



ALEXANDRIA, VA



Now Open!



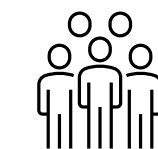
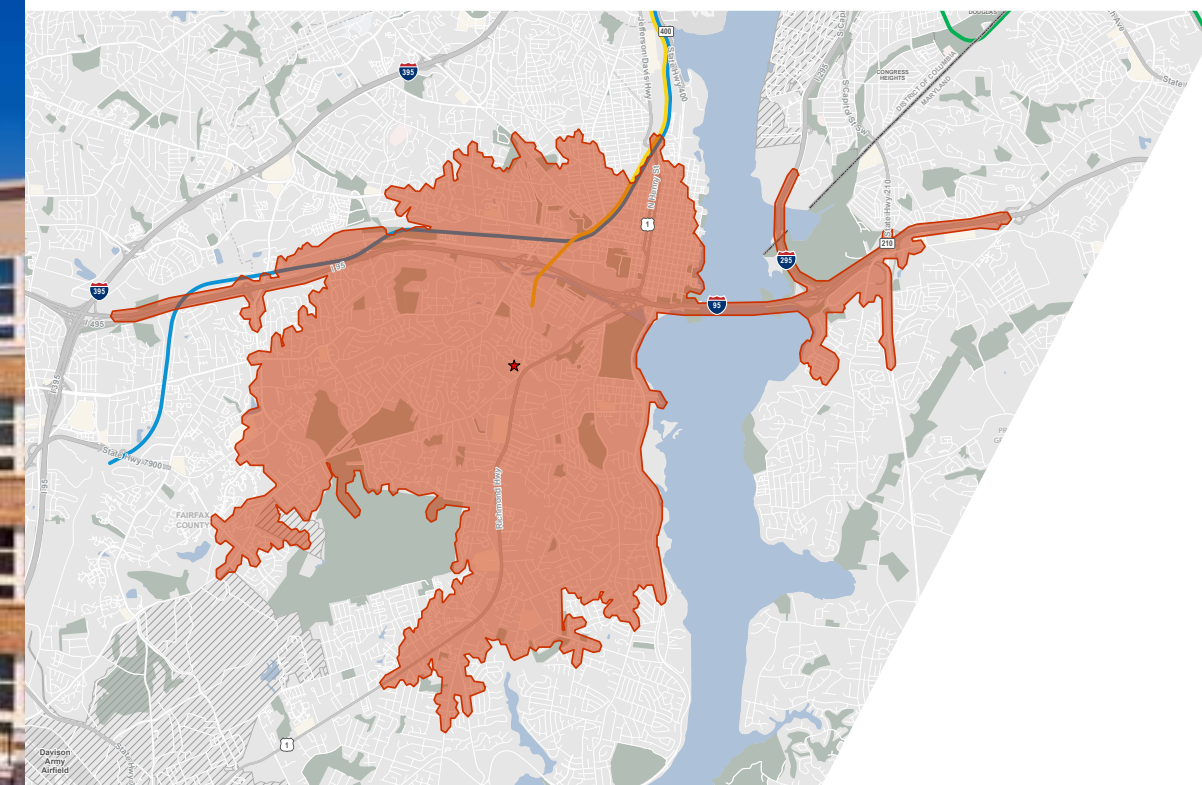
Combined Properties and H&R Retail are proud to present South Alex, a luxury mixed-use development containing 400 apartments and 42,500 SF of retail, situated along highly-trafficked Route 1 in Alexandria, VA.

- PROJECT |
- Mixed-use development that offers both luxury residential and commercial spaces, creating a dynamic community with plenty of built-in foot traffic
 - 400 residential units and 41 townhomes, providing a large customer base for your business to tap into
 - Approximately 22,500 square feet, providing ample room for your business to grow and expand
 - As an added bonus, South Alex includes a 20,000 square foot Aldi grocery store on site, which will attract even more visitors to the property and provide convenient shopping options for your customers
 - Prime location at intersection of Rt 1 and North Kings Hwy with convenient access to Huntington Metro, Springfield/Ft. Belvoir, I-495, and Alexandria
 - Adjacent to 680-unit apartment building
 - 143-space at-grade retail parking garage and 41 drive-up parking spaces for retail use, ensuring that your customers will always have a convenient place to park

Don't miss out on the opportunity to lease a retail space at South Alex!



