A.J. DWOSKIN & ASSOCIATES, INC.

Landsdowne Centre

6400-6500 Landsdowne Centre Drive Alexandria, VA 22315



Property Highlights

- Landsdowne Center is conveniently located near Fort Belvoir's entrance at the intersection of Telegraph Road and Beulah Street and across from Wegmans.
- Comprised of over 88,000 square feet of top-quality retailers, services, nationally recognized restaurants, educational establishments, and family-friendly businesses.
- Provides great visibility to locals, families, and Northern Virginia commuters.

MAJOR TENANTS

Mission BBQ, DQ, CVS pharmacy, The Burger Shack (Premium Burgers · Hotdogs · Shakes · Fries & More), tropical Smoothie Cafe, Sunoco

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,548	86,449	266,182
EMPLOYEES	2,717	41,465	94,714
HOUSEHOLD INCOME	$192,250	$151,631	$155,287
DAILY CARS	24,384 on Telegraph Rd		

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Landsdowne Centre

Alexandria, Virginia

A.J. Dwoskin & Associates, Inc.

Management | Leasing | Investment



Space	SF	Tenant
1-3	4,550	Mission BBQ
4	1,400	Hangry Joe's
5	1,400	Five Star Carpet
6	1,050	Michael A. Redding MD, LTD
7	1,300	Landsdowne Chiropractor
8	2,268	Red Wagon Early Learning Center
9	1,400	Tobacco King
10	1,400	The Burger Shack
11	1,400	Rice & Spice
12	1,400	Puzukan Korean Grill
13	1,400	Woofgang
14	1,750	Capitol Martial Arts Academy
15	15,000	Vacant
16-17a	4,900	Vacant
18	1,750	Red Wagon Early Learning Center
19	1,400	Bella Ballerina
20	1,400	Bella Ballerina
21	1,400	Dairy Queen
22	1,400	Kumon
23	1,050	Donna Nail
24	1,750	StarFit Studio
25	1,400	Dry Cleaner
26	1,050	Family Barber Shop
27	750	Coffee In
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	Little Peru
37	1,600	Matsui Sushi
38	2,000	Pho Bowl
39	10,125	CVS/pharmacy
40	1,598	Sunoco

Total GLA 88,468