



COOPER CENTER

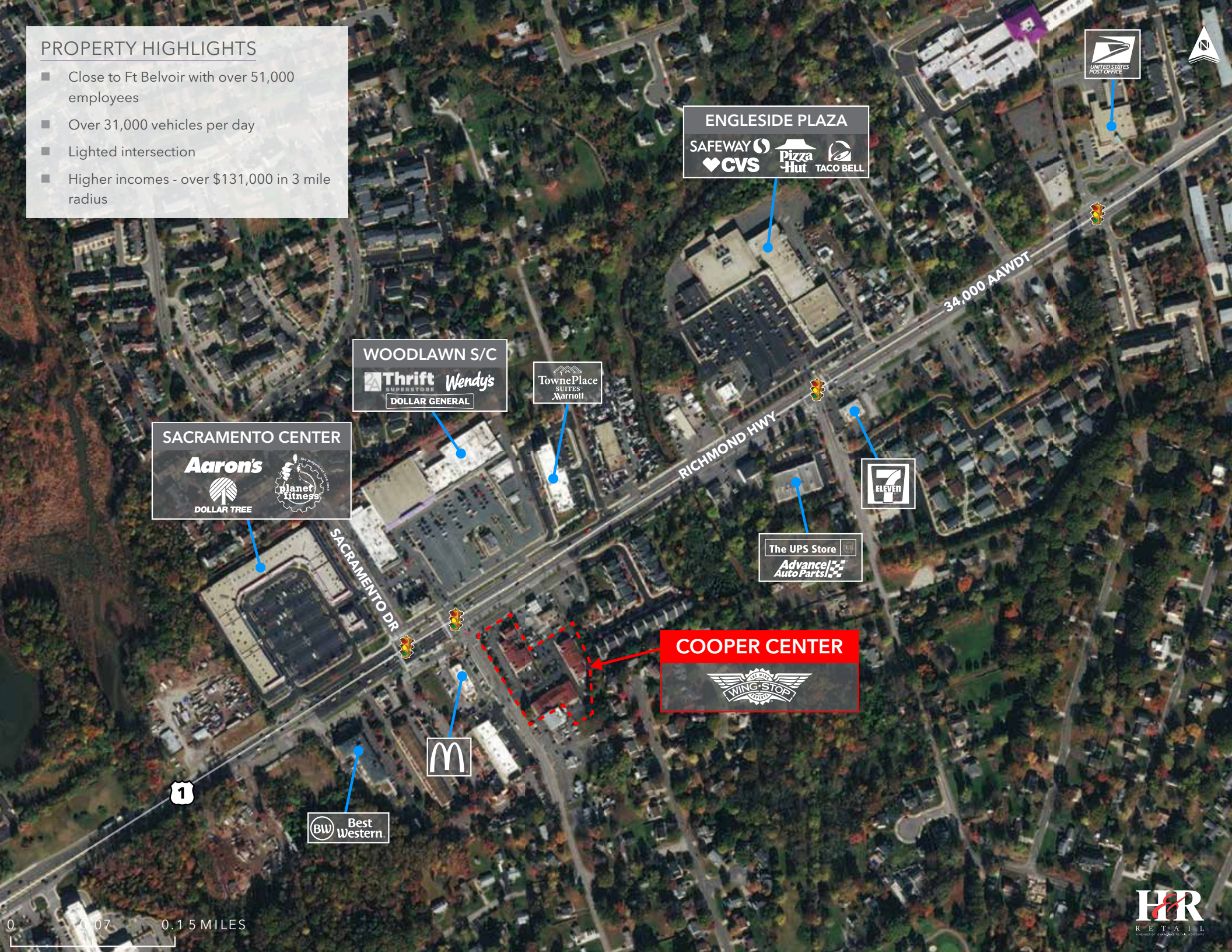
8733 COOPER ROAD, ALEXANDRIA, VA 22309



**2ND GENERATION
RESTAURANT AVAILABLE**

PROPERTY HIGHLIGHTS

- Close to Ft Belvoir with over 51,000 employees
- Over 31,000 vehicles per day
- Lighted intersection
- Higher incomes - over \$131,000 in 3 mile radius



