



PROJECT FACTS

GLA: 150,000 SF

- ▶ Community center located in a neighborhood with dense residential development
- ▶ Center 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
- ▶ Shopping center features several destination tenants offering 'one stop' shopping

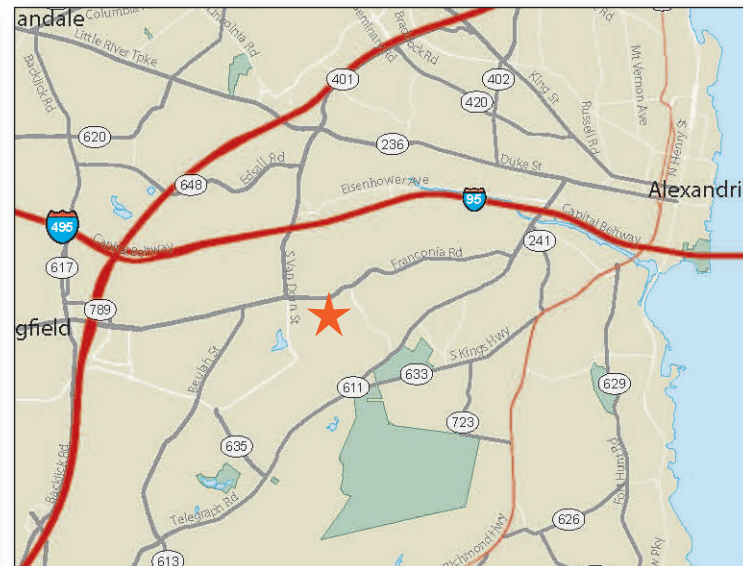
FEATURED TENANTS

Safeway, Rite Aid, Dollar Tree, Tuesday Morning

2016 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,174	\$139,108	4,871
3 mile	166,145	\$111,308	69,405
5 mile	440,793	\$118,753	183,116

2016 ESRI



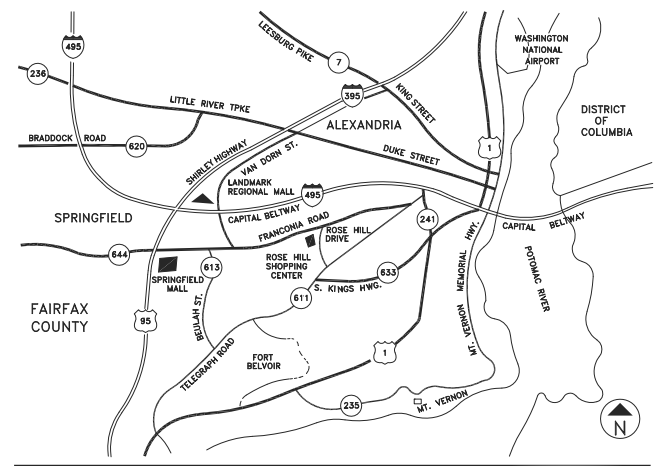
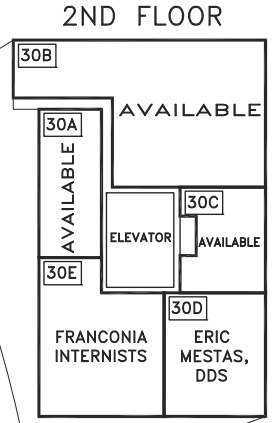
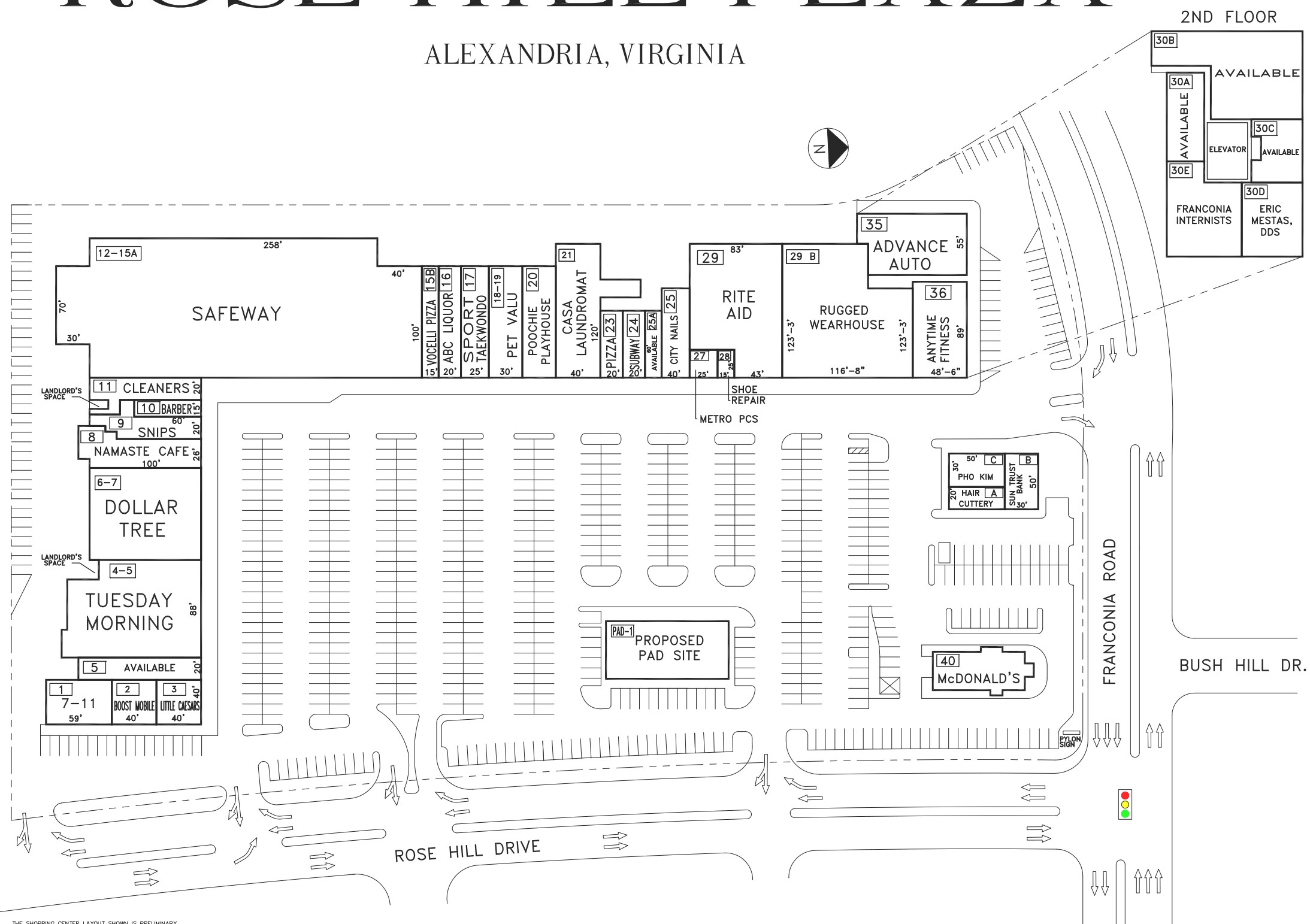
LOCATION
Franconia Road & Rose Hill Drive - Alexandria, VA

