



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
- Over 33,000 vehicles per day
- Signalized intersection
- High household incomes - over \$160,000 within a 3-mile radius

ENGLESIDE PLAZA

SAFeway



WOODLAWN S/C

Thrift SUPERSTORE Wendy's

DOLLAR GENERAL

SACRAMENTO CENTER

Aaron's



TownePlace SUITES Marriott



The UPS Store

Advance Auto Parts

COOPER CENTER



SACRAMENTO DR

33,000 AAWDT

COOPER RD

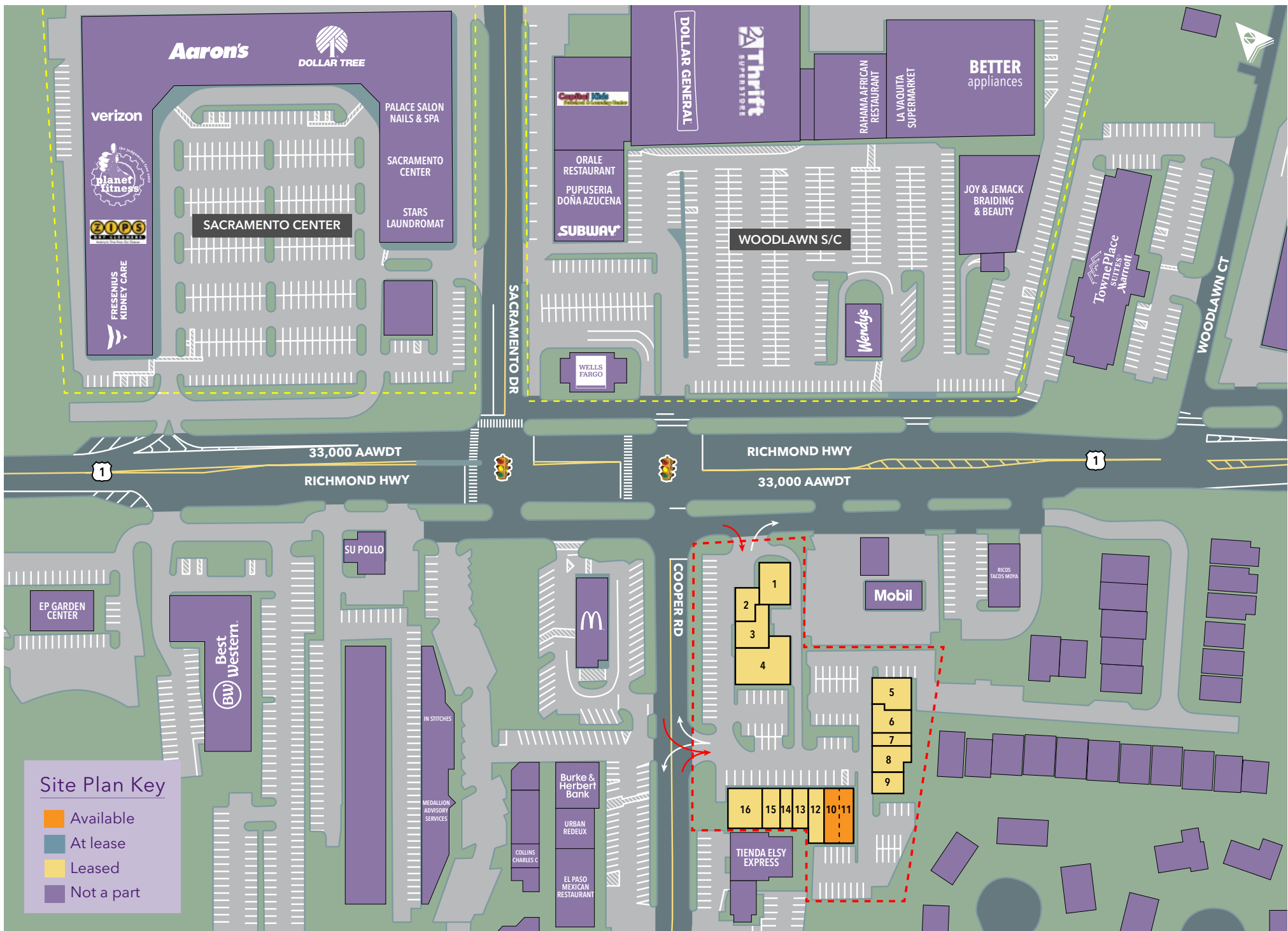
RICHMOND HWY



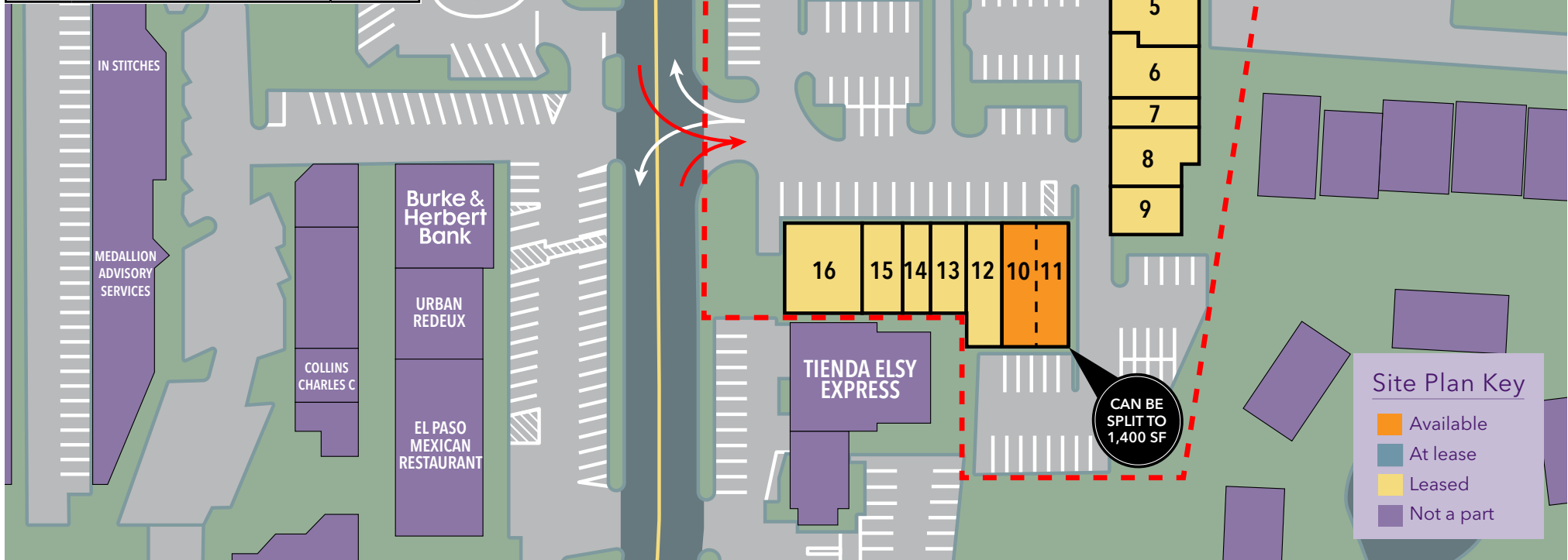
BW Best Western

200 FEET

HR RETAIL



#	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	Tobacco World	1,056
10	AVAILABLE	2,800
11	Can be split to 1,400 SF	
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



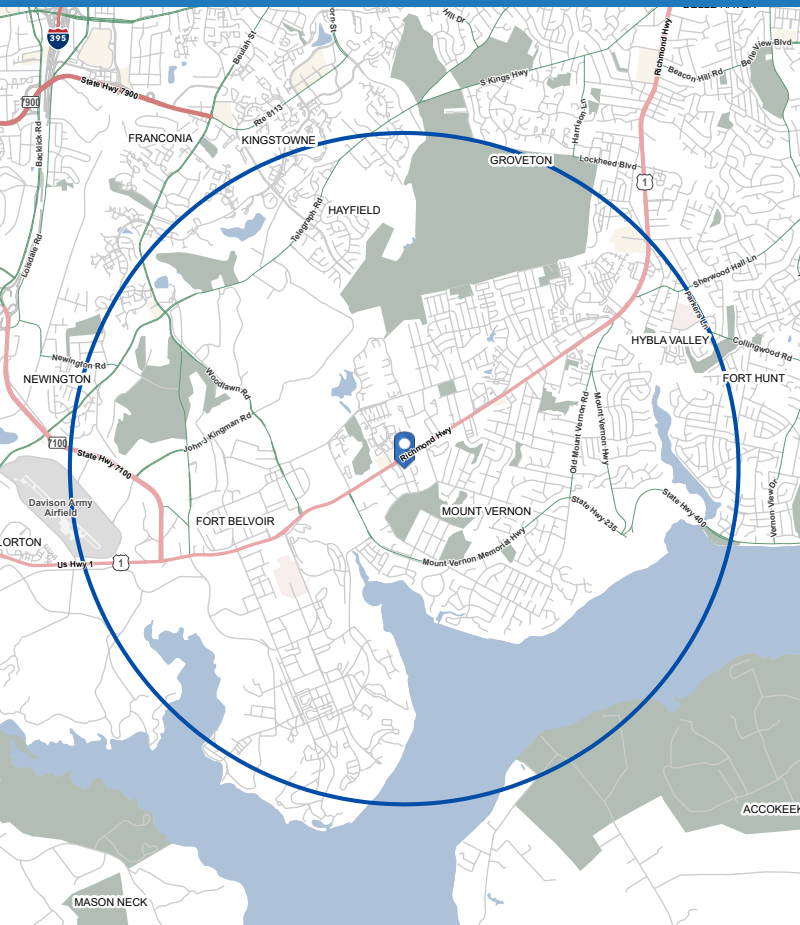




ALEXANDRIA, VA

DEMOGRAPHIC PROFILE (2024)

Cooper Center
3 mile ring



KEY FACTS

63,656

Population

36.8

Median Age

21,433

Households

EDUCATION



17%

High School Diploma



27%

Bachelor's Degree



24%

Graduate/Professional Degree



1,456

Total Businesses

BUSINESS



61,794

Daytime Population



114

Food Srv & Drinking Places

INCOME



\$113,065

Median Household Income

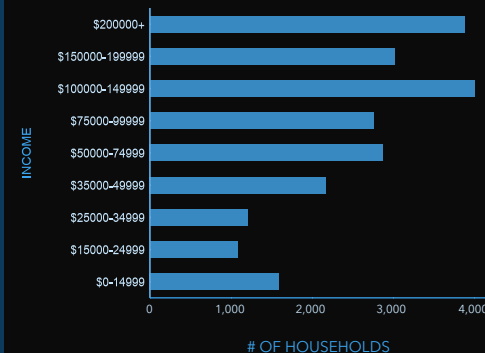


\$55,868

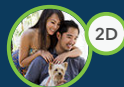
Per Capita Income

\$166,130

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



2D

Enterprising Professionals
3,328 (15.5%) 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
2,517 (11.7%) 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
2,133 (10.0%) 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.



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