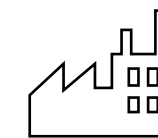
10 Minute **UBER** ride



POPULATION

131,387

people within 10 min uber ride



BUSINESSES

5,844

total buisnesses within a 10 min uber ride



DAYTIME POPULATION

138,533

workers within 10 min uber ride



FOOD SRV & DRINKING

371

places within 10 min uber ride



STRONG INCOME

\$176,612

average household income within 10 min uber ride

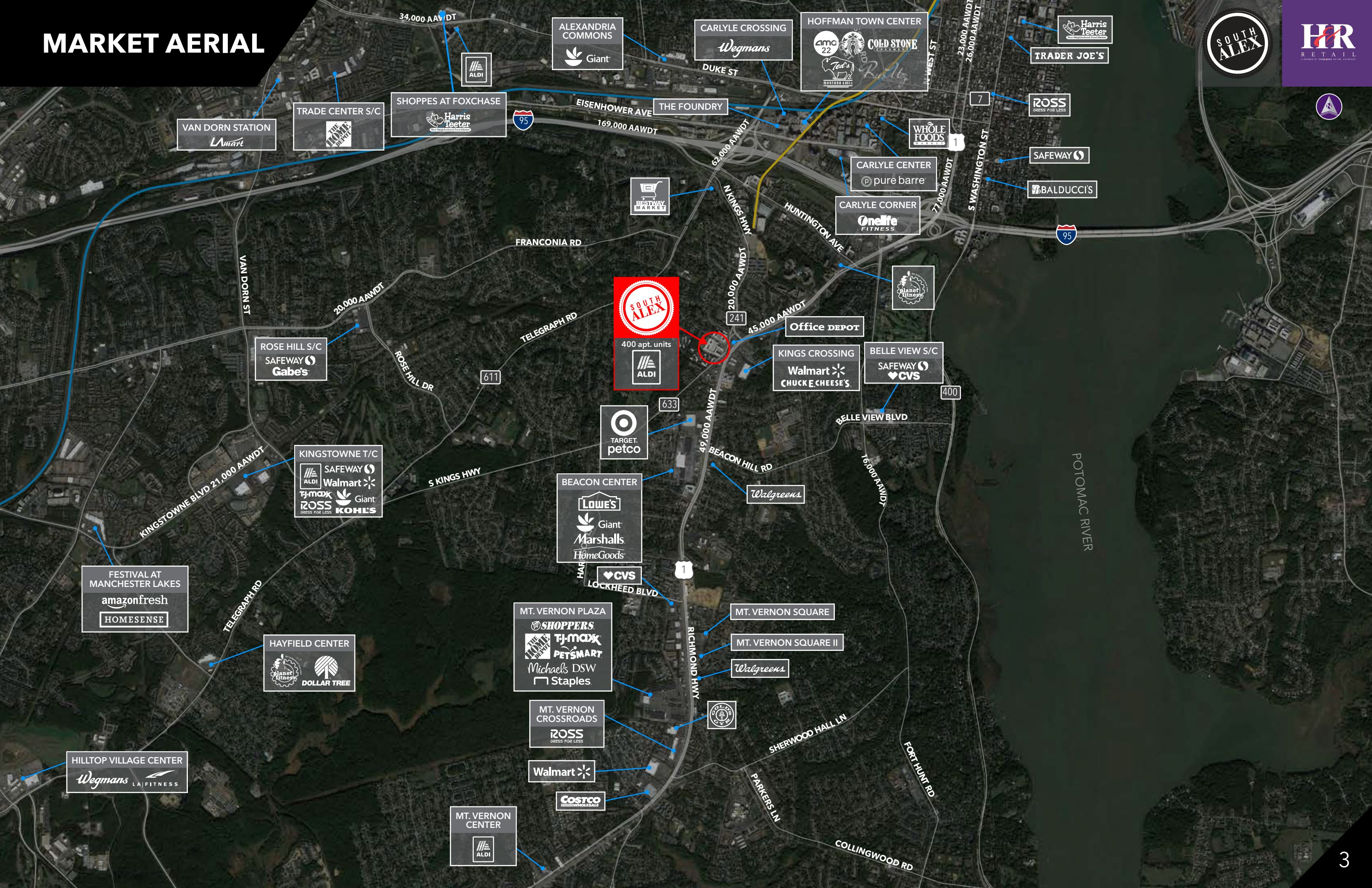


PER CAPITA INCOME

\$76,253

average income per person within 10 min uber ride

MARKET AERIAL



VAN DORN STATION
L^{amart}

TRADE CENTER S/C
Harris Teeter

SHOPPES AT FOXCHASE
Harris Teeter

ALEXANDRIA COMMONS
Giant

CARLYLE CROSSING
Wegmans

