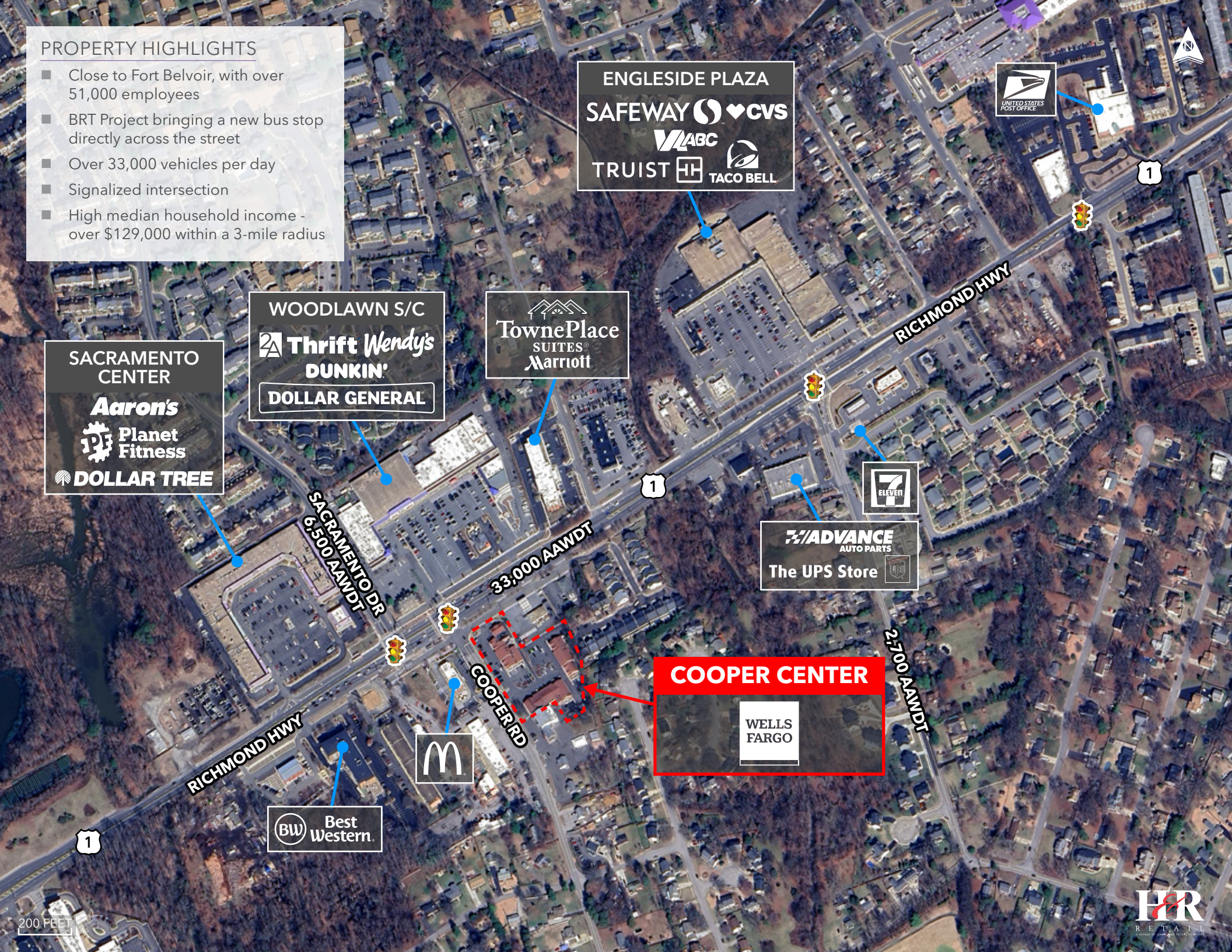
H&R RETAIL
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