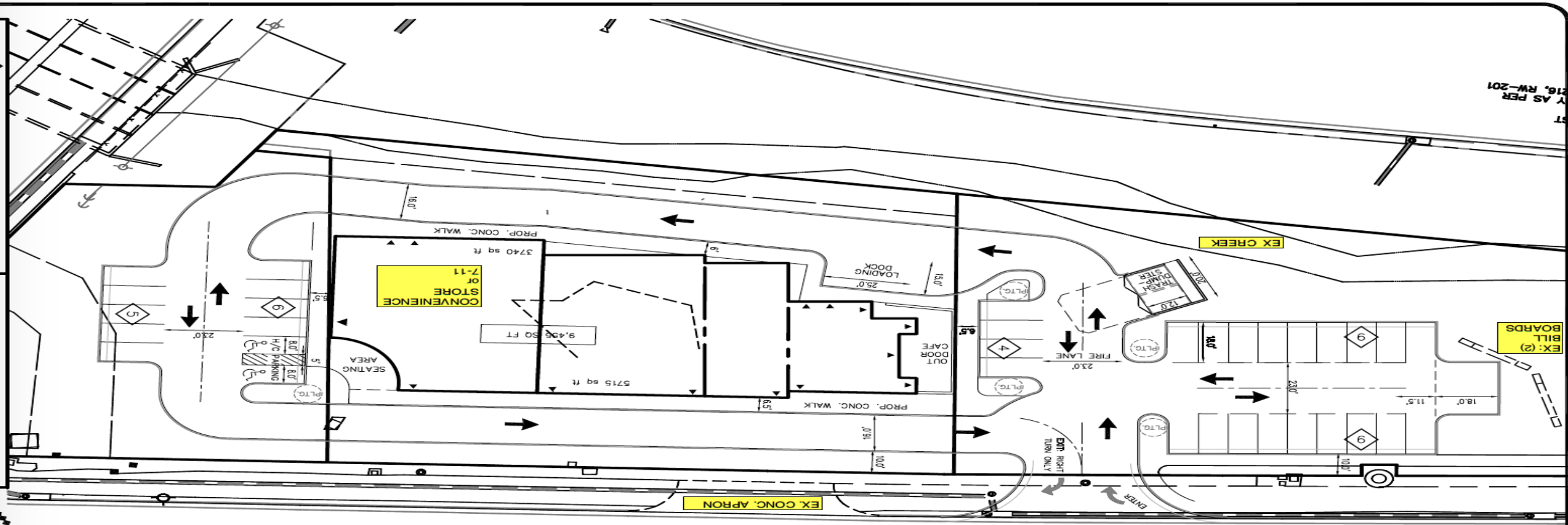


# PVIM Is Pleased to Present...

## 5905 Richmond Hwy, Alexandria Va 22303;

### A Proposed 10,000 Sf Retail Strip Center For Lease.



A. PAUL VOUTSAS  
Paul@PVIM.CO | 703-685-0000

207 Ramsay Alley,  
Alexandria Va 22314

# PVIM General Disclosure

While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.

All information should be independently verified prior to a purchase or lease of the property.

