

# Landsdowne Centre

6400-6500 Landsdowne Centre  
Alexandria, VA 22315



## Property Highlights:

- Easy access from I-95, Route 1 (Richmond Highway) and Fairfax County Parkway.
- Conveniently located at the intersection of Beulah St. and Telegraph Rd. directly across from Ft. Belvoir.
- Diverse mix of co-tenants including CVS, Honest Soul Yoga, Tropical Smoothie Café, Fairfax County Library, Sunoco Gas, and many other professional care services.



21,863  
(Telegraph Rd. & Beulah St.)  
VPD



Population  
260,258  
(5mi radius)



Avg. HH Income  
\$158,817  
(1mi radius)



534,121  
Employees  
(5mi radius)

For More Information  
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# Landsdowne Centre

Alexandria, Virginia

**A.J. DWOSKIN**  
& ASSOCIATES, INC.  
Real Estate Development & Management



For more information, visit our website at [www.dwoskin.com](http://www.dwoskin.com) or scan this code using your smart phone.



Space	SF	Tenant
1-3	4,550	Mission BBQ
4	1,400	Pica Taco
5	1,400	Five Star Carpet
6	1,050	Honest Soul Yoga
7	1,300	Landsdowne Chiropractor
8	2,200	Honest Soul Yoga
9	1,400	Honest Soul Yoga
10	1,400	Mediterranean Grill
11	1,400	Rice & Spice
12	1,400	Mi Pollo
13	1,400	Woofgang
14	1,750	Capitol Martial Arts Academy
15	15,000	Fairfax County Library
16-17a	4,900	Fairfax County Senior Center
18	1,750	Red Wagon Early Learning Center
19	1,400	Available
20	1,050	Foot Lights
21	1,400	Dairy Queen
22	1,400	Kumon
23	1,050	Donna's Nail Salon
24	1,750	Donna's Hair Salon
25	1,400	Dry Cleaner
26	1,050	Family Barber Shop
27	750	Wireless Mobility
28-29	3,800	Olympian's Family Restaurant
30	1,400	Landsdowne Family Dentistry
31	1,400	Chinese Garden
32	1,400	Tropical Smoothie
33-35	9,325	Northern Va Academy of Early Learning
36	1,920	Maysui Sushi
37	1,600	Matsui Sushi
38	2,000	Pho Bowl
39	10,125	CVS/pharmacy
40	1,598	Sunoco

Total GLA 88,468