

# FORDSON PLACE

ALEXANDRIA, VA



**RAPPAPORT**  
CULTIVATING PLACES

# FORDSON PLACE

## ALEXANDRIA, VA

- | Excellent visibility and convenience between two signalized intersections facing Richmond Highway
- | Strong demographics and high traffic counts
- | High quality project in affluent, underserved market
- | Three miles from Ft. Belvoir and a half-mile from INOVA Mount Vernon Hospital

### DEMOGRAPHICS 2024

|                                                                                                       | 1 MILE            | 3 MILES   | 5 MILES   |
|-------------------------------------------------------------------------------------------------------|-------------------|-----------|-----------|
|  POPULATION          | 23,648            | 112,515   | 267,573   |
|  DAYTIME POPULATION | 19,401            | 95,014    | 267,138   |
|  HOUSEHOLD INCOME  | \$92,213          | \$144,090 | \$150,500 |
|  TRAFFIC COUNTS    | 51,000 on Route 1 |           |           |

### CO-TENANTS



**FORDSON PLACE**  
ALEXANDRIA, VA

**FIVE GUYS**  
BURGERS and FRIES



*Walgreens*

**FORDSON PLACE**

**MT. VERNON PLAZA**

**BED BATH & BEYOND**



**DSW**  
DESIGNER SHOE WAREHOUSE



**MT. VERNON CROSSROADS**



**MATTRESS Warehouse**



**INOVA MOUNT VERNON HOSPITAL**

**RICHMOND HIGHWAY 51,000 VPD**

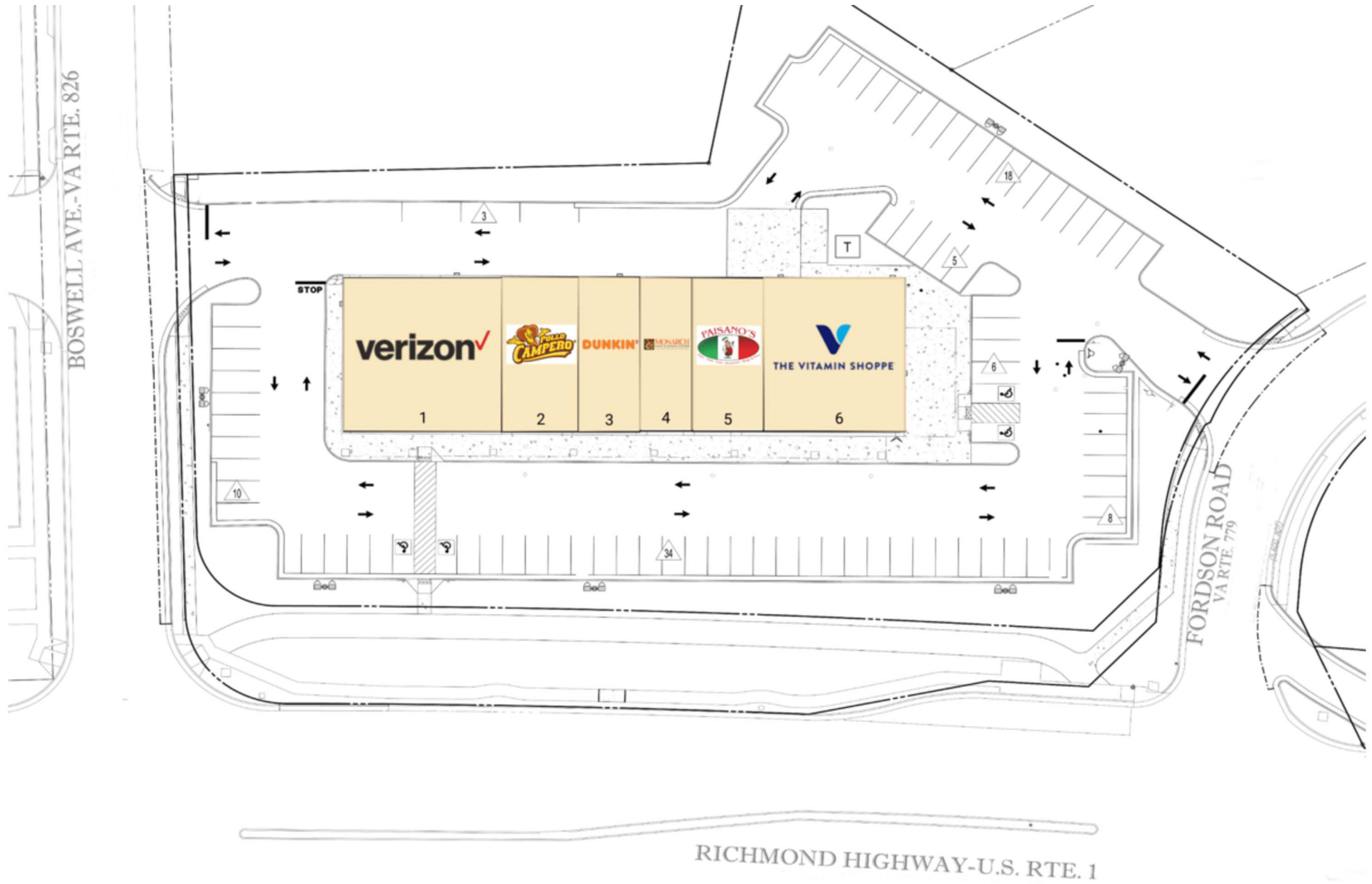
**FORDSON RD**

**SHERWOOD HALL LANE**



# SITE PLAN

FORDSON PLACE | ALEXANDRIA, VA





**FORDSON PLACE | 7645 FORDSON ROAD, ALEXANDRIA, VA**

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