

ROSE HILL PLAZA

Alexandria, VA 22310



PROJECT FACTS

GLA: 150,000 SF

- ▶ Community center located in a neighborhood with dense residential development
- ▶ Located in affluent Fairfax County where the HH median income is \$145,165 and ranks as the 5th wealthiest county in the US (Census Bureau, 2022)
- ▶ Shopping center features several destination tenants offering one stop shopping

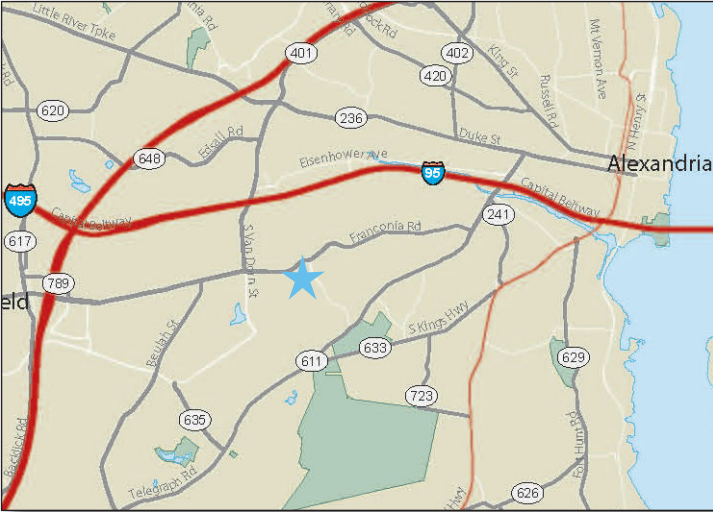
FEATURED TENANTS

Safeway, Gabe's, Walgreens, Dollar Tree

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,420	\$217,964	4,764
3 mile	169,280	\$159,860	69,598
5 mile	454,930	\$167,857	186,409

2024 ESRI



LOCATION

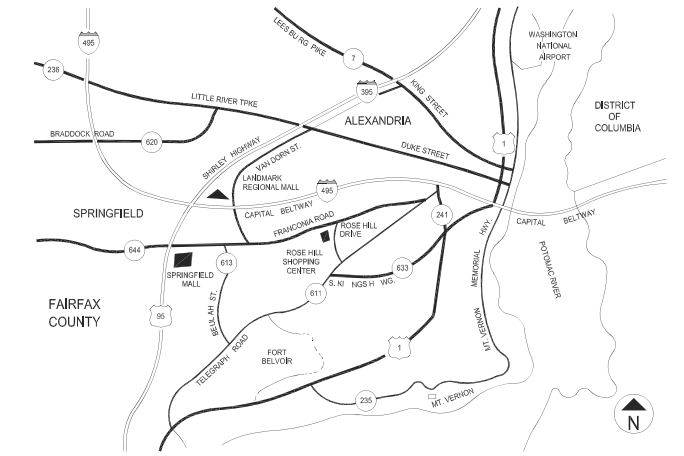
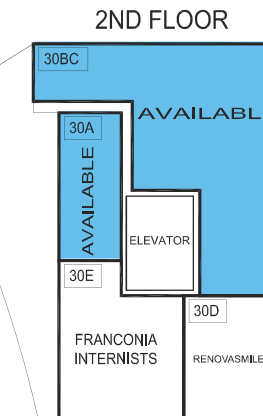
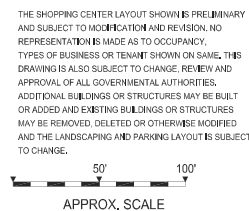
Franconia Road & Rose Hill Drive - Alexandria, VA

LEASING CONTACT

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ALEXANDRIA, VIRGINIA



TENANT ROSTER
UNLEASEABLE (2ND FLOOR) - 1,686 SF

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
4	2ND FLOOR	1,686 SF	28	AVAILABLE	500 SF
5	AVAILABLE	835 SF	29	WALGREENS	9,187 SF
6	AVAILABLE	9,624 SF	29B	GABE'S	11,999 SF
7	DOLLAR TREE	10,000 SF	SECOND FLOOR PROFESSIONAL OFFICES		
8	NAMASTE CAFE	3,174 SF	30A	AVAILABLE	1,672 SF
9	NEW IMAGE HAIR SALON	1,855 SF	30BC	AVAILABLE	6,298 SF
10	ROSE HILL BARBER	900 SF	30D	RENOVASMILES	2,110 SF
11	ROSE HILL CLEANERS	2,000 SF	30E	FRANCONIA INTERNISTS	2,951 SF
12	SAFeway	36,477 SF	35	ADVANCE AUTO	6,000 SF
15B	VOCELLI PIZZA	1,500 SF	36	ANYTIME FITNESS	4,109 SF
16	ABC LIQUOR	2,000 SF	40	MCDONALD'S	2,600 SF
17	LITTLE DREAMS DAYCARE	2,500 SF	FREESTANDING PAD BUILDINGS		
18	OHN TOP MARTIAL ARTS	3,000 SF	42	HEALTHY VIBEZ	1,000 SF
20	SONNY'S PLACE	2,862 SF	43	AVAILABLE	1,500 SF
21	ROSE HILL LAUNDRY	5,512 SF	44	PHO KIM	1,500 SF
23	EL GUANQUITO	1,200 SF	PAD-1		
24	SUBWAY	1,200 SF	6,000 SF		

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	154,680 SF
ZONED =	TS C-1
REV. DATE =	AUG 2025

ROSE HILL DRIVE & FRANCONIA ROAD
ALEXANDRIA, VIRGINIA 22310



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