



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
- Construction commenced 1Q 2019

### **2025 DEMOGRAPHICS**

	Population I	Avg HH Income	I <u>Households</u>
1 mile	24,538	\$167,186	10,136
3 mile	147,503	\$177,071	63,423
5 mile	418,353	\$162,724	175,823
			2025 ESRI



## **LOCATION**

Convergence of North Kings Hwys and Route 1

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## **LEASING CONTACT**

Andrew Iszard









more than 3,000 residential units and over 00,000 square feet of retail space recently built or

- COSTCO 100 New
- Merchants Nation Marx Realty 11,880 SF Retail
- INOVA MOUNT VERNON HOSPITAL 65,000 SF Expansion

- 275 Residential Uni 25,000 SF Retail

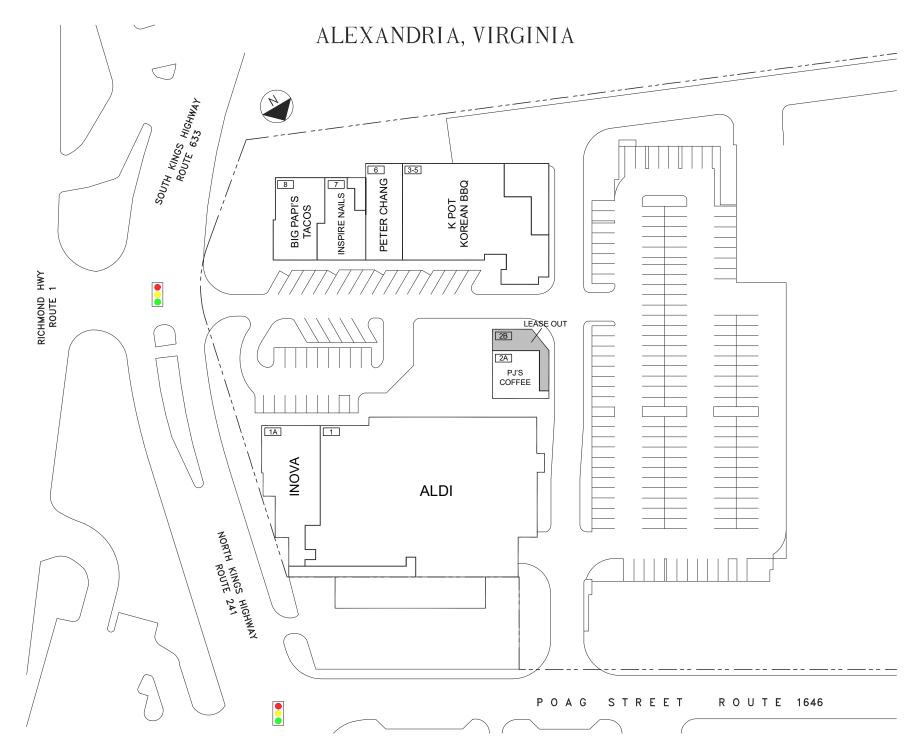
- 3,500 SF Retail





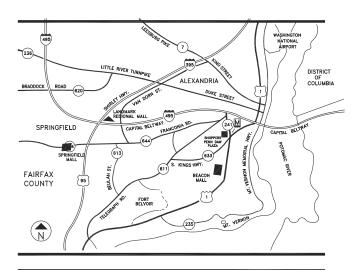


# SOUTH ALEX®



20,000 SF RETAIL 20,000 SF ALDI **400 APARTMENTS 41 TOWNHOMES** 

ROUTE 1 FRONTAGE AT GRADE PARKING



## TENANT ROSTER

	ALDI	19,691 SF		
	INOVA	3,797 SF		
	PJ'S COFFEE	1,472 SF		
	LEASE OUT	757 SF		
5	K POT KOREAN BBQ	8,862 SF		
	PETER CHANG	2,490 SF		
	INSPIRE NAILS	2,777 SF		
	BIG PAPI'S TACOS	2,130 SF		
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			PARKING PROVIDED =	
			PARKING REQUIRED =	
			GLA AS PER RENT ROLL =	41,984 SF
			ZONED =	C-8
			REV. DATE =	AUG 2025

## SOUTH ALEX

N.KINGS HIGHWAY & ROUTE 1 ALEXANDRIA, VIRGINIA 22303



COMBINED PROPERTIES INCORPORATED

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