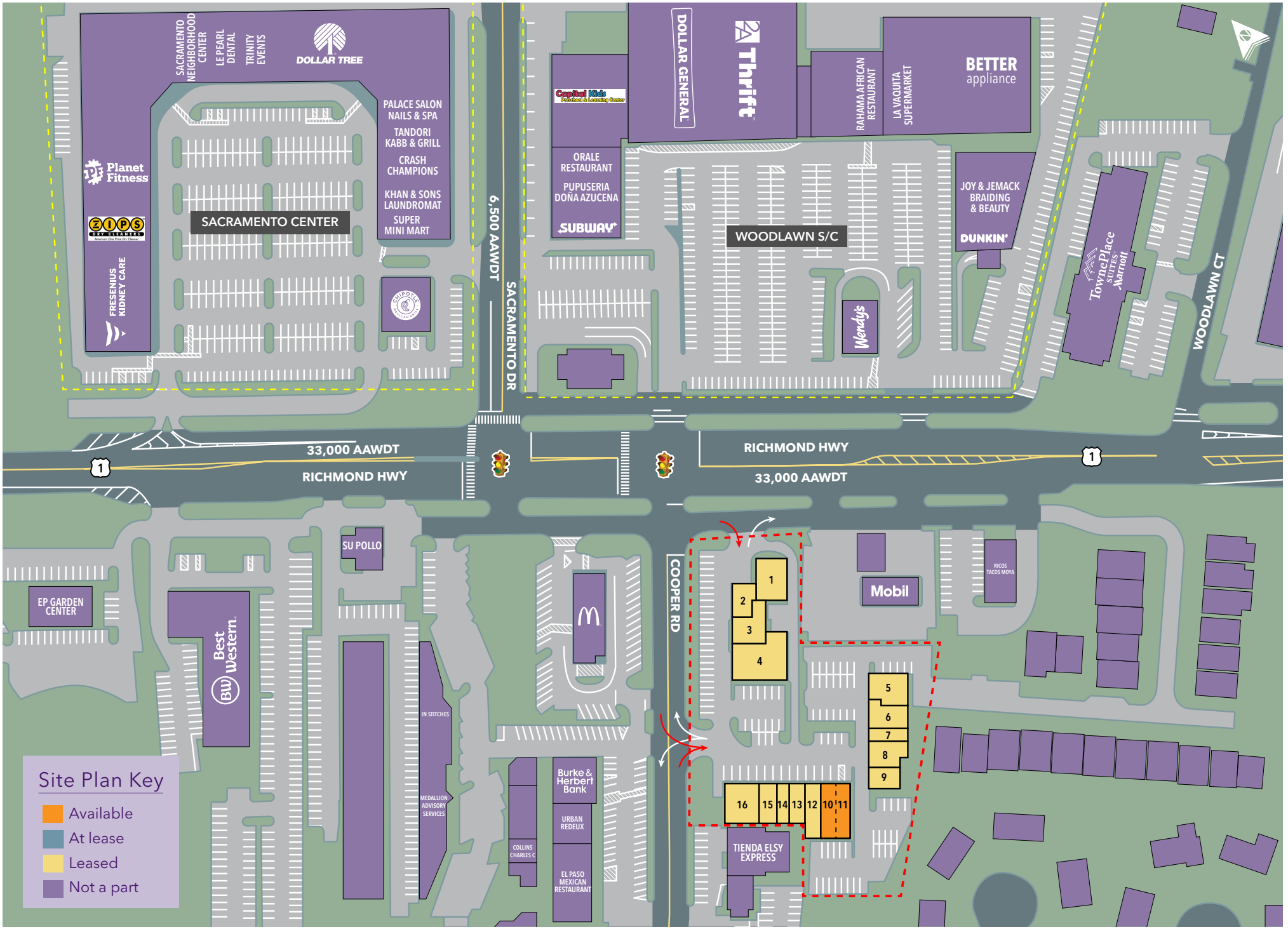
COOPER CENTER

