



# DEL RAY NORTH

3831 MOUNT VERNON AVENUE | ALEXANDRIA, VA 22305

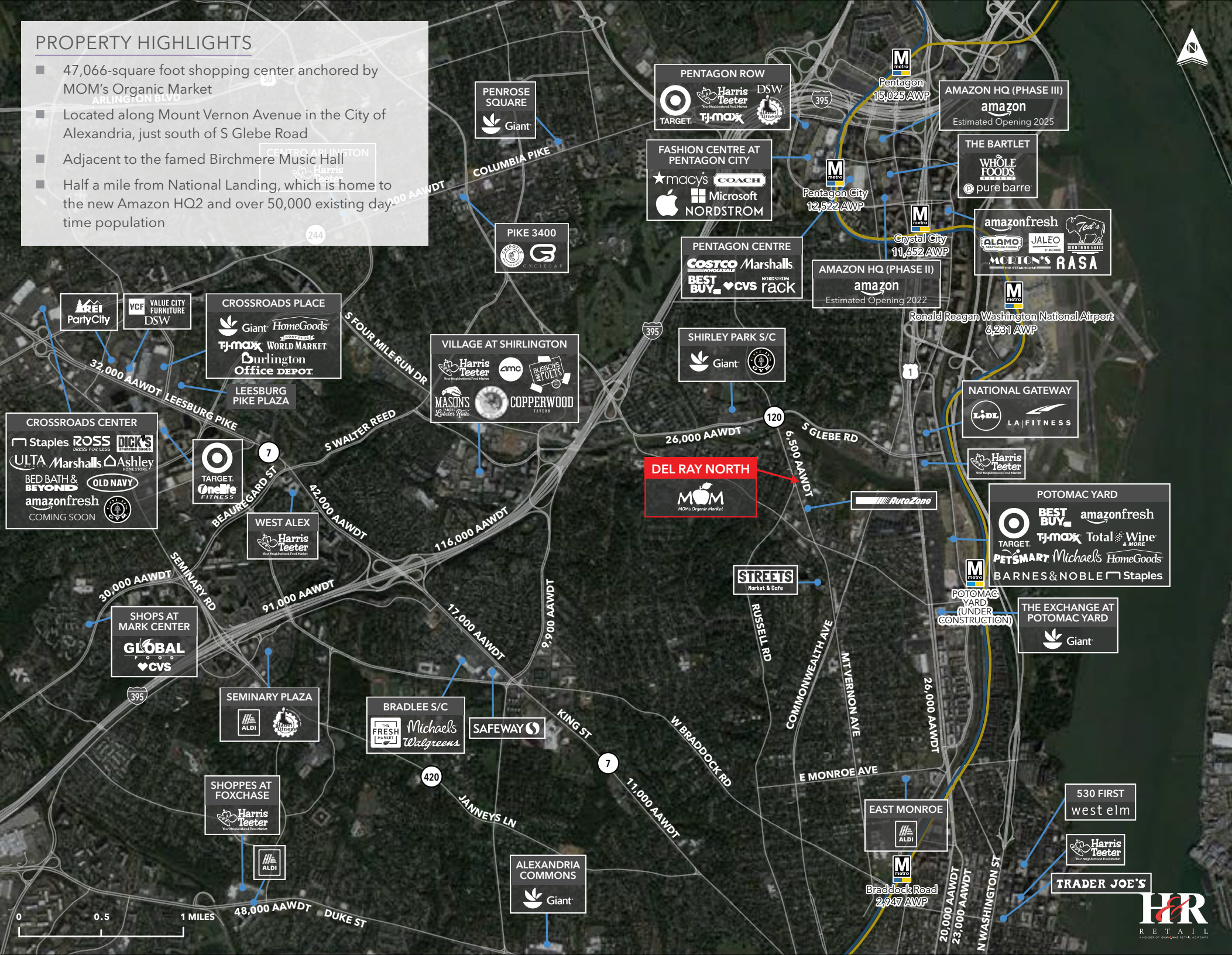
2<sup>nd</sup> Generation Restaurant  
Available!



1,678 SF and 3,040 SF Spaces Available



- 47,066-square foot shopping center anchored by MOM's Organic Market
- Located along Mount Vernon Avenue in the City of Alexandria, just south of S Glebe Road
- Adjacent to the famed Birchmere Music Hall
- Half a mile from National Landing, which is home to the new Amazon HQ2 and over 50,000 existing day-time population







EDISON ST

2<sup>nd</sup> Generation Restaurant  
Available!  
(do not disturb tenant)

**Site Plan Key**

	LEASED		AVAILABLE		AT LEASE		CLICK FOR PHOTOS
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\* SOME OF THE EQUIPMENT MAY NOT CONVEY







## ALEXANDRIA, VA

### DEMOGRAPHIC PROFILE (2023)

#### Mount Vernon Village Center 5 mile ring



#### KEY FACTS

672,300

Population

36.1

Median Age

315,305

Households

#### EDUCATION



11%

High School Diploma



30%

Bachelor's Degree



35%

Graduate/Professional Degree

#### BUSINESS



38,550

Total Businesses



1,186,239

Daytime Population



2,511

Food Srv & Drinking Places

#### INCOME



\$104,470

Median Household Income

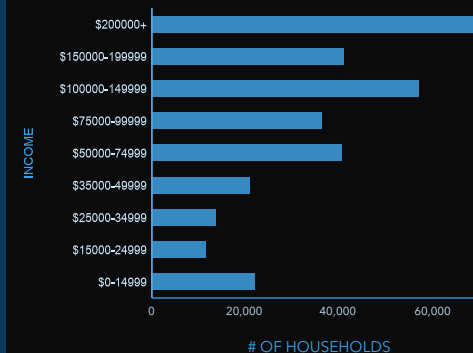


\$73,859

Per Capita Income

\$157,401

AVERAGE HH INCOME (\$)



#### TAPESTRY SEGMENTS



3B

Metro Renters

93,600 (29.7%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



3A

Laptops and Lattes

67,929 (21.5%) of households

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.



3C

Trendsetters

21,860 (6.9%) of households

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

- Trendsetters residents travel often, exploring new destinations and experiences.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.
- Up-to-date on technology, they explore and exploit all the features of their smartphones.
- They are attentive to good health and nutrition.



## Please Contact

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