



PROJECT FACTS

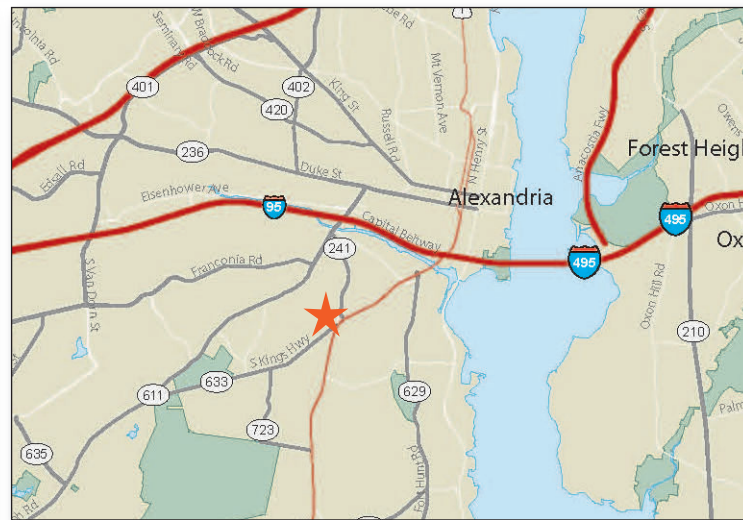
**RETAIL GLA: 20,000 SF - small shop
25,000 SF - grocer**

- ▶ Mixed-use project located in the heart of South Alexandria, featuring a 25,000 SF grocer and 20,000 SF of small shop space, 400 apartment units and 41 townhomes
- ▶ Project is located in affluent Fairfax County which ranked as the 5th wealthiest county in the U.S. (Census Bureau 2012) - median income of \$106,690
- ▶ Construction to begin in late 2015

2016 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	21,370	\$106,275	8,735
3 mile	135,559	\$131,213	58,868
5 mile	393,537	\$120,330	169,010