8733 COOPER ROAD, ALEXANDRIA, VA 22309



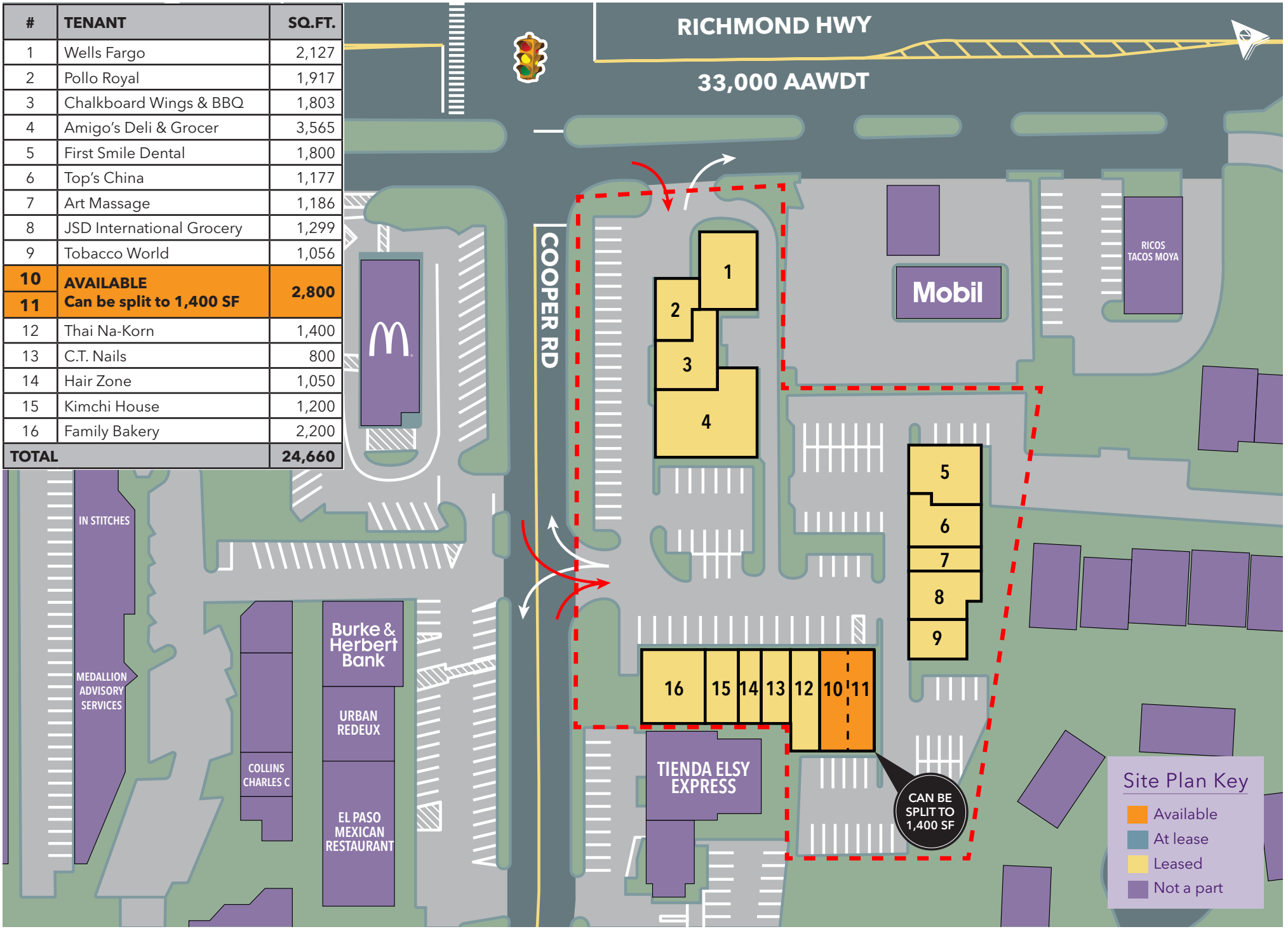
1,400-2,800 SF SPACES AVAILABLE


PROPERTY HIGHLIGHTS
Close to Fort Belvoir, with over 51,000 employees
BRT Project bringing a new bus stop directly across the street
Over 33,000 vehicles per day
Signalized intersection
High median household income - over $129,000 within a 3-mile radius
ENGLESIDE PLAZA
SAFEWAY
CVS
ABC
TRUIST
TACO BELL
UNITED STATES POST OFFICE
WOODLAWN S/C
Thrift
Wendy's
DUNKIN'
DOLLAR GENERAL
TownePlace SUITES Marriott
SACRAMENTO CENTER
Aaron's
Planet Fitness
DOLLAR TREE
RICHMOND HWY
1
SACRAMENTO DR
6,500 AAWDT
33,000 AAWDT
ADVANCE AUTO PARTS
The UPS Store
7-ELEVEN
COOPER RD
2,700 AAWDT
COOPER CENTER
WELLS FARGO
Best Western
200 FEET



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#	TENANT	SQ.FT.
1	Wells Fargo	2,127
2	Pollo Royal	1,917
3	Chalkboard 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	Tobacco World	1,056
10 **11**	**AVAILABLE** **Can be split to 1,400 SF**	**2,800**
12	Thai Na-Korn	1,400
13	C.T. Nails	800
14	Hair Zone	1,050
15	Kimchi House	1,200
16	Family Bakery	2,200
TOTAL		**24,660**