LEASING CONTACT
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ROSE HILL PLAZA

ALEXANDRIA, VIRGINIA



TENANT ROSTER

1	7-ELEVEN	2,400 SF	25	CITY NAILS	2,000 SF
2	BOOST MOBILE	1,625 SF	25A	AVAILABLE	900 SF
3	LITTLE CAESARS	1,625 SF	27	METRO PCS	500 SF
5	AVAILABLE	1,686 SF	28	ROSE HILL SHOE REPAIR	500 SF
4-5	TUESDAY MORNING	11,269 SF	29	RITE AID	9,187 SF
6-7	DOLLAR TREE	10,000 SF	29B	RUGGED WEARHOUSE	11,999 SF
8	NAMASTE CAFE	3,174 SF	SECOND FLOOR PROFESSIONAL OFFICES		
9	SNIPS BEAUTY SALON	1,855 SF	30A	AVAILABLE	1,970 SF
10	ROSE HILL BARBER	900 SF	30B	AVAILABLE	5,276 SF
11	ROSE HILL CLEANERS	2,000 SF	30C	AVAILABLE	1,848 SF
12-15A	SAFEWAY	36,477 SF	30D	ERIC MESTAS, DDS	2,070 SF
15B	VOCELLI PIZZA	1,500 SF	30E	FRANCONIA INTERNISTS	2,936 SF
16	ABC LIQUOR	2,000 SF	35	ADVANCE AUTO	6,000 SF
17	SPORT TAEKWONDO	2,500 SF	36	ANYTIME FITNESS	4,109 SF
18-19	PET VALU	3,000 SF	40	MCDONALD'S	2,600 SF
20	POOCHIE PLAYHOUSE	2,862 SF	FREESTANDING PAD BUILDINGS		
21	CASA LAUNDROMAT	5,512 SF	A	HAIR CUTTERY	1,000 SF
23	MAMA MIA PIZZA	1,200 SF	B	SUNTRUST BANK	1,500 SF
24	SUBWAY	1,200 SF	C	PHO KIM	1,500 SF
			PAD-1	AVAILABLE	6,000 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	154,680 SF
ZONED =	TS C-1
REV. DATE =	03.28.17
PLOT DATE =	03.28.17

ROSE HILL PLAZA
ROSE HILL DRIVE & FRANCONIA ROAD
ALEXANDRIA, VIRGINIA 22310

COMBINED PROPERTIES INCORPORATED
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LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'
APPROX. SCALE