



OFFERING SUMMARY

5411 Franconia Rd, Alexandria, VA 22310

5411 Franconia Road represents an attractive opportunity to lease over 19,000 SF of space located right off of Route 644, approximately 1 mile from the I-95 and I-495, only a 9-minute drive from the Springfield Interchange.

This location would be ideal for a new school, as it is located near densely populated residential neighborhoods. The space is accessible from multiple major roadways, and sits on a large 2.39-acre lot with ample surface parking and two large playgrounds.

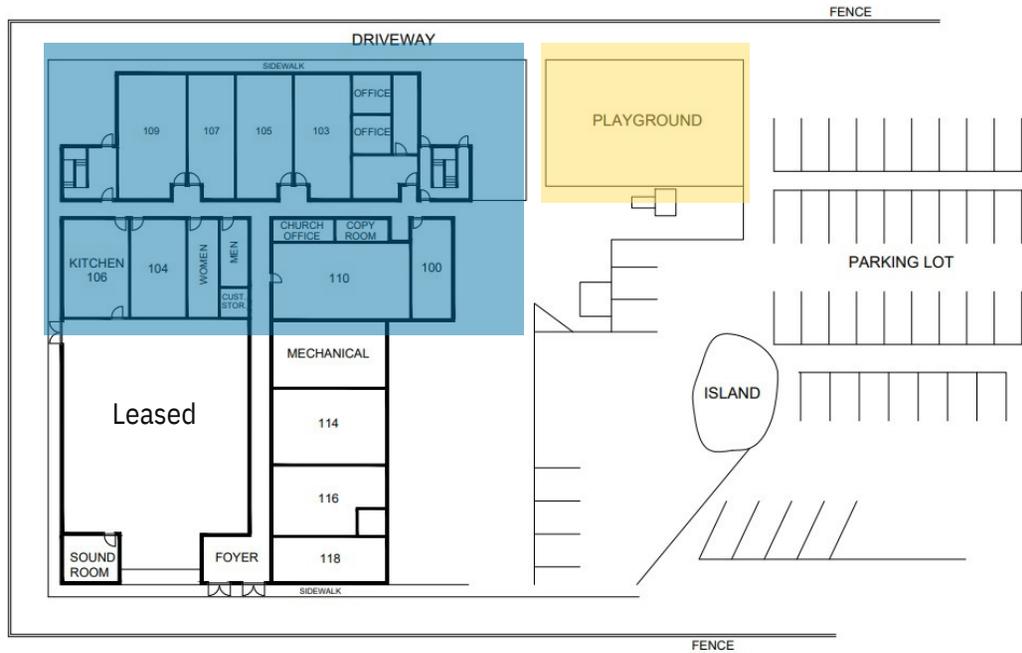
SUMMARY

Leasable Area:	19,000 SF
Floor Size:	9,500 SF
Map #:	0814 01 0066
Traffic Count:	18,000 VPD
Zoning:	R-3
Lease Rate:	Negotiable
Demographics:	Click Here

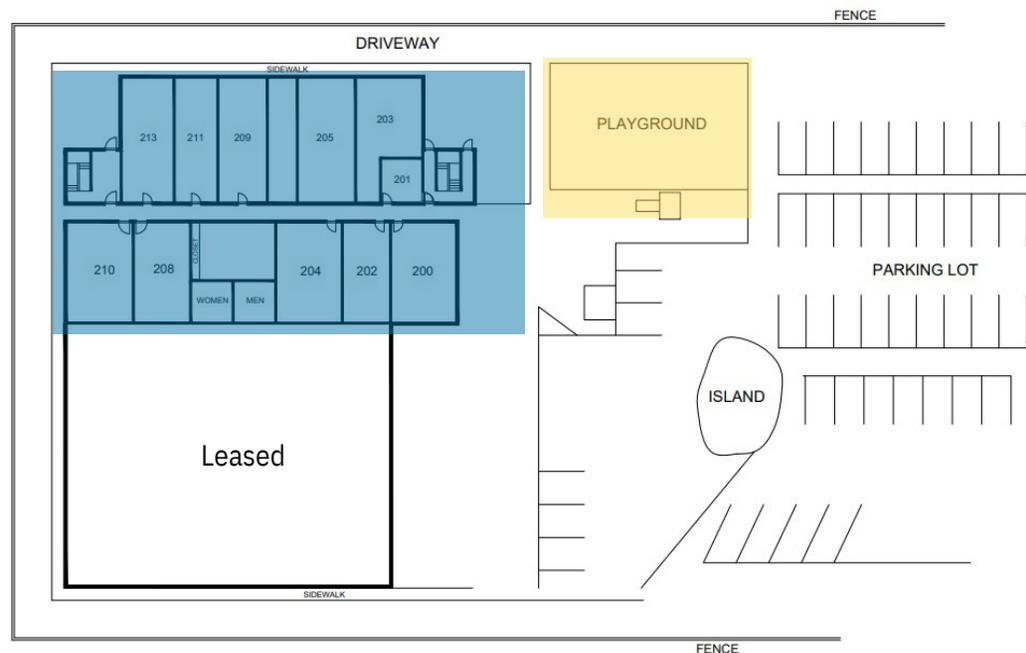
HIGHLIGHTS

- Special purpose space with sufficient square-footage for a school
- Proximity to Route 644, I-95 and I-495, & Springfield Interchange
- Location within residential area
- Two Large Playgrounds
- Ample surface parking & good street visibility
- Already built out for a school or learning center





