



**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 \$124,831 and ranks as the 2nd wealthiest county in the U.S. as published by the Census Bureau (2021)
- ▶ Construction commenced 1Q 2019

**2022 DEMOGRAPHICS**

	Population	Avg HH Income	Households
1 mile	22,074	\$157,156	9,192
3 mile	141,682	\$188,513	61,508
5 mile	415,017	\$166,437	176,062

2023 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**

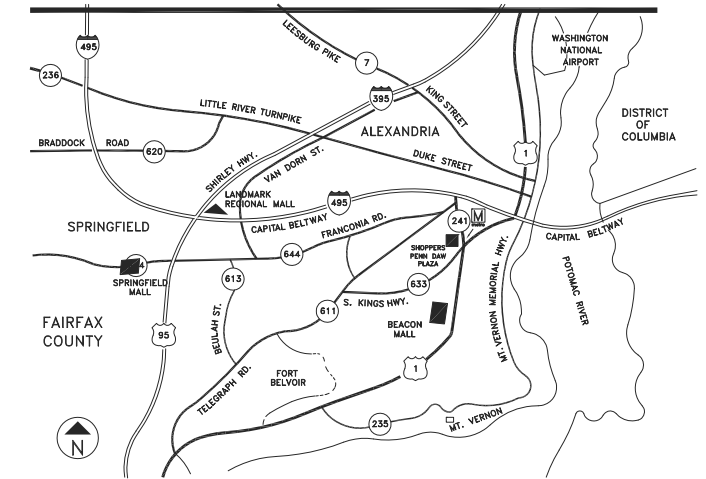
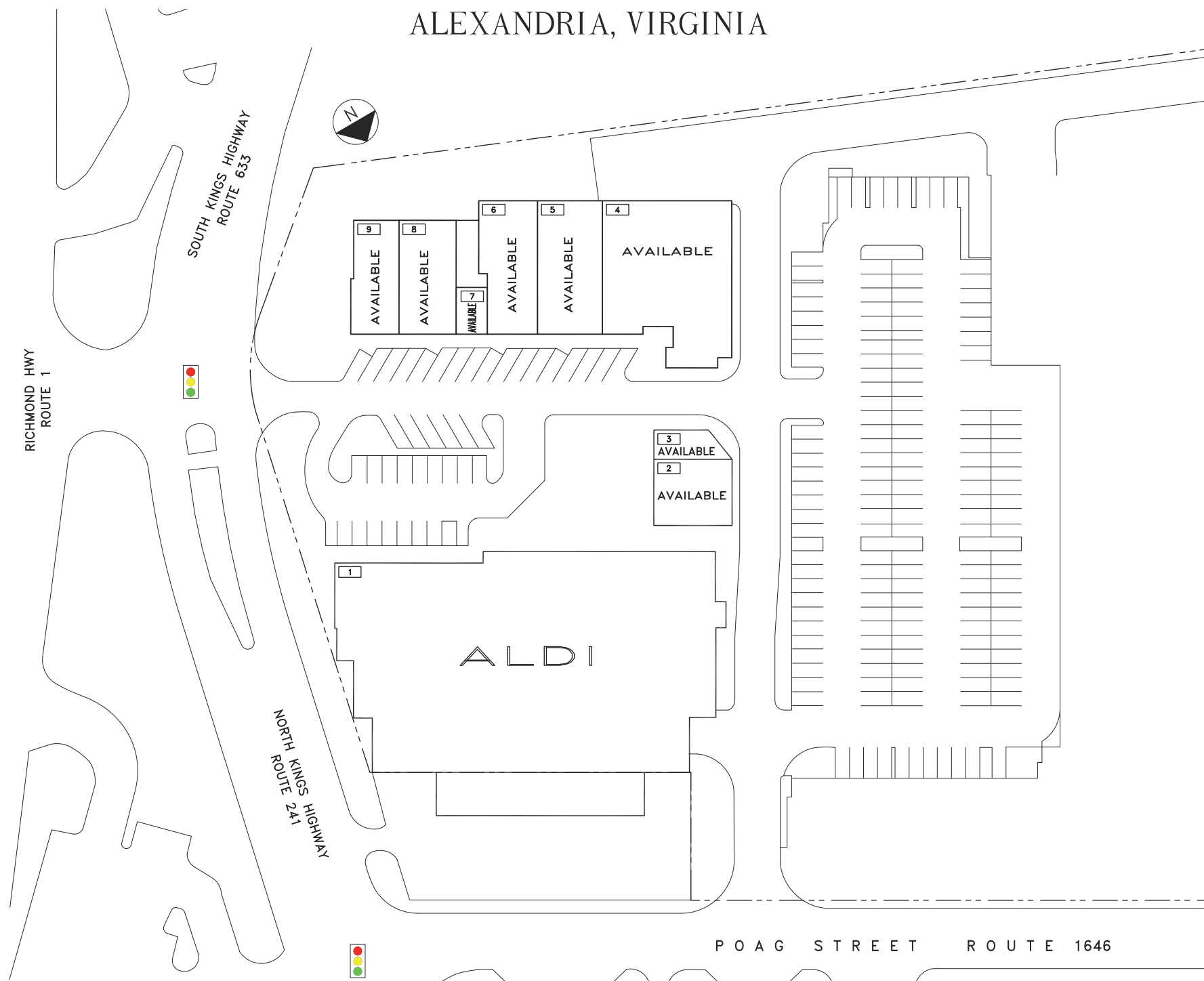
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|--|--|
| 1 MOUNT VERNON GATEWAY*<br>Landmark Atlantic Holdings<br>500 Residential Units                         | 8 THE SHELBY<br>Insight Property Group<br>240 Residential Units  |
| 2 COSTCO<br>100 New Employees  | 9 CITYSIDE HUNTINGTON METRO*<br>The 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 |  |





# SOUTH ALEX<sup>®</sup>

ALEXANDRIA, VIRGINIA



## TENANT ROSTER

1	ALDI	24,831 SF
2	AVAILABLE	1,700 SF
3	AVAILABLE	900 SF
4	AVAILABLE	4,000 SF
5	AVAILABLE	3,500 SF
6	AVAILABLE	3,300 SF
7	AVAILABLE	1,000 SF
8	AVAILABLE	2,500 SF
9	AVAILABLE	2,000 SF

PARKING PROVIDED = \_\_\_\_\_  
 PARKING REQUIRED = \_\_\_\_\_  
 GLA AS PER RENT ROLL = 43,731 SF  
 ZONED = C-8  
 REV. DATE = MAY 2019

**20,000 SF RETAIL**

**20,000 SF ALDI**

**400 APARTMENTS**

**41 TOWNHOMES**

**ROUTE 1 FRONTAGE**

**AT GRADE PARKING**

## SOUTH ALEX

N. KINGS HIGHWAY & ROUTE 1  
ALEXANDRIA, VIRGINIA 22303

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