We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

Managing Member and Principal Broker Of P.V.I.M llc,

a Virginia Limited Liability Company

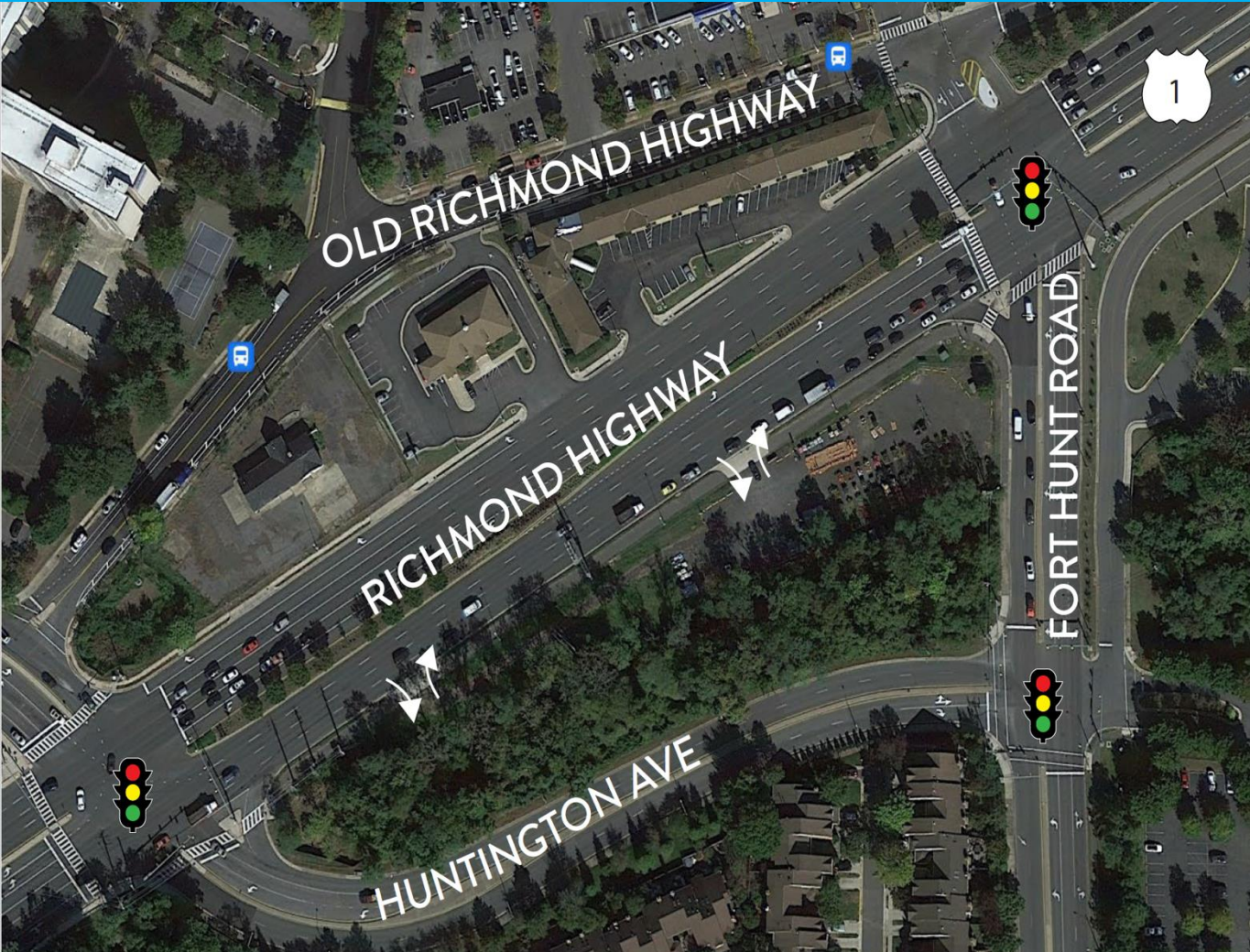
[www.pvim.co](http://www.pvim.co) | 703-685-0000 | [paul@pvim.co](mailto:paul@pvim.co)