2016 ESRI



LOCATION

Convergence of North Kings Hwys and Route 1

LEASING CONTACT

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ROUTE ONE REIMAGINED

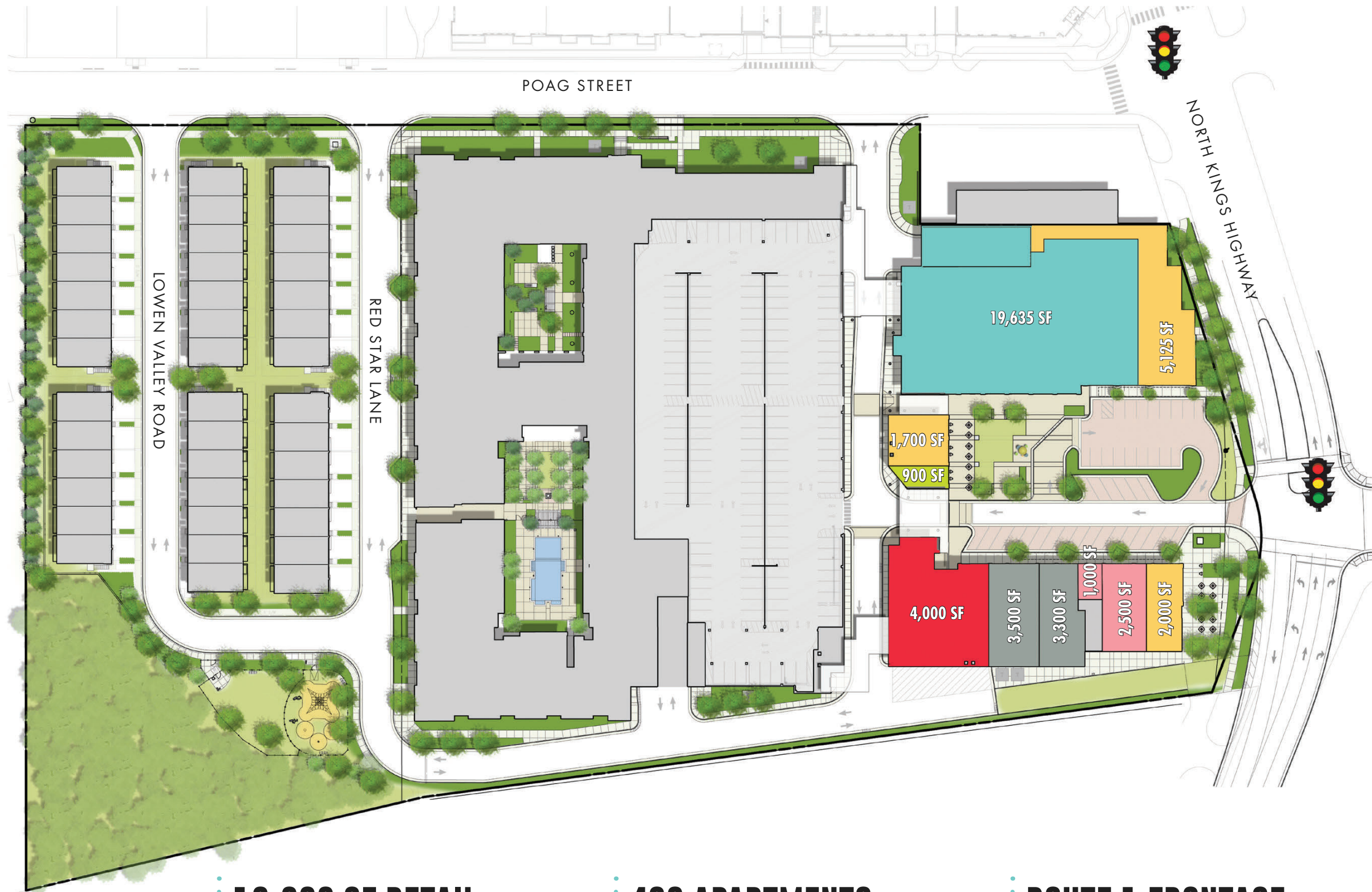
South Alexandria is at the beginning of a new chapter, with more than 3,000 residential units and over 200,000 square feet of retail space recently built or under development along Route 1.

RECENT & FUTURE (*) DEVELOPMENT

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| 1 MOUNT VERNON GATEWAY*
Landmark Atlantic Holdings
500 Residential Units | 8 THE SHELBY
Insight Property Group
240 Residential Units |
| 2 COSTCO
100 New Employees | 9 CITYSIDE HUNTINGTON METRO*
The Carlyle Group
145 Additional Residential Units |
| 3 FORDSON PLACE
Merchants National Properties & Marx Realty
11,880 SF Retail | 10 HUNTINGTON CLUB CONDOMINIUMS*
1,200 Residential Units
600,000 - 1M SF Office
127,000 SF Retail |
| 4 INOVA MOUNT VERNON HOSPITAL
65,000 SF Expansion | 11 THE PARKER AT HUNTINGTON STATION
MRP Realty
390 Residential Units
260,000 SF Office/Retail
200-Room Hotel |
| 5 BEACON OF GROVETON
299 Residential Units
50,000 SF Office* | 12 HUNTINGTON AVENUE AT BISCAYNE DRIVE*
A&R Development
141 Residential Units
3,500 SF Retail |
| 6 KINGS CROSSING (PHASE III)*
JBGR
350 Residential Units | |
| 7 THE GRANDE AT HUNTINGTON
Capital Investment Advisors
275 Residential Units
25,000 SF Retail | |



- National Grocer
- Quick Service Restaurant
- Specialty Shop
(Cupcake, Chocolate, Art Gallery)
- Full Service Restaurant
- Retail
- Service Retail
(Hair Salon, Nail, Beauty Spa)



19,000 SF RETAIL
25,000 SF GROCER

400 APARTMENTS
41 TOWNHOMES

ROUTE 1 FRONTAGE
AT GRADE PARKING