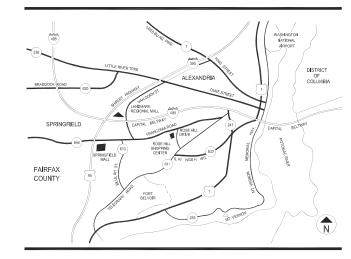
## ROSE HILL PLAZA 2ND FLOOR ALEXANDRIA, VIRGINIA AVAILABLE FRANCONIA INTERNISTS ADVANCE 29 B AUTO **NALGREENS SAFEWAY** GABE'S ANYTIME FITNESS CLEANERS 10 BARBER € METRO PCS NEW IMAGE NAMASTE CAFE **DOLLAR** TREE FRANCONIA ROAD **AVAILABLE** ~815 SF OPTION STORAG ROOM FUTURE AVAILABLE BUSH HILL DR. McDONALD'S T-MOBILE LITTLE CAESAF ROSE HILL DRIVE AND SUBJECT TO MODIFICATION AND REVISION, NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME, THIS **LEASING PLAN**

APPROX. SCALE



## TENANT ROSTER UNLEASEABLE (2ND FLOOR) - 1,686 SF 1 7-ELEVEN 2,400 SF 25 CITY NAILS

1	7-ELEVEN	2,400 SF
2	T-MOBILE	1,625 SF
3	LITTLE CAESARS	1,625 SF
4	2ND FLOOR	1,686 SF
5	AVAILABLE	835 SF
6	AVA <b>I</b> LABLE	9,624 SF
7	DOLLAR TREE	10,000 SF
8	NAMASTE CAFE	3,174 SF
9	NEW IMAGE HAIR SALON	1,855 SF
10	ROSE HILL BARBER	900 SF
11	ROSE HILL CLEANERS	2,000 SF
12	SAFEWAY	36,477 SF
15B	VOCELLI PIZZA	1,500 SF
16	ABC LIQUOR	2,000 SF
16 17	ABC LIQUOR  LITTLE DREAMS DAYCARE	
17	LITTLE DREAMS DAYCARE	2,500 SF
17 18	LITTLE DREAMS DAYCARE OHN TOP MARTIAL ARTS	2,500 SF 3,000 SF
17 18 20	LITTLE DREAMS DAYCARE OHN TOP MARTIAL ARTS SONNY'S PLACE	2,500 SF 3,000 SF 2,862 SF
17 18 20 21	LITTLE DREAMS DAYCARE OHN TOP MARTIAL ARTS SONNY'S PLACE ROSE HILL LAUNDRY	2,500 SF 3,000 SF 2,862 SF 5,512 SF
17 18 20 21 23	LITTLE DREAMS DAYCARE OHN TOP MARTIAL ARTS SONNY'S PLACE ROSE HILL LAUNDRY EL GUANQUITO	2,500 SF 3,000 SF 2,862 SF 5,512 SF 1,200 SF

20	CITTINALS	2,000 3F
25A	SABI'S THREADING & W	AXING 900 SF
27	METRO PCS	500 SF
28	AVAILABLE	500 SF
29	WALGREENS	9,187 SF
29B	GABE'S	11,999 SF
SECO	ND FLOOR PROFESSIO	NAL OFFICES
30A	AVAILABLE	1,672 SF
30BC	AVAILABLE	6,298 SF
30D	RENOVASMILES	2,110 SF
30E	FRANCONIA INTERNIS	STS 2,951 SF
35	ADVANCE AUTO	6,000 SF
36	ANYTIME FITNESS	4,109 SF
40	MCDONALD'S	2,600 SF
FREE	STANDING PAD BUILDI	NGS
42	HEALTHY VIBEZ	1,000 SF
43	AVAILABLE	1,500 SF
44	PHO KIM	1,500 SF
PAD-1		6,000 SF
PARK	ING PROVIDED =	
PARK	ING REQUIRED =	
GLA A	S PER RENT ROLL =	154,680 SF
ZONED =		TS C-1

AUG 2025

## **ROSE HILL PLAZA**

ROSE HILL DRIVE & FRANCONIA ROAD ALEXANDRIA, VIRGINIA 22310



## COMBINED PROPERTIES INCORPORATED

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