FLOOR PLAN - 1ST FLOOR | VIRTUAL TOURS BELOW



FLOOR PLAN - 2ND FLOOR | VIRTUAL TOUR BELOW

VIEW TOUR HERE:
**1ST FLOOR | PLAYGROUND
ENTRANCE**

VIEW TOUR HERE:
**1ST FLOOR | SANCTUARY
ENTRANCE**

VIEW TOUR HERE:
**2ND FLOOR | FULL
WALKTHROUGH**

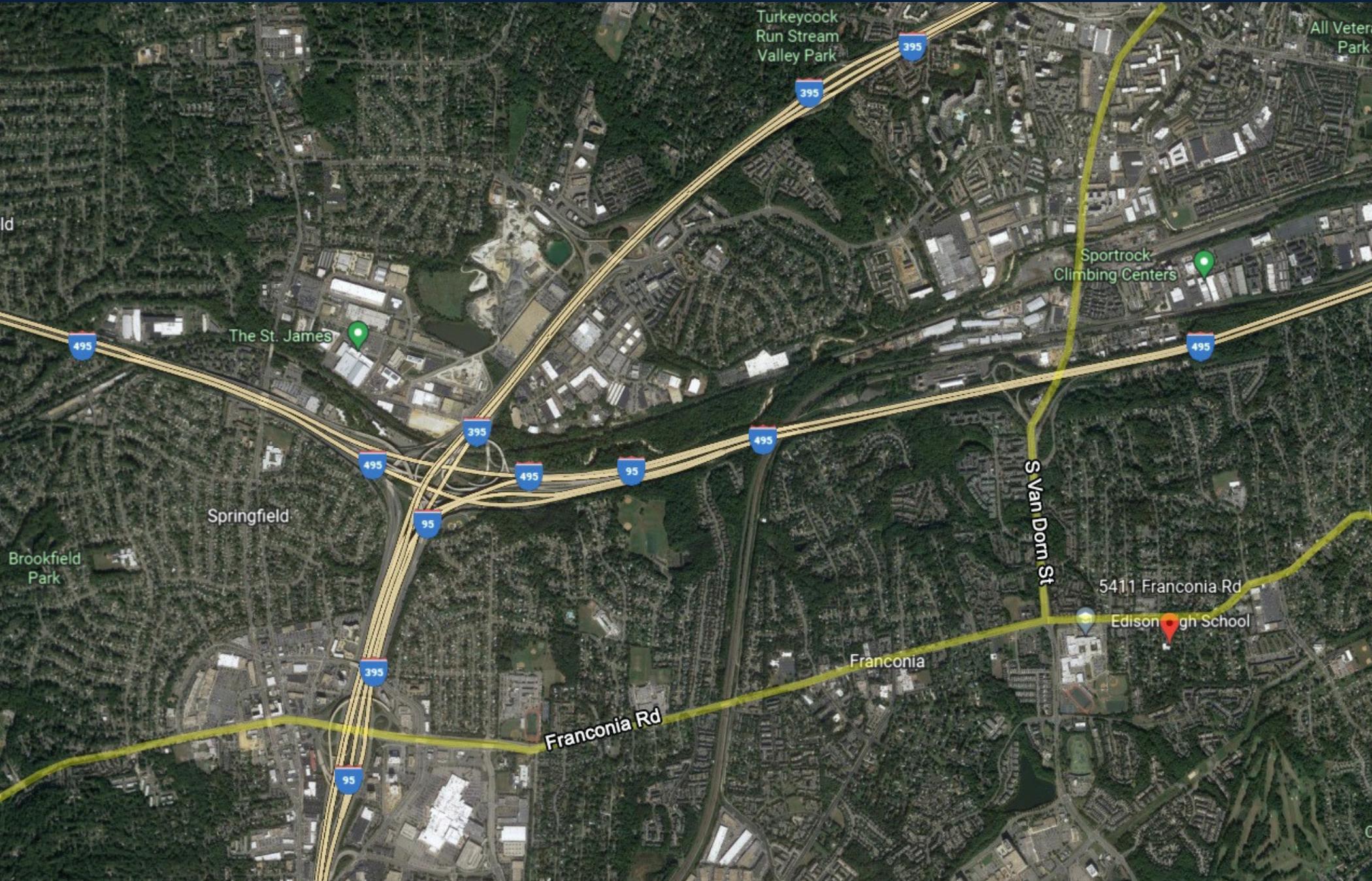
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Aerial Map



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