



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

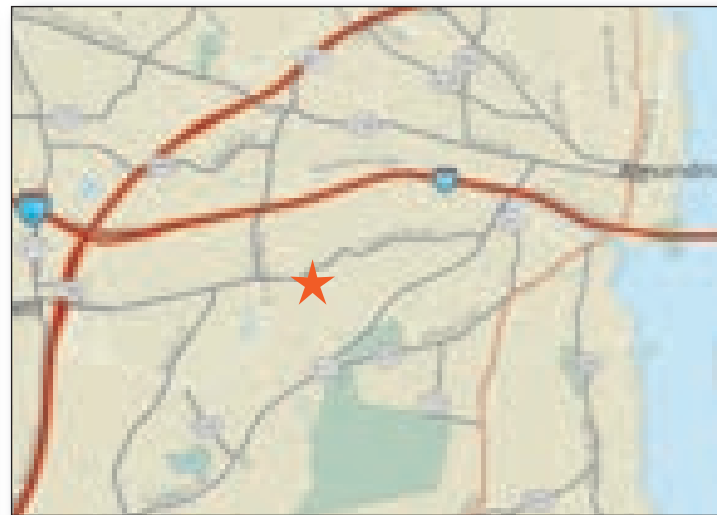
FEATURED TENANTS

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

2021 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,970	\$163,323	4,775
3 mile	169,727	\$134,836	70,904
5 mile	446,722	\$144,597	185,995

2021 ESRI



LOCATION
Franconia Road & Rose Hill Drive - Alexandria, VA

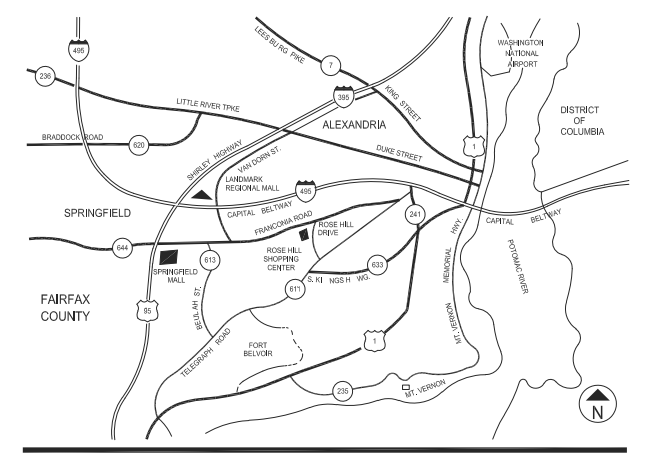
LEASING CONTACT

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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	ABC LIQUOR	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	30B	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					

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.

APPROX. SCALE

LEASING PLAN

ROSE HILL PLAZA

ROSE HILL DRIVE & FRANCONIA ROAD
ALEXANDRIA, VIRGINIA 22310



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