



PROJECT FACTS

GLA: 150,000 SF

- ▶ Specialty retail and multi-family project located in the heart of South Alexandria, featuring 30,000 SF of in-line retail, 400 apartment units and 30-50 townhouse lots
- ▶ Project is located in affluent Fairfax County which ranked as the 5th wealthiest county in the U.S. (Census Bureau 2012) with a median income of \$106,690
- ▶ Construction expected to begin in 2015

2012 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	20,020	\$106,757	8,318
3 mile	130,761	\$112,327	57,157
5 mile	380,707	\$103,187	164,217

2012 ESRI

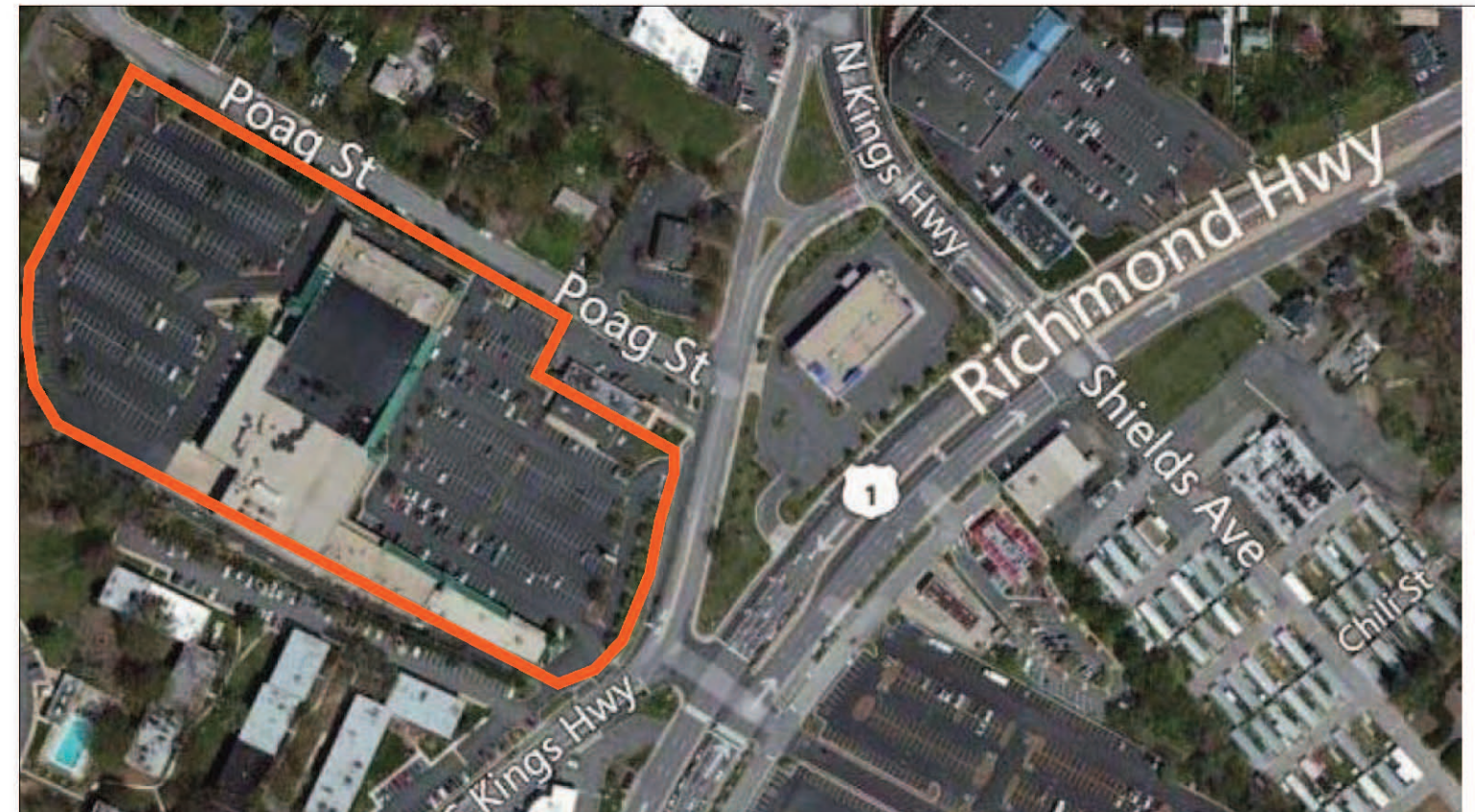


LOCATION

Convergence of North & South Kings Hwys off Route 1

LEASING CONTACT

J. Eric Collich | 202.736.2804 | ECollich@combined.biz





TABULATION		
RETAIL:		
34,314 GSF		
RESIDENTIAL:		
419,176 GSF		
TOTAL UNITS: 391		
SINGLE UNITS: 242	62%	
DOUBLE UNITS: 148	38%	
STUDIO:	28	7%
1B:	145	37%
1B+:	69	18%
2B:	120	31%
2B+:	28	7%
PARKING TOTAL:	780	
RETAIL:	141	
RES SPACES:	639	