

# FORDSON PLACE

ALEXANDRIA, VA

Polo  
**CAMPERO**

**DUNKIN'**  
DONUTS

1-833-CAMPERO  
Call ahead  
PICKUP or  
DELIVERY

20 PIECES  
for only \$33

A Fresh Kick  
to the best  
Cinnamon Roll

COME  
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WITH US  
NOW WE'RE  
NOW HIRING

NO  
PARKING  
STANDING  
FIRE LANE

**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** **SHOPPERS**  
**PET SMART** *Michaels*  
*Where Creativity Happens™*  
**tj-maxx** **DSW**  
*DESIGNER SHOE WAREHOUSE*  
**BUFFALO WILD WINGS** **WELLS FARGO** **THE HOME DEPOT**



**MT. VERNON CROSSROADS**

**ROSS** **Pepe Boys**  
*DRESS FOR LESS™*  
**DOLLAR TREE**  
**POPEYES** **MATTRESS Warehouse**

**Walmart**

**COSTCO**  
WHOLESALE



**INOVA MOUNT VERNON HOSPITAL**

**RICHMOND HIGHWAY 51,000 VPD**

**FORDSON RD**

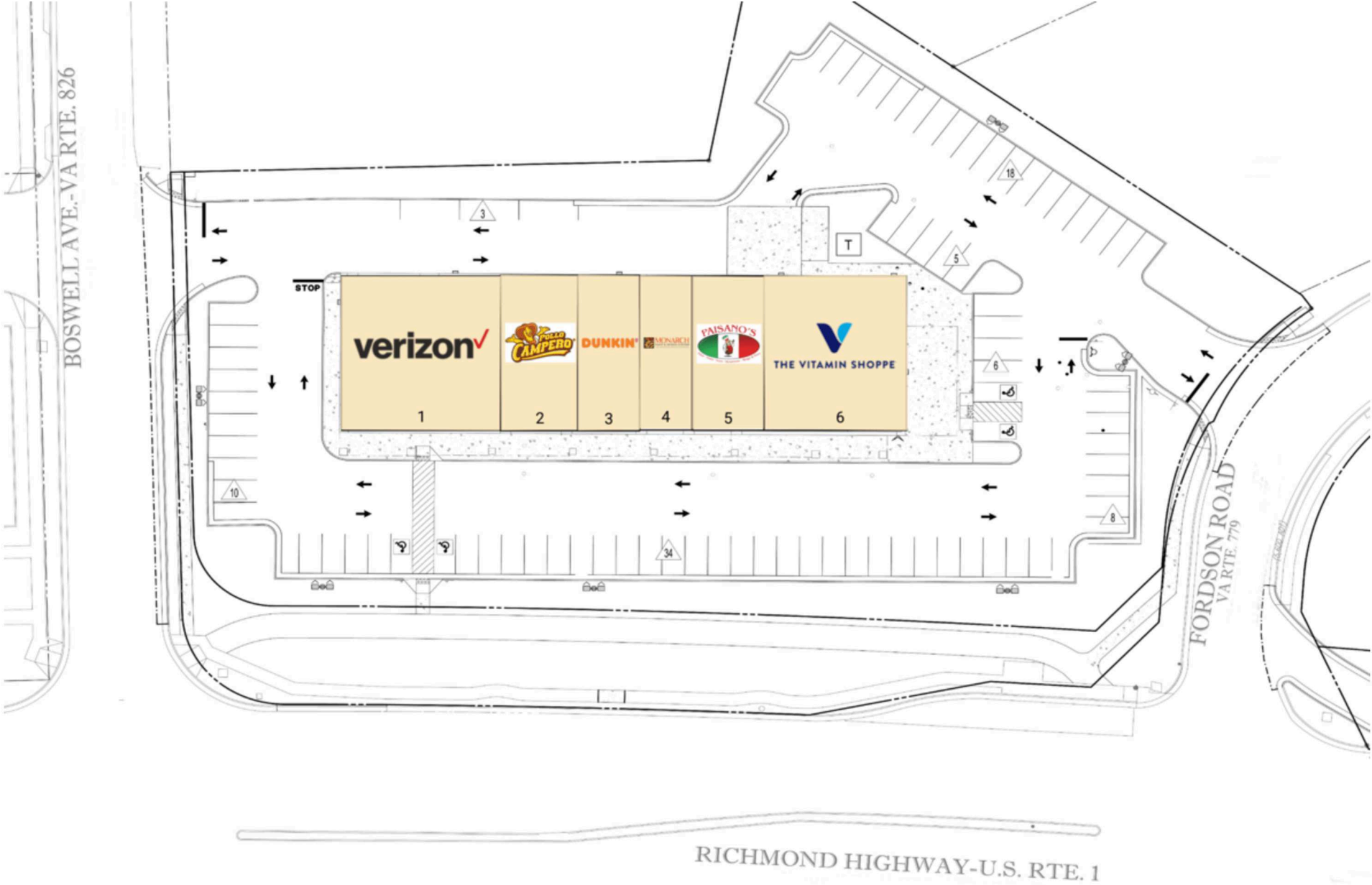
**SHERWOOD HALL LANE**





# SITE PLAN

FORDSON PLACE | ALEXANDRIA, VA





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

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