HOFFMAN TOWN CENTER
4mc 22
COLD STONE
Ted's
MUSTARD GRILL

Harris Teeter
TRADER JOE'S

ROSS
DRESS FOR LESS

SAFeway

BALDUCCI'S

THE FOUNDRY

WHOLE FOODS
MARKET

CARLYLE CENTER
pure barre

CARLYLE CORNER
Onelife FITNESS

SOUTH ALEX
400 apt. units
ALDI

Office DEPOT

KINGS CROSSING
Walmart
CHUCK E. CHEESE'S

BELLE VIEW S/C
SAFeway
CVS

ROSE HILL S/C
SAFeway
Gabe's

TARGET
petco

BEACON CENTER
Lowe's
Giant
Marshalls
HomeGoods

Walgreens

KINGSTOWNE T/C
SAFeway
Walmart
TJ-maxx
ROSS
Giant
KOHLS

FESTIVAL AT MANCHESTER LAKES
amazonfresh
HOMESENSE

HAYFIELD CENTER
planet fitness
DOLLAR TREE

MT. VERNON PLAZA
SHOPPERS
TJ-maxx
PETS MARY
Michael's DSW
Staples

MT. VERNON SQUARE

MT. VERNON SQUARE II

Walgreens

MT. VERNON CROSSROADS
ROSS
DRESS FOR LESS

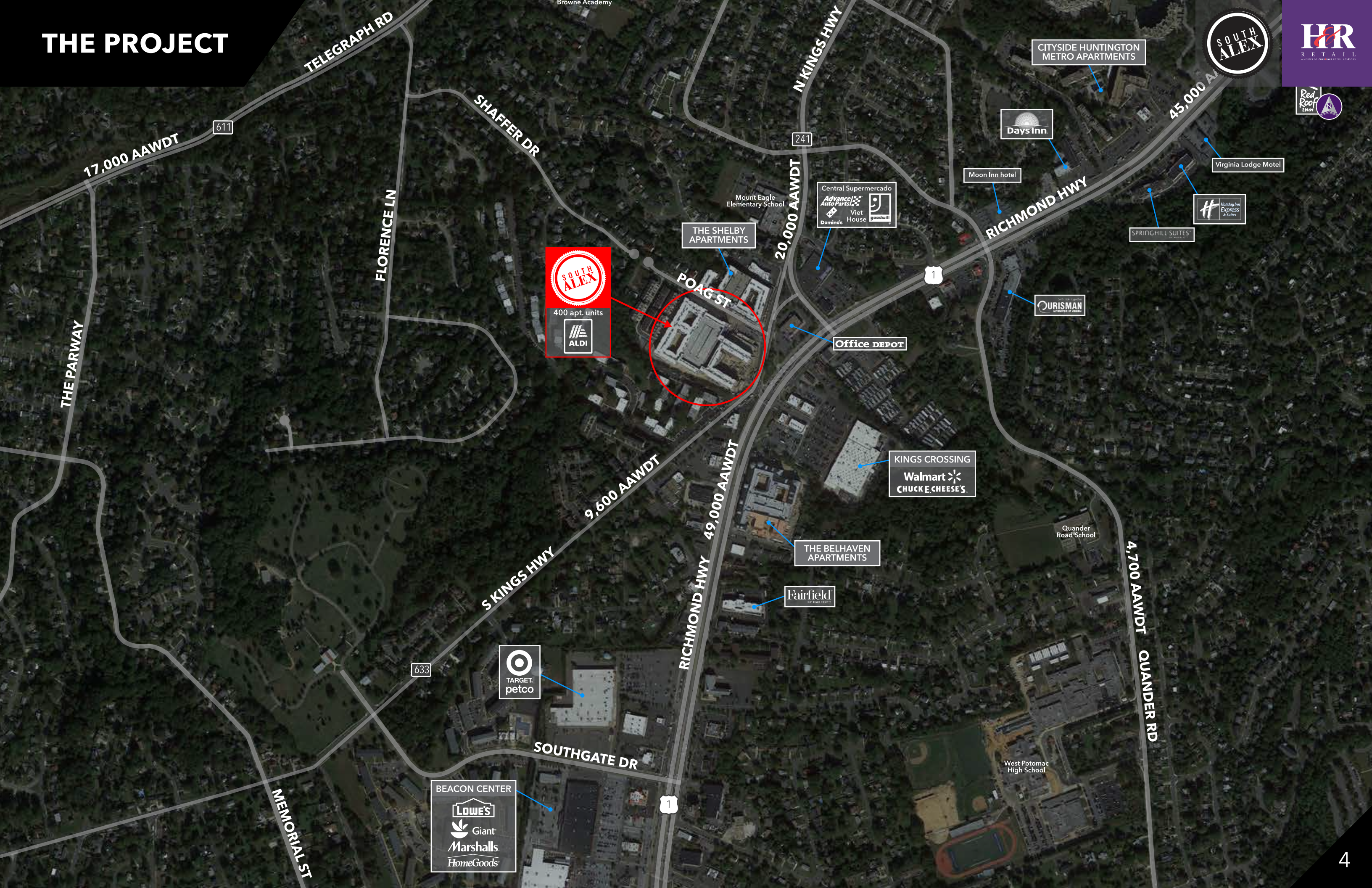
Walmart

COSTCO
WHOLESALE

HILLTOP VILLAGE CENTER
Wegmans
LA FITNESS

MT. VERNON CENTER
ALDI

THE PROJECT



CITYSIDE HUNTINGTON METRO APARTMENTS

Days Inn

Virginia Lodge Motel

Moon Inn hotel

SPRINGHILL SUITES

Holiday Inn Express & Suites

Central Supermercado
Advance Auto Parts
Domino's
Viet House
Goodwill

Mount Eagle Elementary School

THE SHELBY APARTMENTS

SOUTH ALEX
400 apt. units
ALDI

Office DEPOT

CURISMAN

KINGS CROSSING
Walmart
CHUCK E. CHEESE'S

Quander Road School

THE BELHAVEN APARTMENTS

Fairfield
BY HARRIOTT