ENGLESIDE PLAZA

SAFeway CVS Pizza Hut TACO BELL

WOODLAWN S/C

Thrift SUPERSTORE Wendy's DOLLAR GENERAL

TownePlace SUITES Marriott

SACRAMENTO CENTER

Aaron's planet fitness DOLLAR TREE

RICHMOND HWY

34,000 AAWDT

7 ELEVEN

The UPS Store Advance Auto Parts

COOPER CENTER

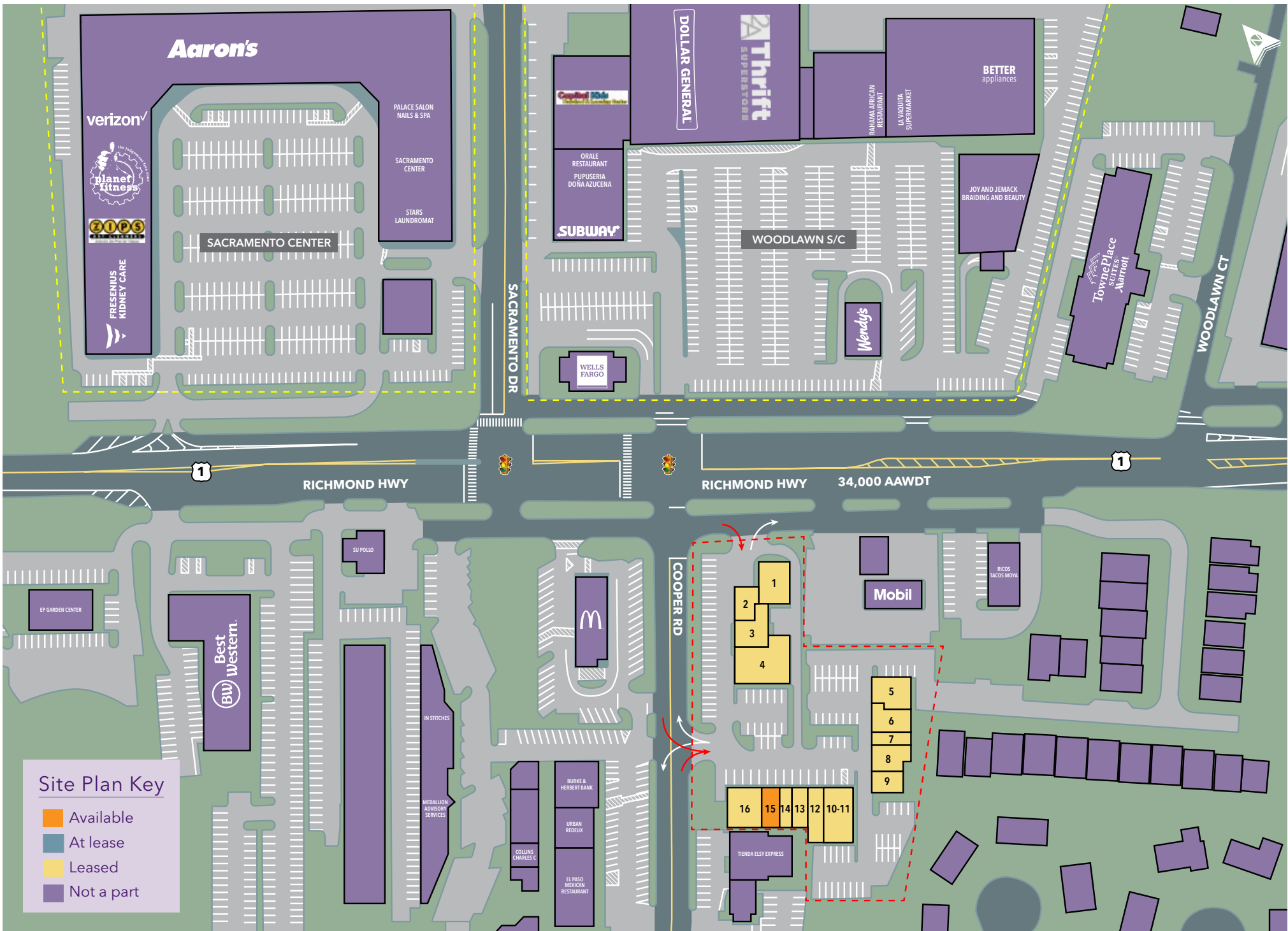
WING STOP

McDonald's

Best Western.

1

0 0.07 0.15 MILES





Site Plan Key

- Available
- At lease
- Leased
- Not a part

#	TENANT	SQ.FT.
1	Wells Fargo	2,127
2	Pollo Royal	1,917
3	Wings & BBQ	1,803
4	Amigo's Deli & Grocer	3,565
5	First Smile Dental	1,800
6	Top's China	1,177
7	Art Massage	1,186
8	JSD International Grocery	1,299
9	Vape/Tobacco	1,056
10-11	Woodlawn Press Winery	2,800
12	Thai Na-Korn	1,400
13	C.T. Nails	800
14	Hair Zone	1,050
15	AVAILABLE 2nd Gen Restaurant	1,200
16	Family Bakery	2,200
TOTAL		24,660

