



PROJECT FACTS

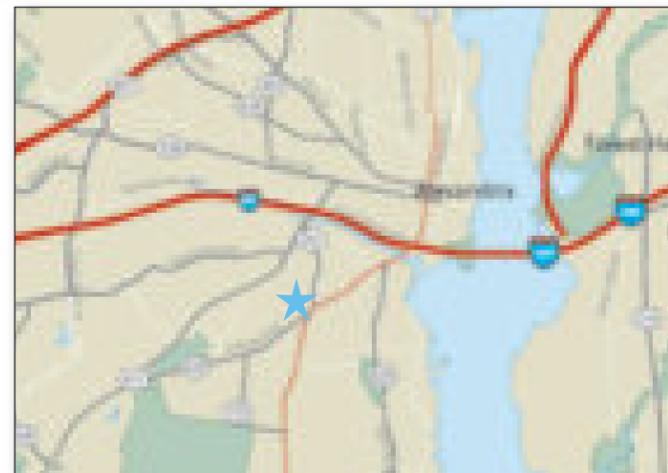
RETAIL GLA: 23,000 SF - small shop
20,000 SF - ALDI

- ▶ 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

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	23,303	\$198,556	9,655
3 mile	143,356	\$186,345	62,585
5 mile	409,987	\$169,358	174,644

2024 ESRI

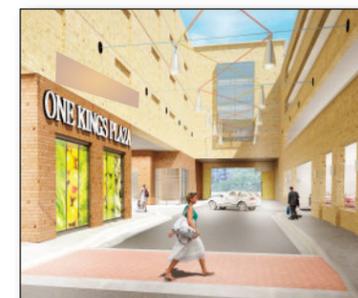


LOCATION

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.

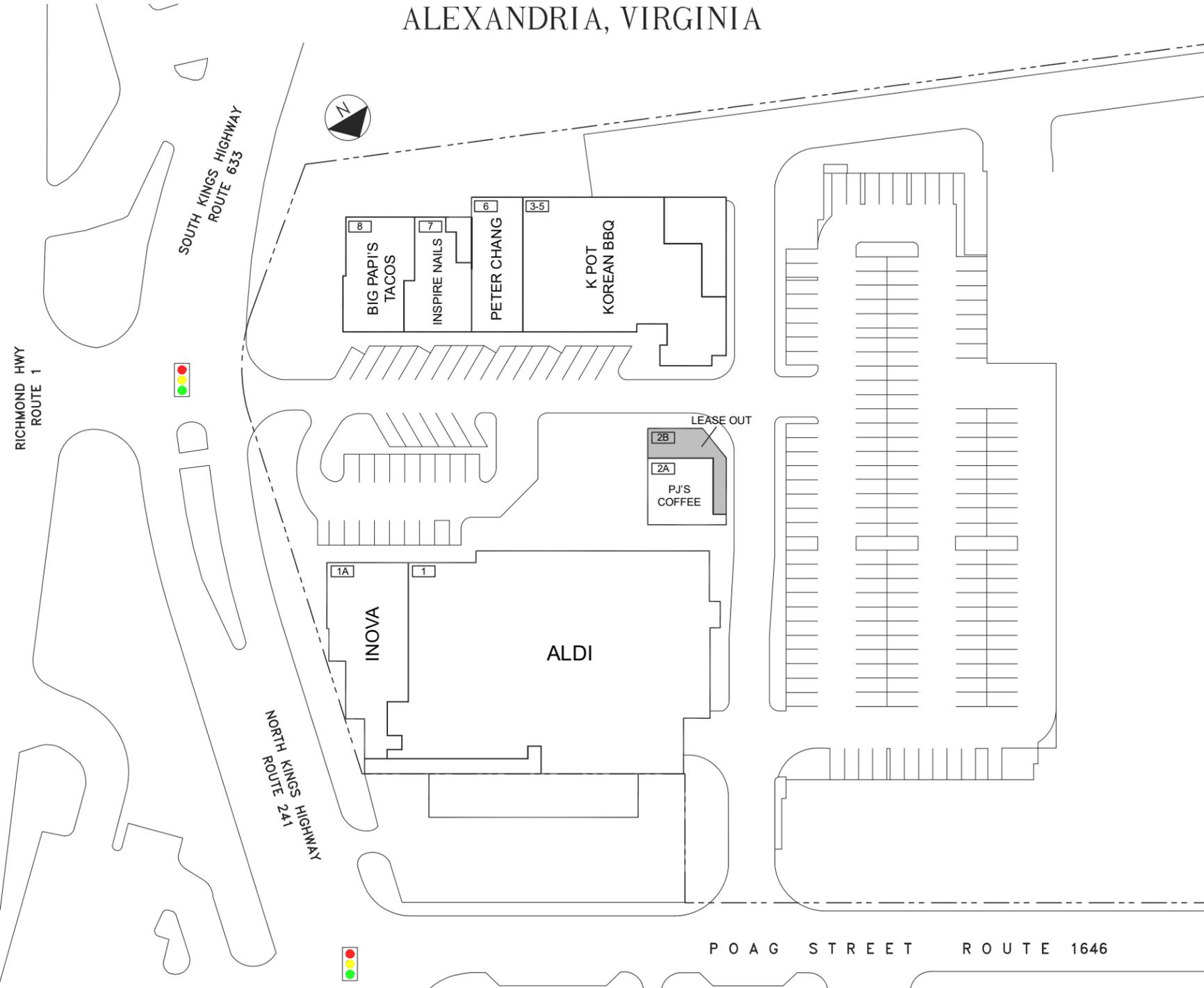
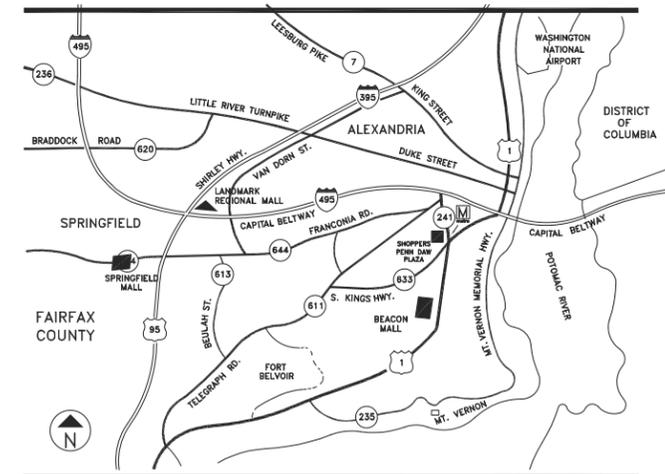
RECENT & FUTURE (*) DEVELOPMENT

