



**PROJECT FACTS**

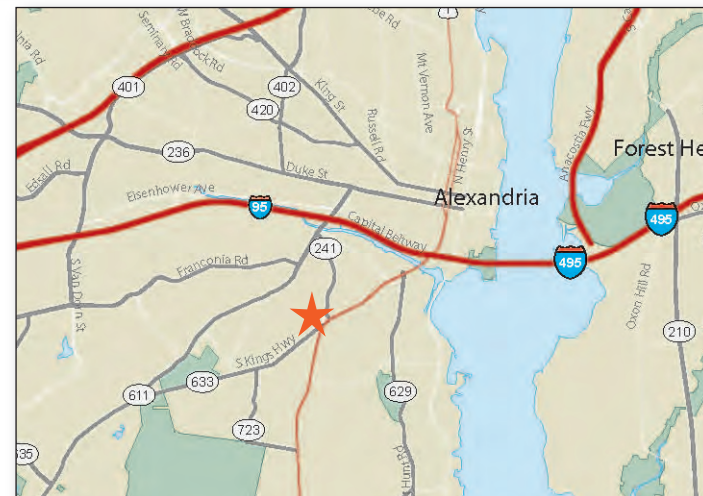
**RETAIL GLA: 23,000 SF - small shop**  
**20,000 SF - ALDI**

- ▶ Mixed-use project located in the heart of South Alexandria, featuring a 20,000 SF ALDI and 20,000 SF of small shop space, 400 apartment units and 41 townhomes
- ▶ Project is located in affluent Fairfax County where the HH median income is \$112,844 and ranks as the 3rd wealthiest county in the U.S. as published by the Census Bureau (July 2017)
- ▶ Construction commenced 1Q 2019

**2018 DEMOGRAPHICS**

	Population	Avg HH Income	Households
1 mile	23,286	\$115,196	9,253
3 mile	140,079	\$139,004	60,617
5 mile	399,435	\$128,131	171,682

2018 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*<br>Landmark Atlantic Holdings<br>500 Residential Units                         | 8 THE SHELBY<br>Insight Property Group<br>240 Residential Units  |
| 2 COSTCO<br>100 New Employees  | 9 CITYSIDE HUNTINGTON METRO*<br>The Carlyle Group<br>145 Additional Residential Units                                    |
| 3 FORDSON PLACE<br>Merchants National Properties & Marx Realty<br>11,880 SF Retail                     | 10 HUNTINGTON CLUB CONDOMINIUMS*<br>1,200 Residential Units<br>600,000 - 1M SF Office<br>127,000 SF Retail               |
| 4 INOVA MOUNT VERNON HOSPITAL<br>65,000 SF Expansion   | 11 THE PARKER AT HUNTINGTON STATION<br>MRP Realty<br>390 Residential Units<br>260,000 SF Office/Retail<br>200-Room Hotel |
| 5 BEACON OF GROVETON<br>299 Residential Units<br>50,000 SF Office*                                     | 12 HUNTINGTON AVENUE AT BISCAYNE DRIVE*<br>A&R Development<br>141 Residential Units<br>3,500 SF Retail                   |
| 6 KINGS CROSSING (PHASE III)*<br>JBGR<br>350 Residential Units   |  |
| 7 THE GRANDE AT HUNTINGTON<br>Capital Investment Advisors<br>275 Residential Units<br>25,000 SF Retail |  |





