5440 CHEROKEE AVE

Next REALTY MID-ATLANTIC

VIRTUAL TOUR

FOR LEASE

6,493 SF AVAILABLE

5440 Cherokee Avenue
Suite 102
Alexandria, VA 22312

INTERESTED IN MORE INFORMATION?
CONTACT:

ANDREW TKACH:
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703.442.8843

MIKE SPONSELLER:
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703.486.1231

MARKET OVERVIEW

PROPERTY HIGHLIGHTS

- Brand-New Built Out Space
- Great for Production – TV | Video – Podcasts or Traditional Office
- Visitor and employee parking available in the front and rear of the building.
- Unlimited access to newely remodeled fitness facility.
- Corner window lines from rear parking lot
- Private entrance to space
- Secure building via key card security system.

1 MILE SNAPSHOT

8,613
Population

$126,386
Median Household Income

$567,370
Owner Occupied Median Home Value

53.8%
People with a Bachelor Degree or Higher

850
Total Businesses

17,819
Employees

DEMOGRAPHICS*

	1-mile	3-miles	5-miles
Population	8,613	163,168	427,347
Households	3,338	61,569	165,107
Median HH Income	$126,386	$108,065	$112,478
Daytime Population	19,806	124,428	293,807

*Demographics are 2022 Estimates

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TRAFFIC COUNTS

31,297 AADT
Edsall Road

3,442 AADT
Cherokee Avenue

2022 Traffic Counts

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AREA AMMENITIES

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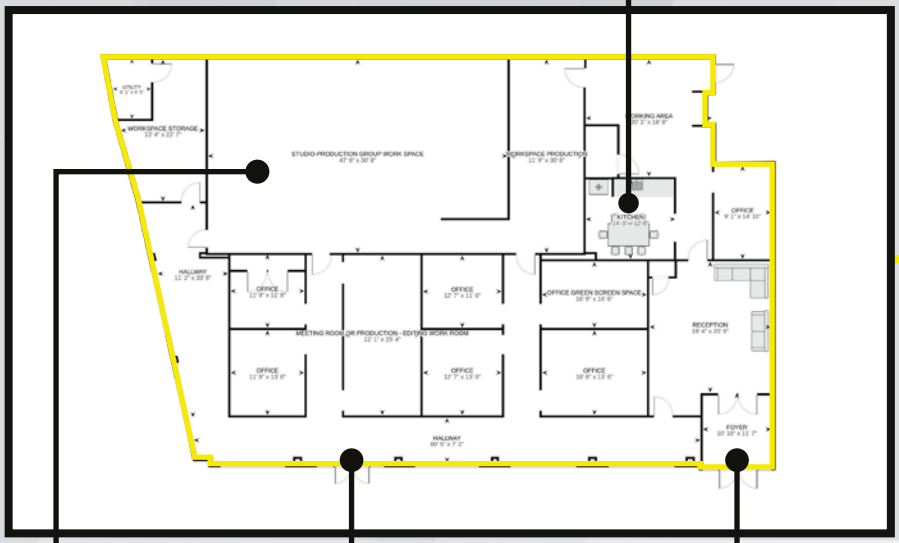
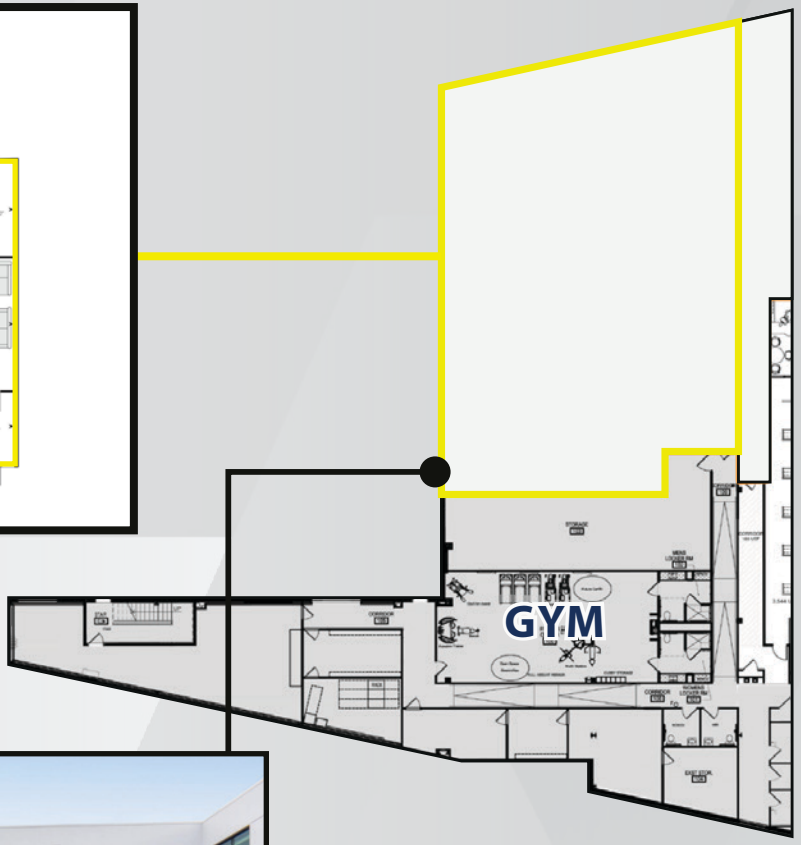
SPACE PLAN





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