

## EXECUTIVE SUMMARY

**River Tower Beauty Salon** 6641 Wakefield Dr. Suite 116, Alexandria, VA 22307



### OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.47 Acres
Year Built:	1963
Building Size:	363
Renovated:	2012
Zoning:	R-20
Market:	Northern Virginia
Submarket:	Alexandria
Traffic Count:	7,359

### PROPERTY OVERVIEW

K&M Commercial Real Estate Is an exclusive representative for the owner is pleased to present this opportunity to lease this retail condo consisting of 363 square feet.

The River Towers is a three high-rise tower consist of a white brick exterior and is just south of Old Town Alexandria.

Currently, the property is build-out as Beauty Salon with two full stations and sink.

Potential other uses are Nail Salon.

### PROPERTY HIGHLIGHTS

- 3 Building
- Tile Floor
- Ground Floor

**KAYVAN MEHRBAKSH, CCIM, MBA**

703.734.2822

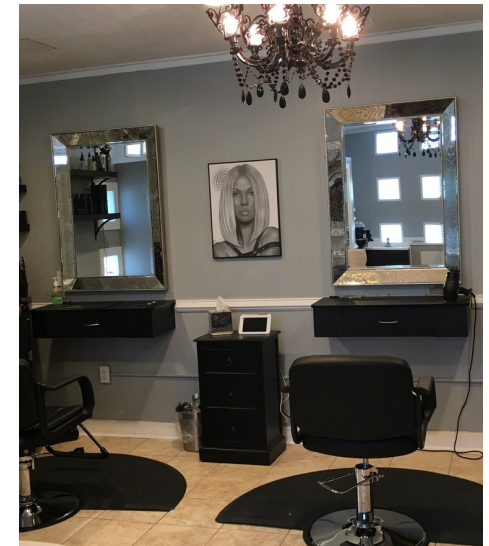
kayvan@svndc.com

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459 Herndon Pkwy #21 Herndon, VA 20170