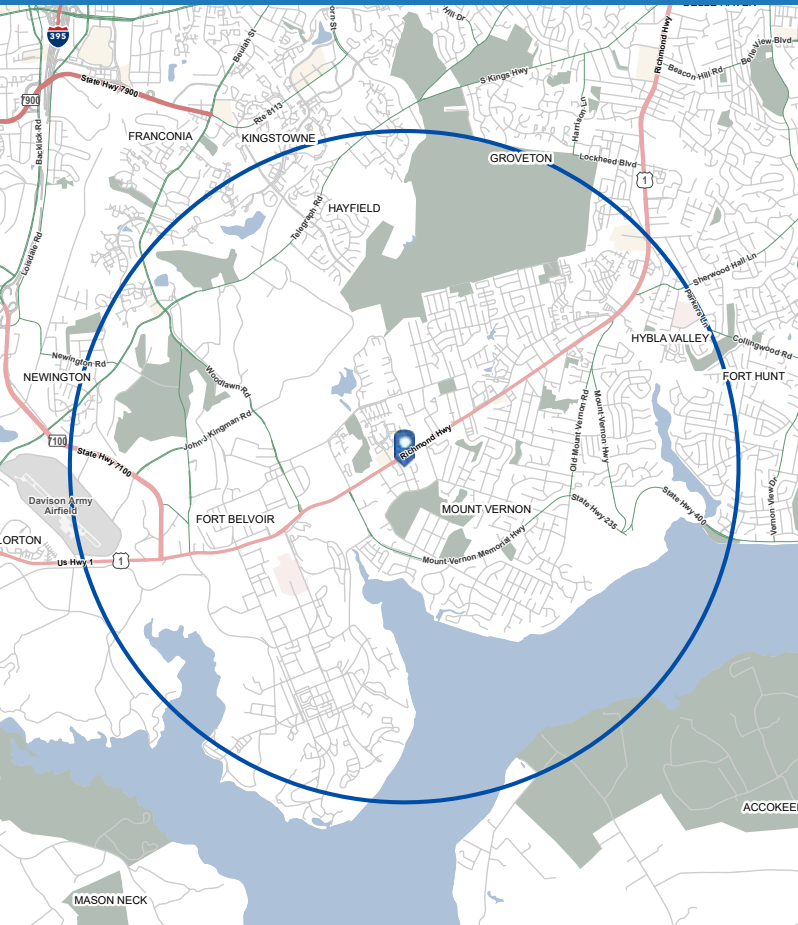




ALEXANDRIA, VA

DEMOGRAPHIC PROFILE (2023)

Cooper Center 3 mile ring

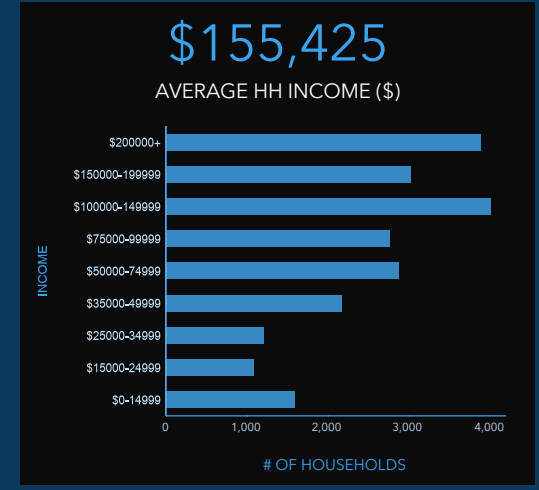


KEY FACTS

66,114 Population	36.2 Median Age	22,497 Households
EDUCATION		
19% High School Diploma	27% Bachelor's Degree	24% Graduate/Professional Degree

INCOME

	\$109,147 Median Household Income
	\$52,850 Per Capita Income



BUSINESS

	1,299 Total Businesses
	65,054 Daytime Population
	104 Food Srv & Drinking Places

TAPESTRY SEGMENTS

2D **Enterprising Professionals**
3,813 (16.9%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.

1A **Top Tier**
2,548 (11.3%) of households

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- These busy consumers seek variety in life. They take an interest in the fine arts; read to expand their knowledge; and consider the Internet, radio, and newspapers as key media sources.

13A **Diverse Convergence**
2,162 (9.6%) of households

Diverse Convergence neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas, almost entirely in the Middle Atlantic (especially in New York and New Jersey) or in California. Almost 40% of residents are foreign-born; nearly 1 in 4 households are linguistically isolated. Young families renting apartments in older buildings dominate this market; about one quarter of households have children. Over one-fifth of households have no vehicle, typically those living in the city. Workers are mainly employed in white collar and service occupations (especially food service and building maintenance). One-fifth of workers commute using public transportation and more walk or bike to work than expected. Median household income is lower, but home values are higher, reflecting the metropolitan areas in which they live. Consumers are attentive to personal style; purchases reflect their youth and their children. Residents visit Spanish language web-sites, watch programs on Spanish TV networks, and listen to Hispanic music.



Please Contact
 Brian Mitchell
 240.482.3604
 bmitchell@hrretail.com

3 Bethesda Metro Center,
 Suite 620
 Bethesda, MD 20814
 301.656.3030