207 Ramsay Alley, Alexandria Va 22314

# Overview

## Proposed Strip Center Rt 1

5905 Richmond Hwy, Alexandria Va 22303

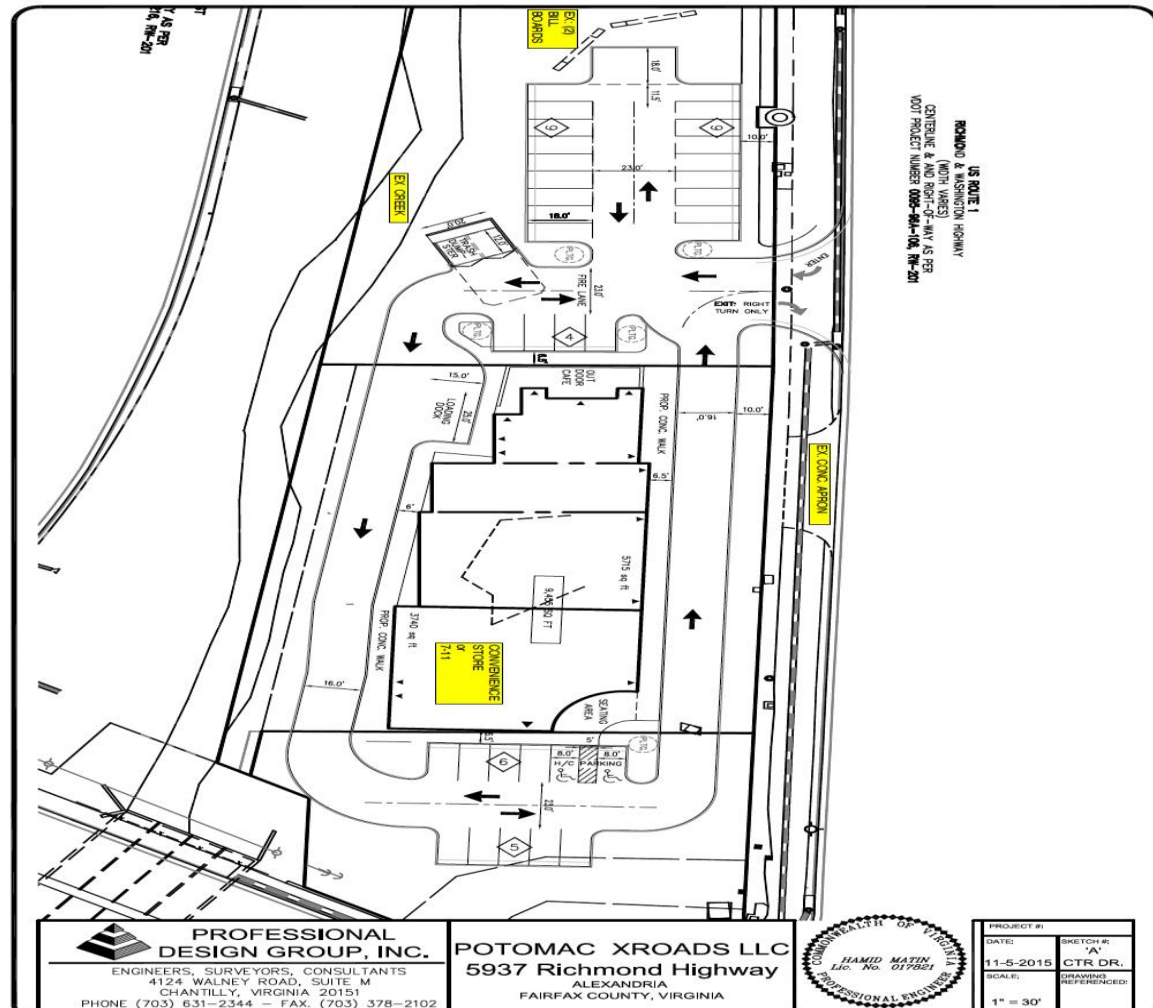
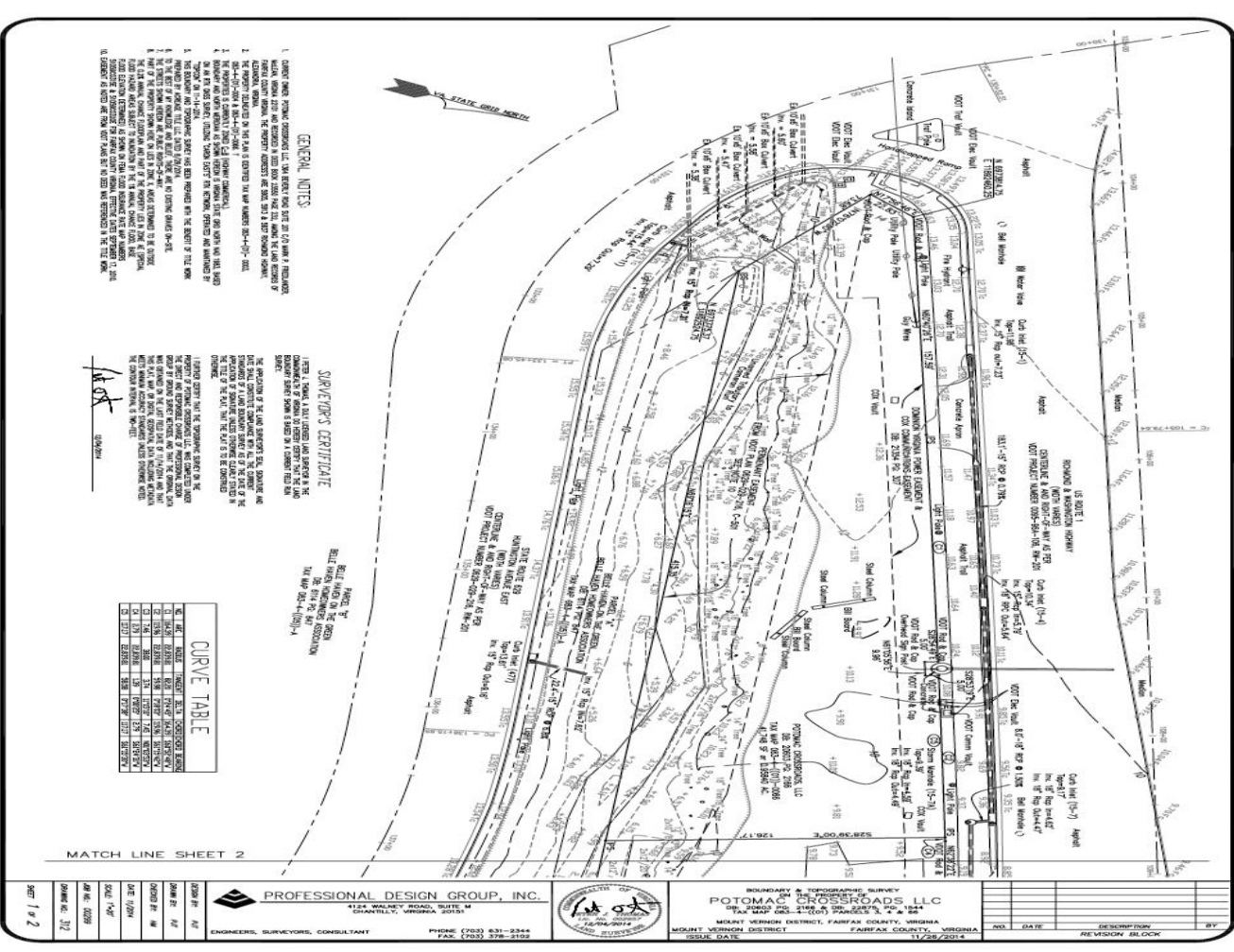