## ADDITIONAL PHOTOS

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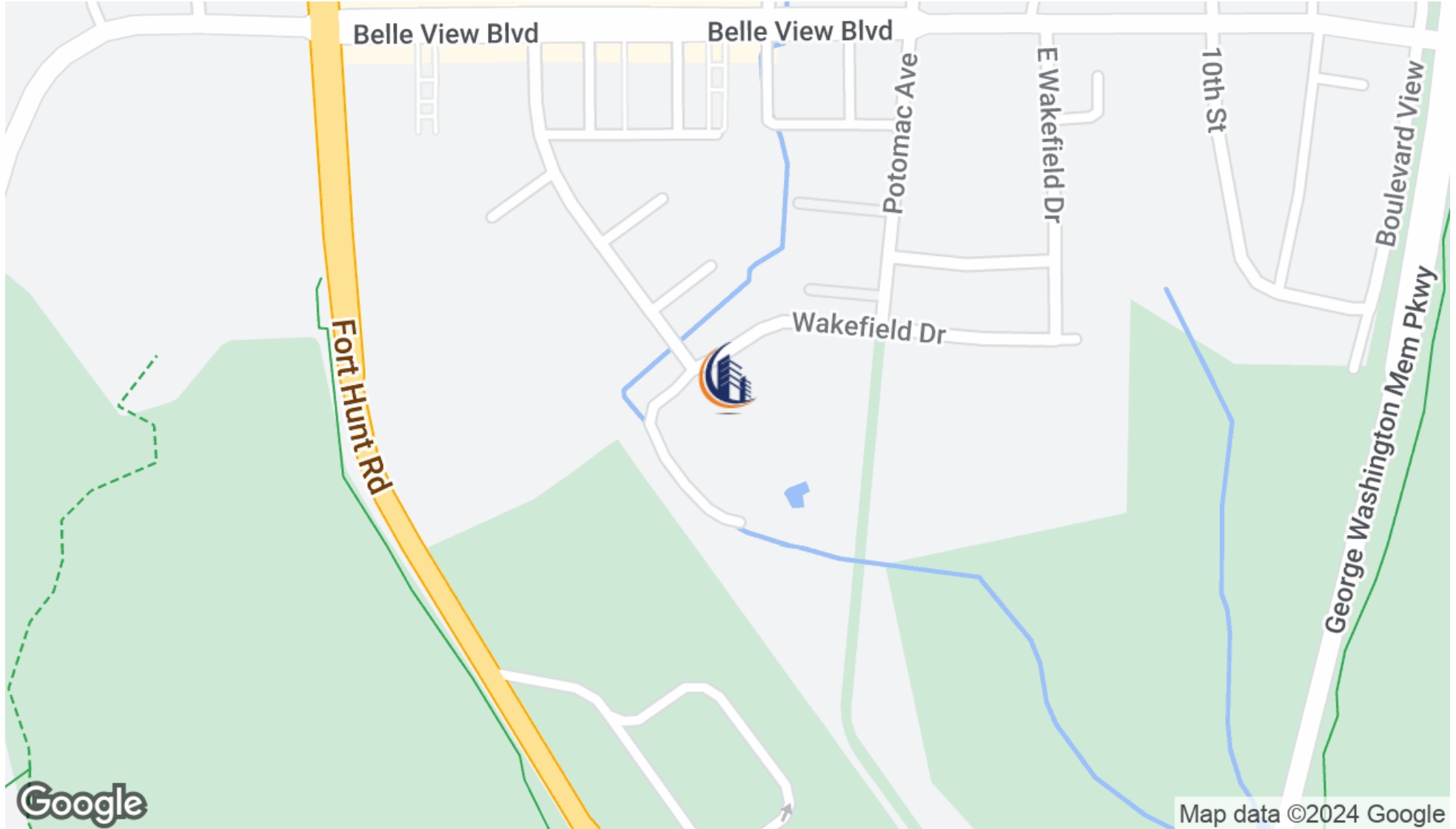
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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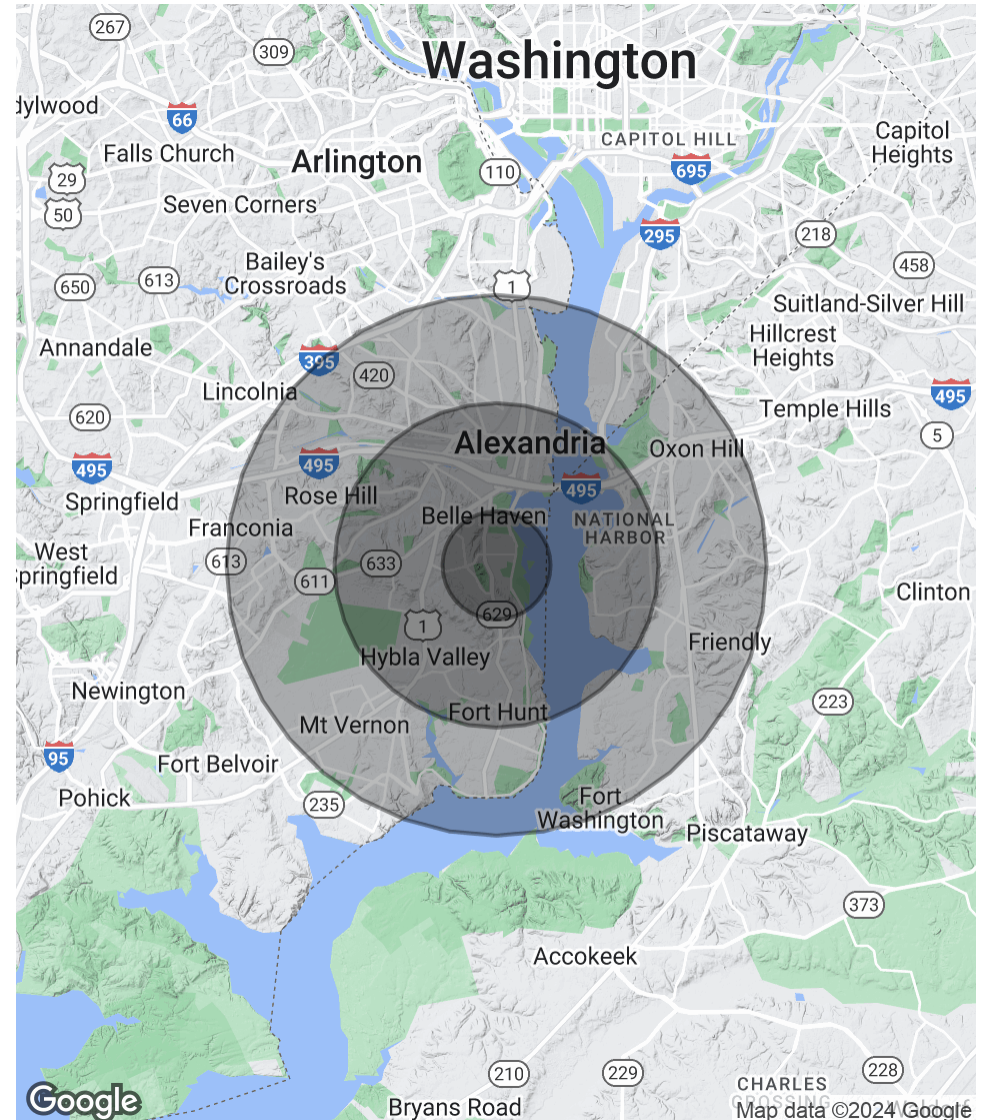
COMMERCIAL REAL ESTATE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,345	110,527	274,976
Average age	40.3	37.8	37.7
Average age (Male)	39.8	37.6	37.0
Average age (Female)	40.9	38.8	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,624	48,758	115,132
# of persons per HH	2.3	2.3	2.4
Average HH income	\$125,364	\$118,187	\$117,345
Average house value	\$540,169	\$552,164	\$550,412

\* Demographic data derived from 2020 ACS - US Census



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