

BRADDOCK WEST

ALEXANDRIA, VA



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THE PROJECT:

- Mixed-use development just minutes from charming and historic Old Town Alexandria
- Conveniently located across from the Braddock Road Metro station (Blue/Yellow line)
- Multiple retail and restaurant opportunities with flexible demising options

TIMING:

- **Q1 2026** - Estimated Ground Breaking
- **Q1 2028** - Estimated Delivery



400 million visitors and growing
4.6 percent year-over-year



92 walking score



87 bike score

OLD TOWN // ALEXANDRIA

DEVELOPMENT MAP

COMPLETE
 UNDER CONSTRUCTION
 APPROVED

Built-In Demand: 2,000 Units Within a Quarter Mile, Minimal Retail Competition

BRADDOCK WEST

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Residential: 180 units (175,000 SF)
 Flex: 9,340 SF
 Retail: 1,500 SF
 Parking Spaces: 196 spaces

- 1.** 1400 N Royal St
Hilco Redevelopment Partners
TBD
- 2.** Platform Alexandria – Phase II
1200-1230 N Henry St
Residential: 258 units
Retail: 10,000 SF
- 3.** Platform Alexandria – Phase III
Wythe & Madison St
Residential: 375 units
Retail: 2,000 SF
- 4.** The Grayson
1200-1230 N Henry St
Residential: 94 units
- 5.** The Muse
1201 N Royal St
Residential: 73 units
- 6.** TideLock (Abingdon Yards)
1033-1111 N Fairfax St
Residential: 232 units
65 condo units
167 apt. units
- 7.** Samuel Madden Redevelopment
899 & 999 N Henry St
Residential: 207 units
- 8.** 425 Montgomery St
901 N Pitt St
Residential: 237 units
- 9.** The Residences at Venue
925 N Fairfax St
Residential: 160 units
119 condo units
41 townhomes
- 10.** The Whitley
805-823 N Columbus St
Residential: 78 units
- 11.** Holiday Inn Express Redevelopment
802-808 N Washington St
Hotel: 50,000 SF
- 12.** 801 N Fairfax St
Residential: 50 units
- 13.** The Aidan
701 N Henry St
Residential: 94 condo units
- 14.** Lineage Apartments
700 N Henry St
Residential: 52 units
- 15.** The Alexan ('Bus Barn')
600 N Royal St
Residential: 286 units
- 16.** The Braystone
1300-1310 King St
Residential: ~31-33 condo units
- 17.** 912 King St
Galena Capital Partners
Residential: ~30 units
Retail: TBD
- 18.** 116 S Henry St
Galena Capital Partners
Residential: ~16-22 units
- 19.** 699 Prince St Hotel Project
Hotel: 130 keys
- 20.** 101 Duke St Townhomes
Residential: 6 townhomes
- 21.** The View
312 S Washington St
Residential: 10 units
- 22.** The Heritage at Old Town
431 S Columbus St
Residential: 750 units
(195 affordable)

OLD TOWN // ALEXANDRIA DEVELOPMENT PIPELINE SUMMARY

Residential



7,037
units

COMPLETE

312
units

UNDER CONSTRUCTION

1,673
units

APPROVED

Retail



445K
square feet

COMPLETE

12.7K
square feet

UNDER CONSTRUCTION

12K
square feet

APPROVED

Office



3.6M
square feet

COMPLETE

MARKET AERIAL

 **200+**
independent shops
and restaurants

ROSS FRESH Baguette
DRESS FOR LESS

JOSEPHINE WHITE HOUSE
ABBASSIERIE & BARRA

vernilion H&M
A JEWISH DELI

jenis patagonia alo

SNAP FITNESS 24/7

Orangetheory FITNESS

M&K honey bluemercury

Kilwins Tatte

sweetgreen ATHLETA

ANTHROPOLOGIE

SEPHORA

PACERS RUNNING

Sur la Table WARBY PARKER

KING STREET CORRIDOR
0.5 MILES SOUTH



THANIDA
THAI RESTAURANT & BAR

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

DENTAL INC.