## Proposed Retail Strip Center For Lease On Route 1

- 10,000 Sf Total Retail Space Proposed.
- 800 Lf Of Street Frontage on Rt 1
- 75,000 VPD.
- Multiple Points of Ingress and Egress.
- Parcel ID
  - 0833 01 0066
  - 0834 01 0003
  - 0834 01 0004

# Site Drawings

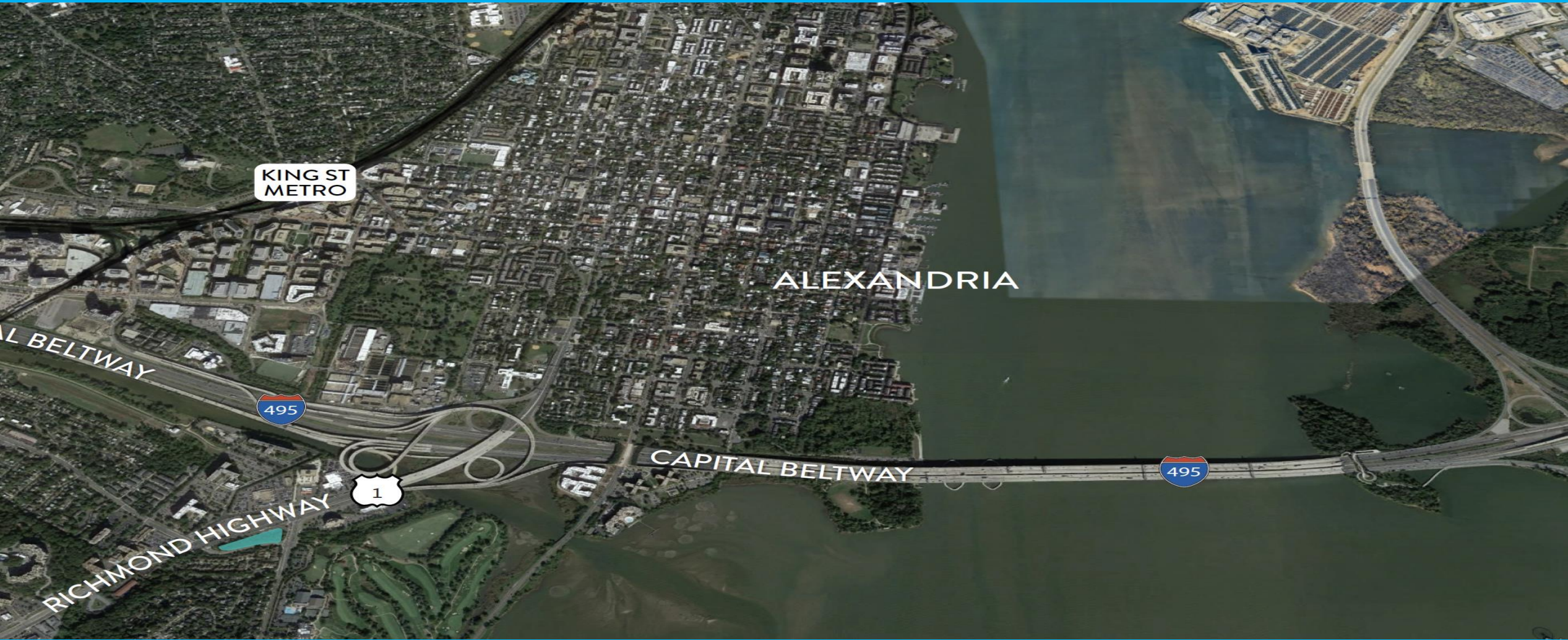
Retail Pad Site Rt 1  
5905 Richmond Hwy, Alexandria Va 22303



# Arial View

# Retail Pad Site Rt 1

5905 Richmond Hwy, Alexandria Va 22303



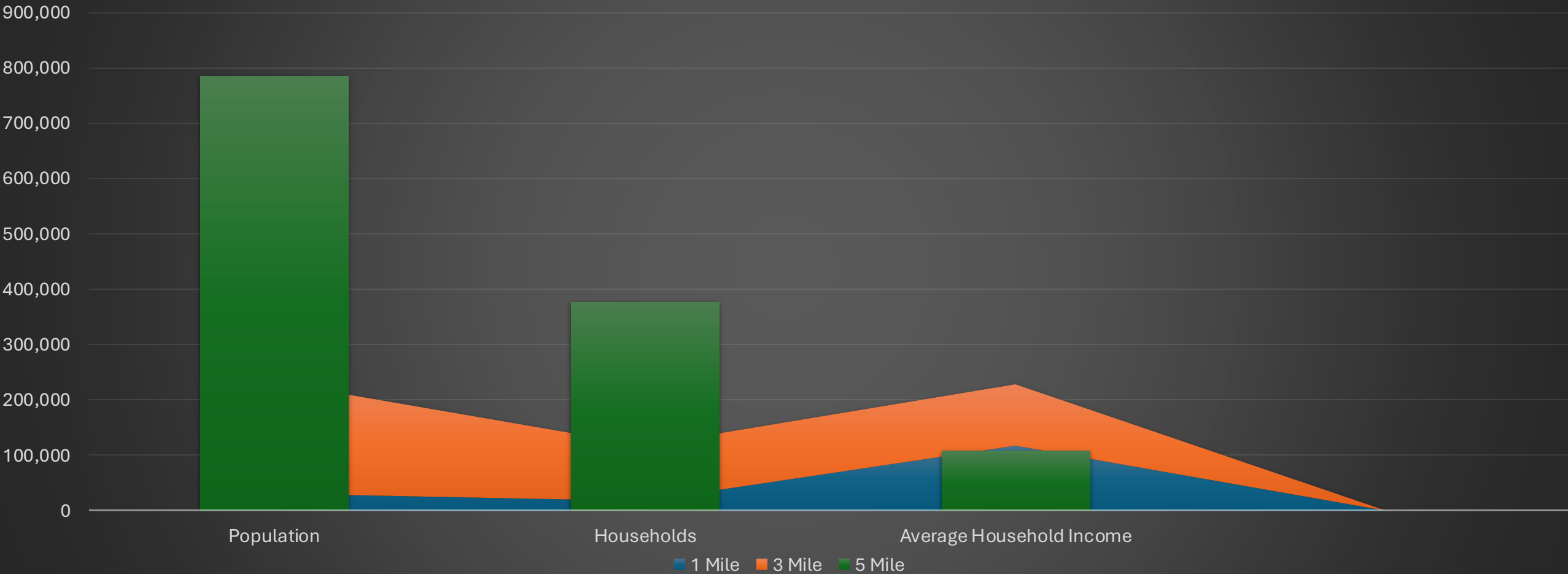
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# Demographics