- | | |
|---|---|
| 1 MOUNT VERNON GATEWAY*
Landmark Atlantic Holdings
500 Residential Units | 8 THE SHELBY
Insight Property Group
240 Residential Units |
| 2 COSTCO
100 New Employees | 9 CITYSIDE HUNTINGTON METRO*
The Carlyle Group
145 Additional Residential Units |
| 3 FORDSON PLACE
Merchants National Properties & Marx Realty
11,880 SF Retail | 10 HUNTINGTON CLUB CONDOMINIUMS*
MRP Realty
1,200 Residential Units
600,000 - 1M SF Office
127,000 SF Retail |
| 4 INOVA MOUNT VERNON HOSPITAL
65,000 SF Expansion | 11 THE PARKER AT HUNTINGTON STATION
MRP Realty
390 Residential Units
260,000 SF Office/Retail
200-Room Hotel |
| 5 BEACON OF GROVETON
299 Residential Units
50,000 SF Office* | 12 HUNTINGTON AVENUE AT BISCAYNE DRIVE*
A&R Development
141 Residential Units
3,500 SF Retail |
| 6 KINGS CROSSING (PHASE III)*
JBGR
350 Residential Units | |
| 7 THE GRANDE AT HUNTINGTON
Capital Investment Advisors
275 Residential Units
25,000 SF Retail | |



SOUTH ALEX [®]

ALEXANDRIA, VIRGINIA



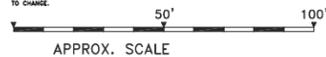
TENANT ROSTER

1	ALDI	19,691 SF
1A	INOVA	3,797 SF
2A	PJ'S COFFEE	1,472 SF
2B	LEASE OUT	757 SF
3-5	K POT KOREAN BBQ	8,862 SF
6	PETER CHANG	2,490 SF
7	INSPIRE NAILS	2,777 SF
8	BIG PAPI'S TACOS	2,130 SF

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 41,984 SF
 ZONED = C-8
 REV. DATE = AUG 2025

LEASING PLAN

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 OR 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.



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