CONTINUES
BREAKFAST RESTAURANT

Myates
HAIR WASH & DETAIL CENTER

GOURMET PIZZADELTA
LOST DOG Cafe
CAPTAIN GREGORY'S

7 ELEVEN

LENA'S
WOOD FIRED PIZZA & TOPS

BRADDOCK ROAD
2,798 AWP
(October, 2025)

M metro

UNITED STATES POST OFFICE

CHOP SHOP
TACO

DOS AMIGOS
FINE TEX-MEX

Spill The Tea
TEA WELL & DRINK GOOD

BRADDOCK WEST

THE BARRE ALX

MASON SOCIAL

Pat Cakes & Creamery
Treat You Self

STARBUCKS

NOVA PATIENT CARE

Chewish DELI

MADABOLIC

Harris Teeter

ROYAL
restaurant

[solidcore] zenfo
STRICTLY EBIKES

WASHINGTON SQUARE
TRADER JOE'S
TALBOTS

HANK'S
OYSTER BAR

HANK'S
PASTA BAR

T.J. STONE'S

F&B

MACMILLAN
SPIRIT HOUSE

530 FIRST
west elm
ROW HOUSE THE SHADE STORE
PlantHouse OAK STEAKHOUSE
Hinata SISTER2 SUSHI BAR & GRILL

TJSH

Onelife
FITNESS

Lula's
ON THE POTATOES



SITE PLAN

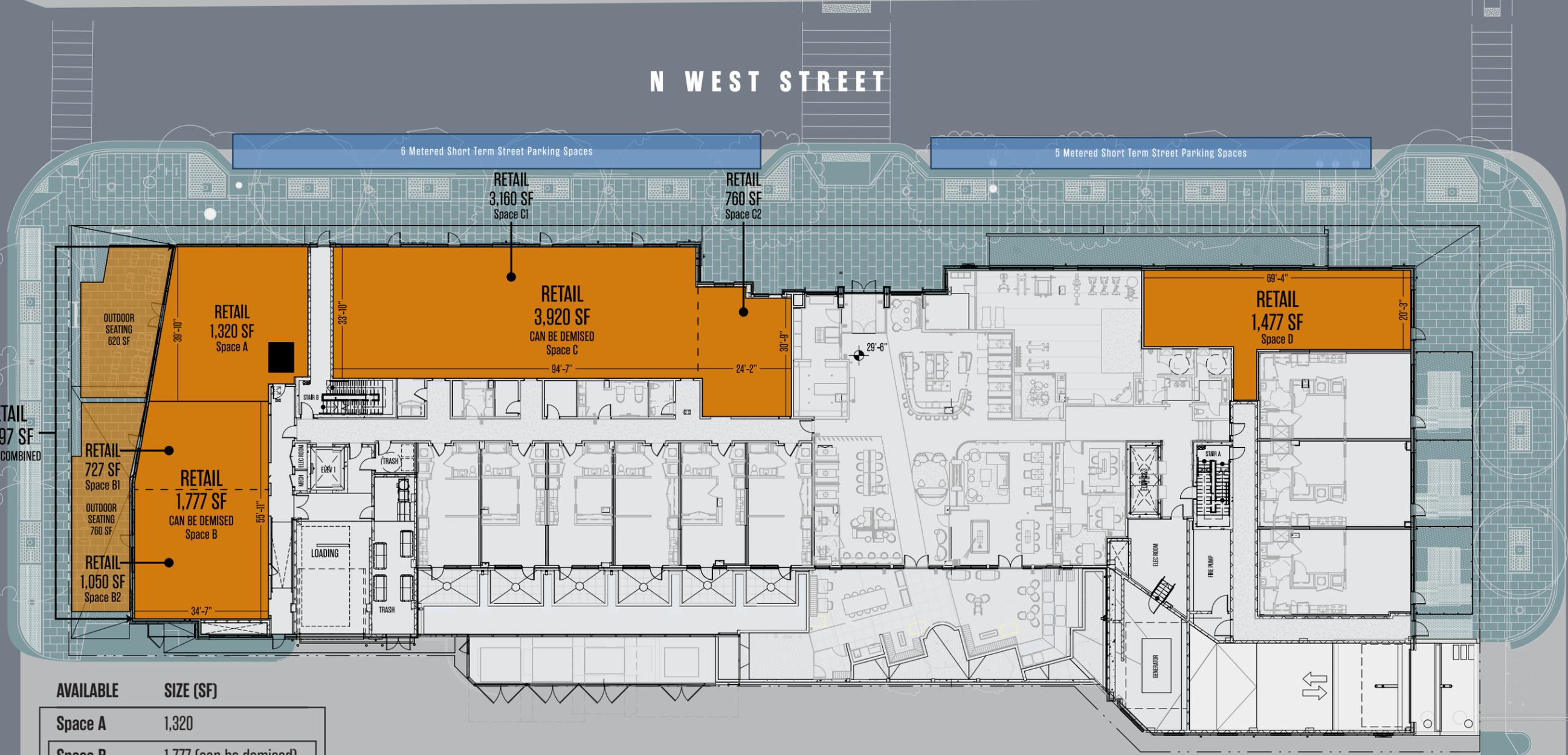
BRADDOCK ROAD
2,798 AWP
(October 2025)