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POLLO ROYAL




THAI NAKORN
BARBER ZONE
G.T NAILS
TACO GRANDE
MILY BAKERY & MRS.DONUT

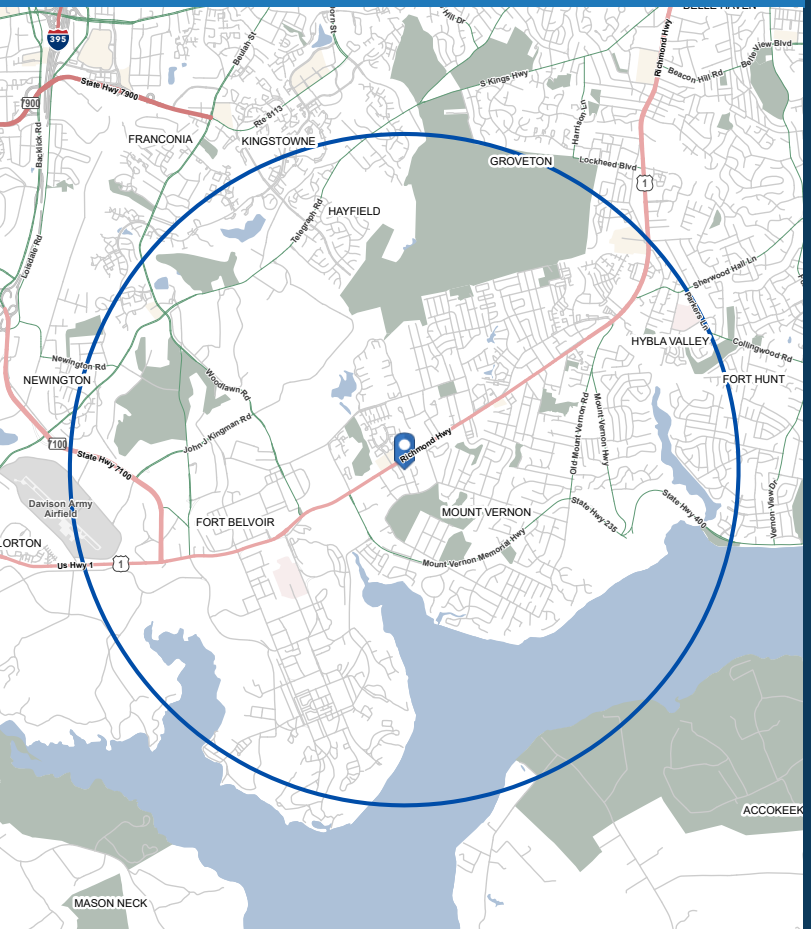

TOP'S CHINA
HALAL MEAT

ALEXANDRIA, VA

DEMOGRAPHIC PROFILE (2026)

Cooper Center

3 mile ring



KEY FACTS

65,993	37.1	22,297
Population	Median Age	Households

EDUCATION

17%	27%	26%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

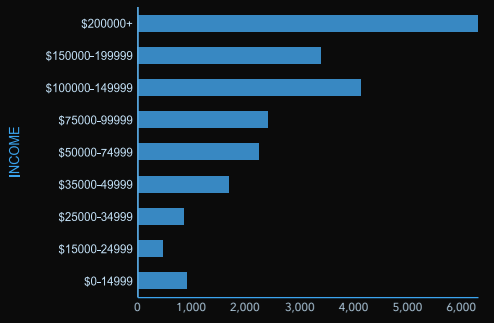
1,405	66,598	110
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

$129,385
Median Household Income

$58,637
Per Capita Income

$173,351
AVERAGE HH INCOME ($)



TAPESTRY SEGMENTS

D4 Metro Renters
40,235 (32.6%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the United States. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. Residents are likely work in professional or management positions, and household incomes are likely to be in the upper tier. Most of the homes are rented apartments in buildings with 20 or more units, many of which were constructed after 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ride sharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly produc
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- These residents tend to use the internet for banking, digital payments, social media, shopping, and reading digital newspapers.

D1 Emerging Hub
15,739 (12.8%) of households

Members of these communities are young, mostly single householders that live in cities and move frequently. These neighborhoods show consistent growth and are composed of large numbers of young graduates and college students, many of whom have relocated to the U.S. Most individuals live alone, though some share their homes with roommates or partners. Household incomes are typically in the middle tier. Most residents are employed in full-time professional occupations predominantly in management, finance, computer science, engineering, education, and health care. The rate of remote work for this segment is higher than average. Housing options are a mix of single-family and multifamily units. Frequent relocations occur both within and outside the county, and rents are on par with the national average. While owning a vehicle is considered necessary, biking or walking to nearby schools and workplaces is an option.

- Residents tend to shop online for essentials, including groceries, clothing, household items, and electronics.
- They often plan domestic trips and spend money on workout wear, team sports apparel, and educational books.

A3 Social Security Set
10,177 (8.2%) of households

These neighborhoods are primarily located in the downtown urban cores of the largest metropolitan areas, and residents often live in low-rent, older high-rise buildings near centers of economic activity with heavy daytime traffic. The population is older, often widowed or divorced, and there is a higher proportion of single-person households in these communities than any other segment. Rates of recent immigration are high, and many speak a language other than English as their first language. Income disparities are notable, with many residents supported by social security or public assistance, although more than half of household incomes are in the middle tier. Employed individuals work in full- and part-time service occupations. Homeowners spend a large portion of their income on housing costs, and many households do not own a vehicle.

- Individuals frequently use services like laundromats and convenience stores for daily needs.
- Residents typically prioritize budget-friendly and essential items when shopping. They buy food in bulk when on sale and opt for quick, easy-to-prepare meals, but also enjoy dining out at restaurants.

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Please contact

Austin Hersh
240.482.3613
ahersh@hrretail.com

Pete Barnard
240.616.9901
pbarnard@hrretail.com

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

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