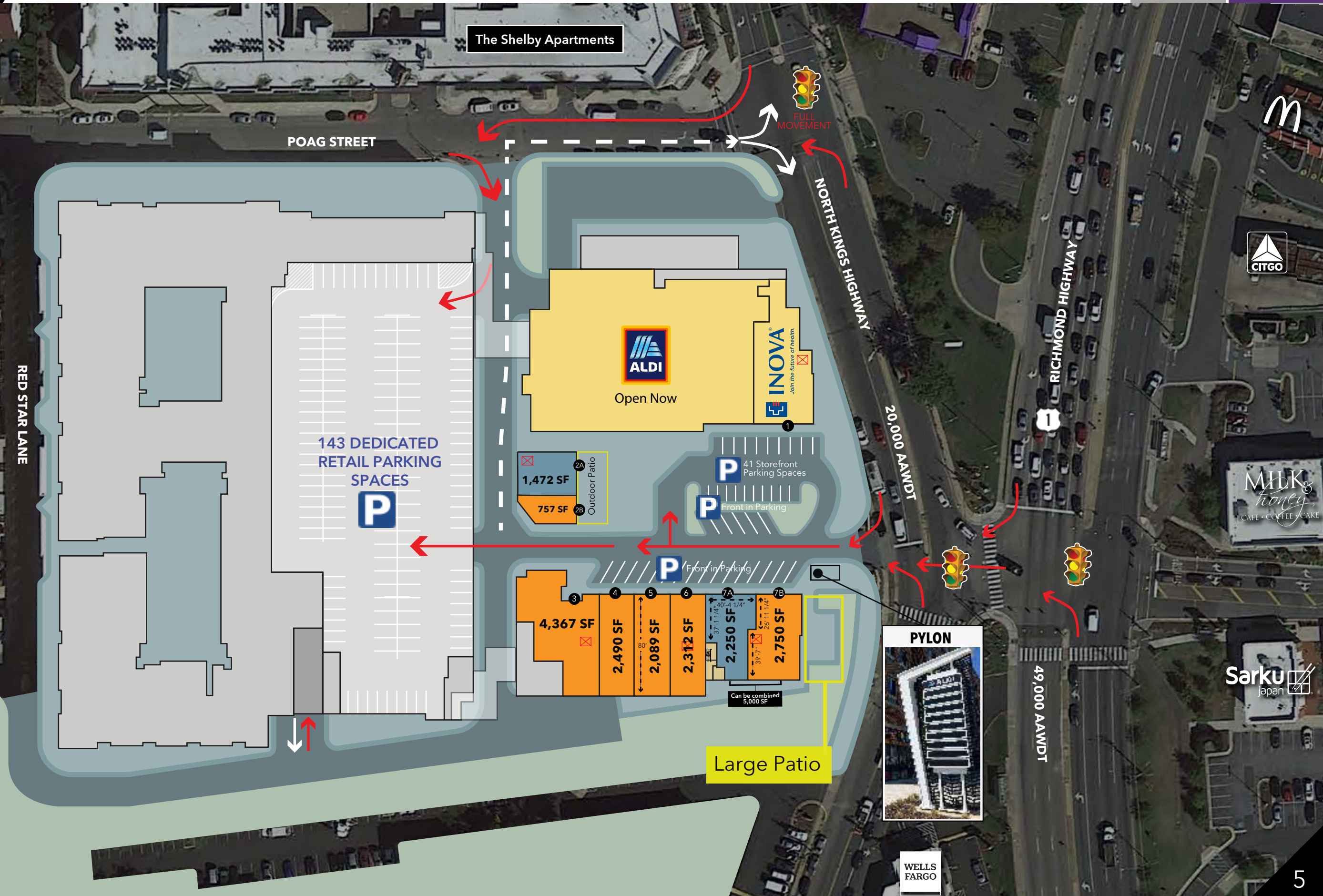
TARGET
petco

SOUTHGATE DR

BEACON CENTER
LOWE'S
Giant
Marshalls
HomeGoods

West Potomac High School

SITE PLAN



SITE PLAN KEY

- AVAILABLE
- LEASED
- UNDER NEGOTIATION
- X GREASE EXHAUST

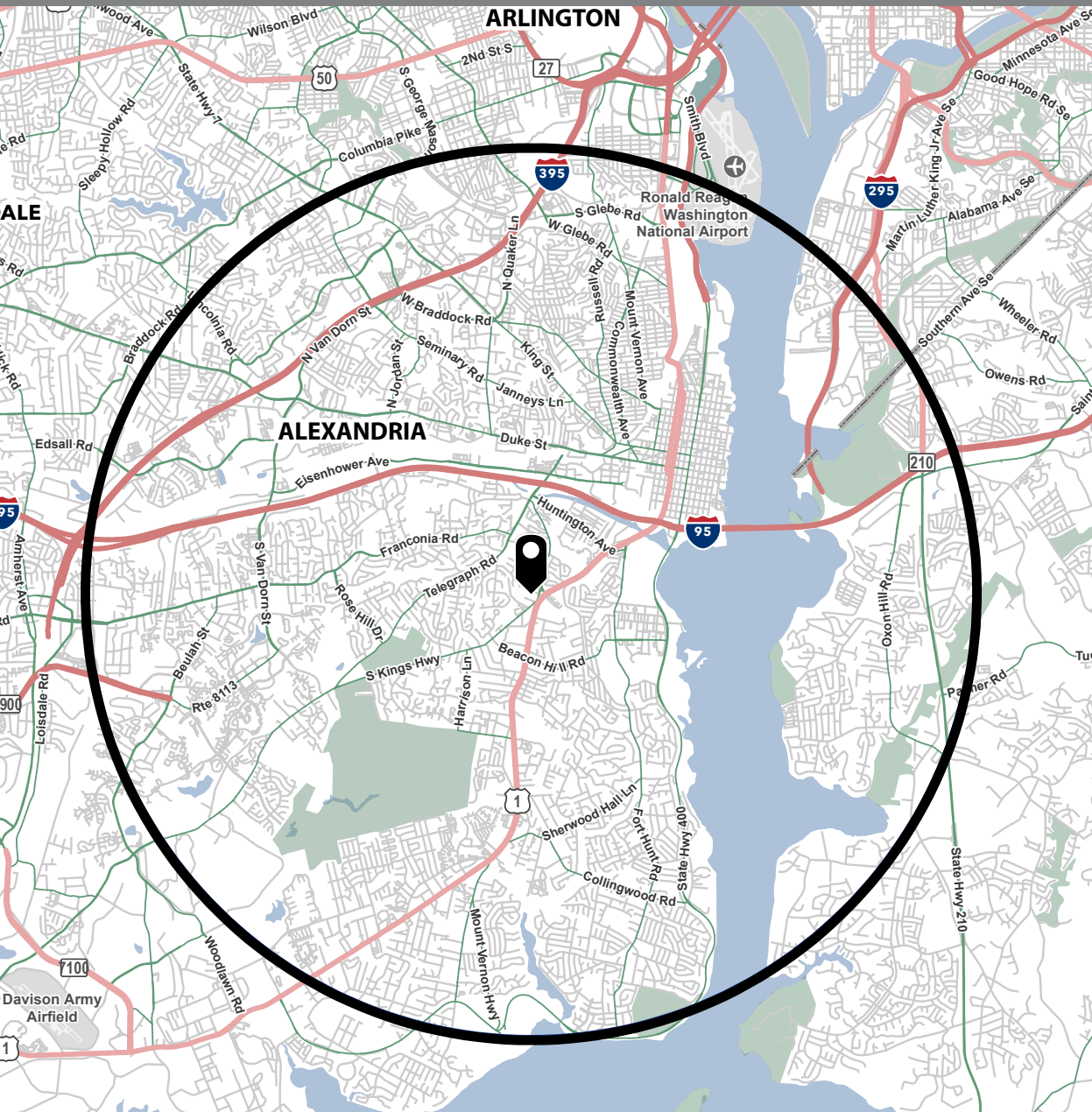


WELLS FARGO





ALEXANDRIA, VA DEMOGRAPHIC PROFILE (2023) South Alex 5 mile ring



KEY FACTS

416,173

Population

38.7

Median Age

177,193

Households

INCOME



\$110,047

Median Household Income

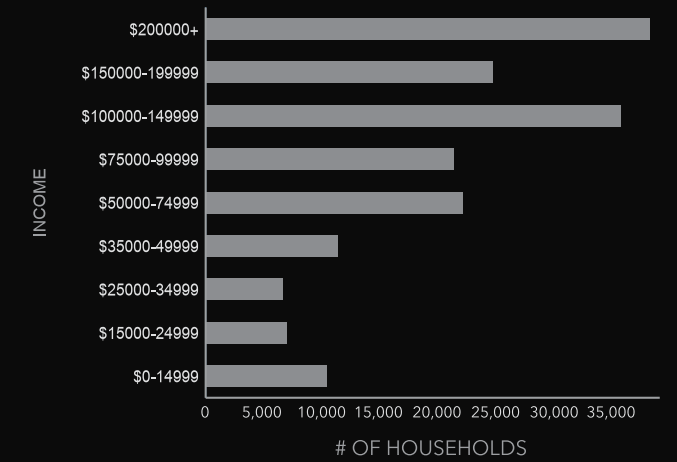


\$68,336

Per Capita Income

\$160,511

AVERAGE HH INCOME (\$)



EDUCATION



13%

High School Diploma



30%

Bachelor's Degree



31%

Graduate/Professional Degree

BUSINESS



12,897

Total Businesses



396,385

Daytime Population



859

Food Srv & Drinking Places

TAPESTRY SEGMENTS

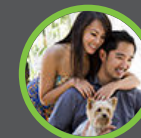


3A

Laptops and Lattes
30,742 (17.3%) 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.



2D

Enterprising Professionals
23,463 (13.2%) 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.

- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



3B

Metro Renters
19,702 (11.1%) 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.



Leased By:



www.hrretail.com

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Developed By:



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