N WEST STREET

WYTHE STREET

MADISON STREET



AVAILABLE	SIZE (SF)
Space A	1,320
Space B	1,777 (can be demised)
B1	727
B2	1,050
Space A+ B	2,047-3,097
Space C	3,920 (can be demised)
C1	3,160
C2	760
Space D	1,477

VENTED (GREASE EXHAUST)

PSYCHOGRAPHIC PROFILE

KEY FACTS

60,714
Population

39.5
Median Age

29,931
Households

EDUCATION



47%
Graduate/
Professional Degree



35%
Bachelor's
Degree



6%
High School
Diploma

HOMEOWNERSHIP



33,217
Total
Housing Units



14,626
Owner Occupied
Housing Units



15,305
Renter Occupied
Housing Units



4,754
Total
Businesses



89,607
Daytime
Population



250
Food Service &
Drinking Places

TAPESTRY SEGMENTS



Laptops and Lattes
11,500 households
38.5%
of households

These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1960. This is the most expensive market to rent or own housing relative to typical incomes. Commutes are often long; this segment ranks the highest for remote working.



Metro Renters
7,134 households
23.8%
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 U.S. 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. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.



Urban Chic
5,462 households
18.2%
of households

Residents in this segment live in suburban areas with a notable presence in urban vicinities. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

INCOME



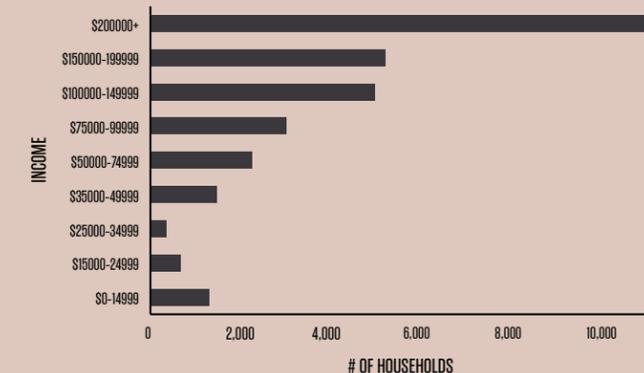
\$158,391
Median Household Income



\$99,779
Per Capita Income

\$202,344

AVERAGE HOUSEHOLD INCOME (\$)



EMPLOYMENT



White Collar

90%



Blue Collar

4%



Services

6%

BRADDOCK WEST

ALEXANDRIA, VA

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PETE BARNARD

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