

Woodmont Properties

RETAIL & OFFICE LEASING
NORTHERN VIRGINIA

FOR LEASE

Pear Tree *Village*

8804 A&B Pear Tree Village Ct, Alexandria, VA 22309

1,898 SF Available on January 1st 2027

LEASING

Carter Smith

Leasing Associate

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BROKER

David Smith

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The Property

Pear Tree Village is a townhouse-style office and retail park set just off Richmond Highway in Alexandria's Mount Vernon corridor — a quieter village setting with abundant free surface parking, half a mile from Fort Belvoir and minutes from Mount Vernon and I-95.

LOCATION

Pear Tree Village,
Alexandria

COUNTY

Fairfax County, VA

PROPERTY TYPE

Office / Retail Park

AVAILABLE SUITE

8804 A&B · 1,898 SF

TRAFFIC COUNT

33,000+ VPD · Richmond
Hwy

PARKING

Free surface parking

BUILDING HIGHLIGHTS

- 01 **Route 1 Frontage.** Signalized access off Richmond Highway with 33,000+ vehicles daily.
- 02 **Fort Belvoir Adjacent.** Half a mile from the base; steady weekday demand from personnel and contractors.
- 03 **Village Setting.** Townhouse-style buildings with individual entries — a distinctive alternative to strip retail.
- 04 **Flexible Use.** Well suited to medical, professional services, financial, and destination retail.



SUBMARKET

Mount Vernon · Route 1
Corridor

Fort Belvoir, Mount Vernon, Old Town
Alexandria, and I-95 all within minutes.

Available Space

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
8804 A&B	Available	1,898	NNN	\$32

LEASE INFORMATION

BUILDING Pear Tree Village	AVAILABILITY For Lease	LEASE RATE \$32 / SF + NNN	LEASE TERM 3-5 Years
DELIVERY As-Is	PARKING Free Surface	ZONING Commercial	SIGNAGE Building & Pylon

IDEAL USES

- Medical & Dental
- Professional Office
- Financial Services
- Tax & Accounting
- Mortgage & Title
- Salon & Personal Care
- Destination Retail
- Studio & Fitness



Demographics & Access

RADIUS

1 Mile



Total Population	11,900
Households	4,300
Median HH Income	\$103,500
Median Home Value	\$535,000
Daytime Population	14,600

RADIUS

3 Miles



Total Population	72,400
Households	26,100
Median HH Income	\$119,800
Median Home Value	\$605,000
Daytime Population	78,900

TRAFFIC COUNT

33,000+ VPD

Richmond Highway (Route 1) at Pear Tree Village Ct

ACCESS

Signalized

Lighted intersection entry off Richmond Highway

EMPLOYMENT DRIVER

Fort Belvoir

One of the region's largest employment bases, 0.5 miles south

DRIVE TIMES	
Fort Belvoir	2 min
Mount Vernon Estate	5 min
I-95 / Fairfax County Pkwy	8 min
Huntington Metro	14 min
Old Town Alexandria	18 min
Reagan National (DCA)	22 min

AREA RETAILERS

Safeway

CVS

Planet Fitness

Dollar Tree

Truist

USAA

McDonald's

Wendy's

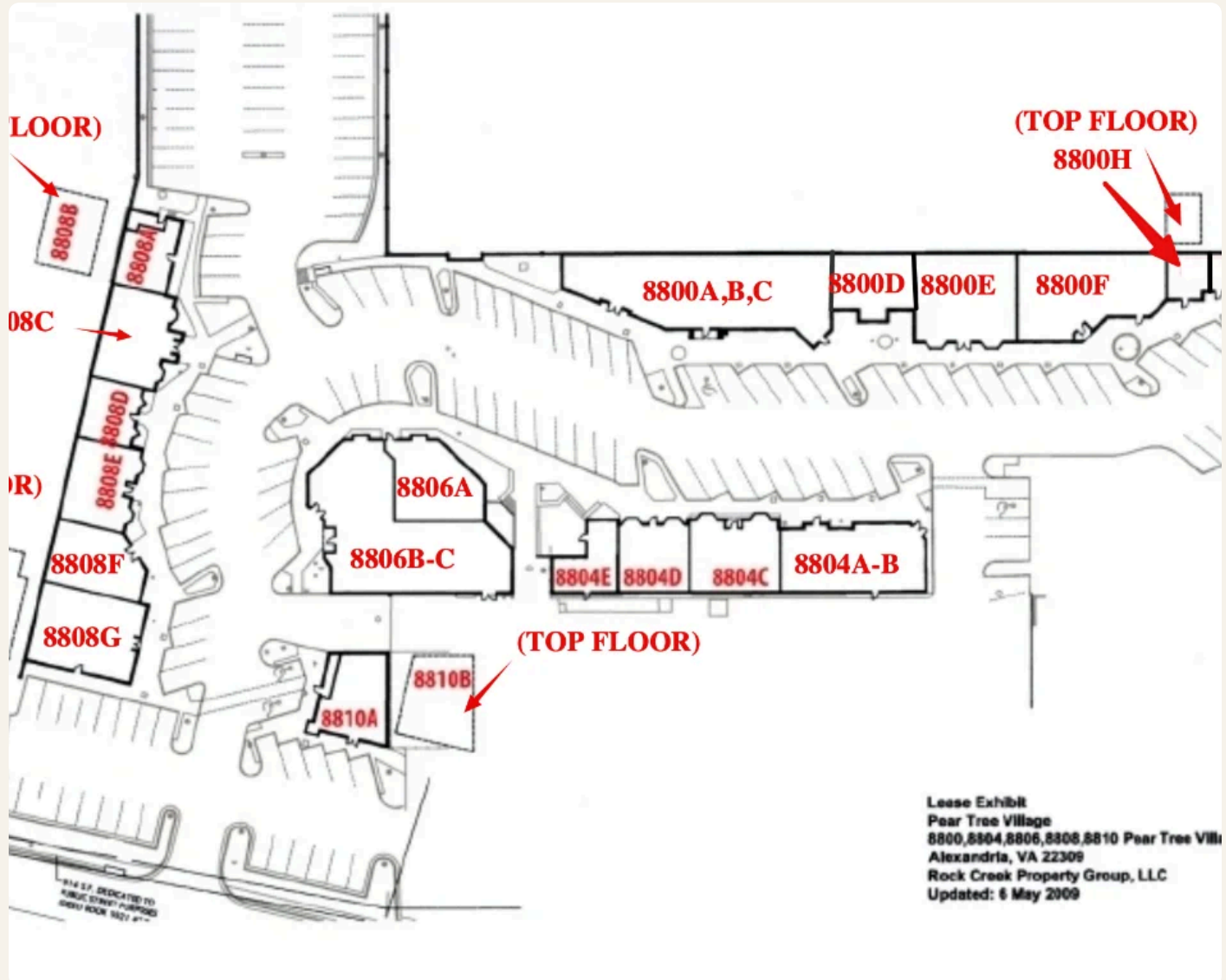
Taco Bell

Woodlawn Shopping Center

Sacramento Center

The Richmond Highway corridor is in the middle of a long-term Fairfax County revitalization, with road widening, new hotels, and new retail underway. Recent Fort Belvoir construction includes the \$1.7B National Geospatial-Intelligence Agency campus and the \$805M Dewitt Army Community Hospital.

Site Plan & Photos



Let's tour
the space.

WOODMONT PROPERTIES

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