Retail Pad Site Rt 1  
5905 Richmond Hwy, Alexandria Va 22303

Chart Title

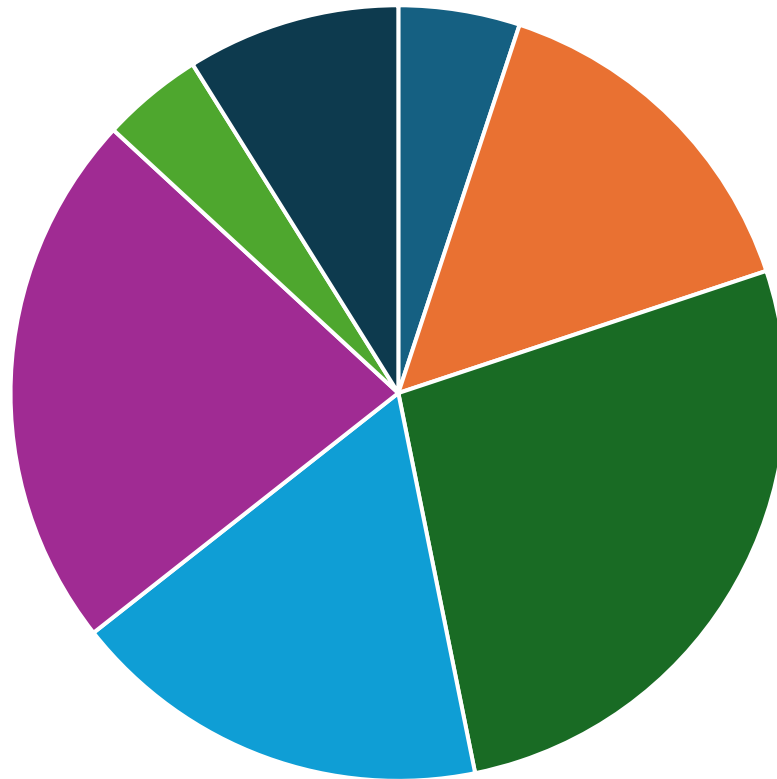


# Sales

# Retail Pad Site Rt 1

5905 Richmond Hwy, Alexandria Va 22303

Sales



■ Apparel    ■ Entertainment    ■ Food and Alcohol    ■ Household  
■ Transportation    ■ Health Care    ■ Education

Apparel	\$64,737,885
Entertainment	\$189,721,195
Food and Alcohol	\$344,340,036
Household	\$224,670,333
Transportation	\$287,380,700
Health Care	\$54,125,586
Education	\$113,810,535

EST. 2024

**P.V.I.M.**

C.R.E.

Brokerage &  
Management

**For More Information, Please Contact:**

**Apostle Paul Voutsas**

Principal Broker

paul@pvim.co

O: 703-685-0000

**207 Ramsay Alley, Ste 101 Alexandria Va, 22314**

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**WWW.PVIM.CO**

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