



PROJECT FACTS

GLA: 150,000 SF

- ▶ Community center located in a neighborhood with dense residential development
- ▶ Center is located in affluent Fairfax County where the HH median income is \$124,831 and ranks as the 3rd wealthiest county in the U.S. as published by the Census Bureau (2019)
- ▶ Shopping center features several destination tenants offering 'one stop' shopping

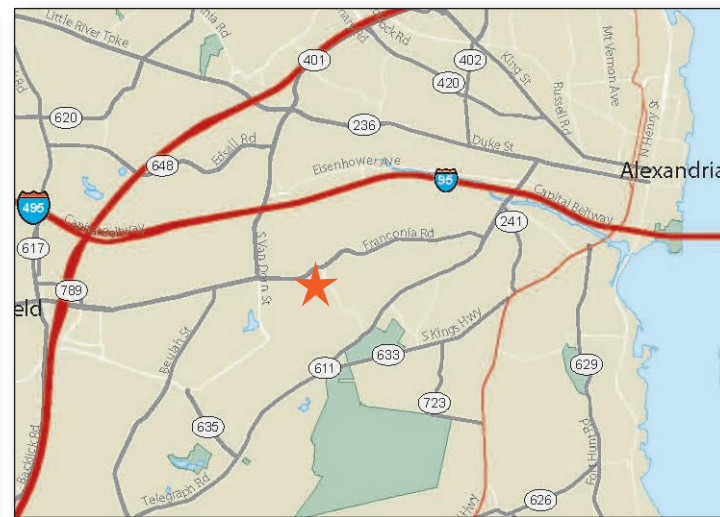
FEATURED TENANTS

Safeway, Gabe's, Walgreens, Dollar Tree, Tuesday Morning

2020 DEMOGRAPHICS

| | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 13,072 | \$158,676 | 4,807 |
| 3 mile | 171,154 | \$129,606 | 71,344 |
| 5 mile | 450,242 | \$137,826 | 187,491 |

2020 ESRI



LOCATION
Franconia Road & Rose Hill Drive - Alexandria, VA

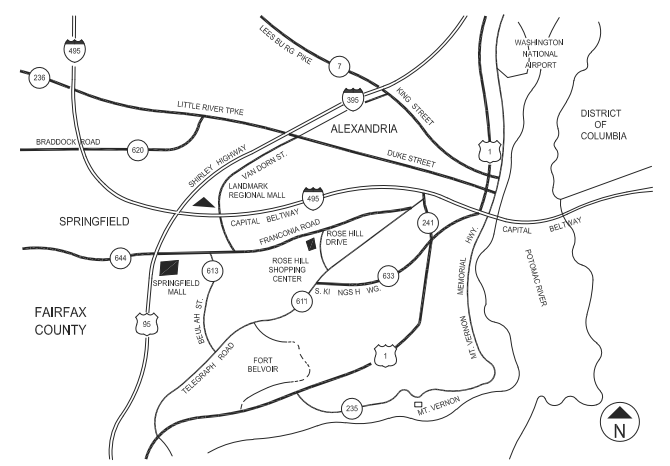
LEASING CONTACT

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ROSE HILL PLAZA

ALEXANDRIA, VIRGINIA



TENANT ROSTER

| | | | | | |
|-----------------------------------|--------------------|-----------|-----------------------------------|---------------------------|-----------|
| 1 | 7-ELEVEN | 2,400 SF | 25 | CITY NAILS | 2,000 SF |
| 2 | T-MOBILE | 1,625 SF | 25A | SABI'S THREADING & WAXING | 900 SF |
| 3 | LITTLE CAESARS | 1,625 SF | 27 | METRO PCS | 500 SF |
| 5 | | 1,686 SF | 28 | ROSE HILL SHOE REPAIR | 500 SF |
| 4-5 | TUESDAY MORNING | 11,269 SF | 29 | WALGREENS | 9,187 SF |
| 6-7 | DOLLAR TREE | 10,000 SF | 29B | GABE'S | 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 | 30BC | AVAILABLE | 7,124 SF |
| 11 | ROSE HILL CLEANERS | 2,000 SF | 30D | ERIC MESTAS, DDS | 2,070 SF |
| 12-15A | SAFEWAY | 36,477 SF | 30E | FRANCONIA INTERNISTS | 2,936 SF |
| 15B | VOCELLI PIZZA | 1,500 SF | 35 | ADVANCE AUTO | 6,000 SF |
| 16 | ABC LIQUOR | 2,000 SF | 36 | ANYTIME FITNESS | 4,109 SF |
| 17 | AVAILABLE | 2,500 SF | 40 | MCDONALD'S | 2,600 SF |
| 18-19 | AVAILABLE | 3,000 SF | FREESTANDING PAD BUILDINGS | | |
| 20 | SONNY'S PLACE | 2,862 SF | A | LEASE OUT | 1,000 SF |
| 21 | ROSE HILL LAUNDRY | 5,512 SF | B | AVAILABLE | 1,500 SF |
| 23 | MAMA MIA PIZZA | 1,200 SF | C | PHO KIM | 1,500 SF |
| 24 | SUBWAY | 1,200 SF | PAD-1 | FUTURE AVAILABLE | 6,000 SF |
| PARKING PROVIDED = | | | | | |
| PARKING REQUIRED = | | | | | |
| GLA AS PER RENT ROLL = 154,680 SF | | | | | |
| ZONED = TS C-1 | | | | | |
| REV. DATE = MAR 2021 | | | | | |

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