

\$1,300,000 - 6341 S Kings Hwy S, Alexandria

MLS® #VAFX2132656

\$1,300,000

0 Bedroom, 0.00 Bathroom,

Land on 0.76 Acres

BREN MAR PARK, Alexandria, VA

Great, new \$200,000 price reduction! Bring offers! Rarely available lot in the Penn Daw neighborhood of Alexandria. This 33,209 square foot parcel (0.76 acres) is located in the expanding Penn Daw section of Fairfax County (south Alexandria). Zoned C-2 commercial (Allows for Adult or Child Day Care, Private school, Utilities Facility, Financial Institution, Office, Massage Therapy, or Small Healthcare/Physical Therapy Establishment) with a maximum building height of 40 feet and a maximum FAR (floor area ratio) of 0.50. For this property, a 16,604 sq. ft. facility can be built for your business! Utility lines are already in place. The property is located at the Penn Daw station of the proposed Richmond Highway BRT (Bus Rapid Transit) system which runs from Huntington Metrorail Station to Fort Belvoir. It also benefits from the Fairfax County Embark Richmond Highway study focused on creating development opportunities along the Richmond Highway Corridor. For business owners seeking out their first location, or next location, this property is for you!

Essential Information

MLS® #	VAFX2132656
Price	\$1,300,000
Bathrooms	0.00
Acres	0.76



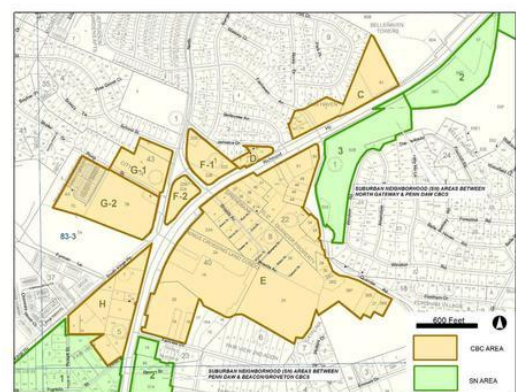
FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition
Richmond Highway Corridor Area, Amended through 2-23-2021
Community Business Centers

AREA IV
Page 88

PENN DAW COMMUNITY BUSINESS CENTER

The Penn Daw CBC encompasses an important crossroads where North and South Kings Highways meets Richmond Highway. This crossroads area, along with Penn Daw's proximity to the Huntington Metrorail Station, makes it a significant activity center for retailers and other businesses. However, the intersection of Richmond Highway and North Kings Highway presents challenges for visibility and accessibility, and hinders pedestrian activity. Major existing and approved uses in the Penn Daw CBC include the Kings Crossing retail center, the South Alex mixed-use development, other neighborhood and community-serving retail establishments, multi-family residential buildings, and townhouses. Stable residential neighborhoods abut the CBC. Mount Eagle Elementary School, Quander Road School, and West Potomac High School serve the area. Opportunities exist on the east side of Richmond Highway as well as in the area between South Kings Highway and Richmond Highway for additional mixed-use development.

A portion of the CBC located on the east side of Richmond Highway, Tax Map Parcel 83-3 ((1)) 24, often referred to as the Fairchild property, contains steep slopes, a stream valley, and other environmentally sensitive features that need protection, restoration, and enhancement. Figure 28 indicates the geographic location of land units in the Penn Daw CBC, shown in yellow, and the Suburban Neighborhood Areas on either side of the CBC, shown in green.



PENN DAW CBC BOUNDARY AND LAND UNITS

FIGURE 28



Type	Land
Sub-Type	Land
Status	Active Under Contract

Community Information

Address	6341 S Kings Hwy S
Subdivision	BREN MAR PARK
City	Alexandria
County	FAIRFAX-VA
State	VA
Zip Code	22306

Amenities

Utilities	Water Available, Sewer Available
View	Trees/Woods
HOA Amenities	None

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	June 13th, 2023
Days on Market	844
Zoning	C-2

Listing Details

Listing Office	Corcoran McEneaney
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Listing information last updated on November 4th, 2025 at 5:01pm EST