

NEW GRAND SHOPPING CENTER

ALEXANDRIA, VA

RAPPAPORT
CULTIVATING PLACES







NEW GRAND SHOPPING CENTER

ALEXANDRIA, VA

- | Positioned in a highly visible corner of I-395 and Little River Turnpike across from the Plaza at Landmark and just down from Pinecrest Plaza in Alexandria
- | Anchored by New Grand Mart, a large grocery store, this shopping center is filled with a variety of shops to fulfill all the neighborhood's needs, including eateries, dry cleaners, laundromat, health, and beauty shops
- | Ample parking spaces available with direct access to Little River Turnpike leading straight onto I-395



DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	41,562	194,538	535,602
 DAYTIME POPULATION	25,421	161,127	471,854
 HOUSEHOLD INCOME	\$87,979	\$119,065	\$134,426
 TRAFFIC COUNTS	55,000 on Little River Turnpike		



AREA RETAILERS



NEW GRAND SHOPPING CENTER ALEXANDRIA, VA



LITTLE RIVER TURNPIKE 55,000 VPD

BACKLICK RD



DUKE ST 66,000 VPD

**THOMAS JEFFERSON
HIGH SCHOOL**
1,789 STUDENTS
106 TEACHERS
#4 IN NATIONAL RANKINGS

**HOLMES
MIDDLE SCHOOL**
969 STUDENTS
99 TEACHERS

BRADDOCK RD

EDSALL RD



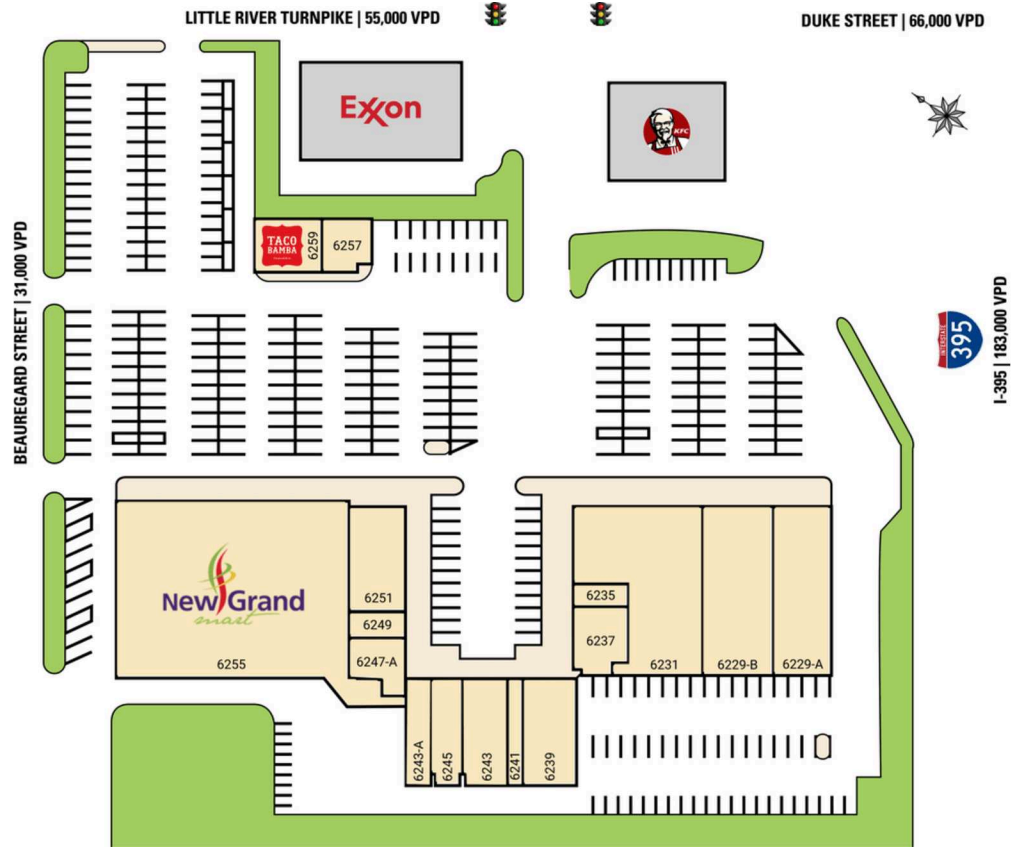
NEW GRAND SHOPPING CENTER

183,000 VPD
395



SITE PLAN

NEW GRAND SHOPPING CENTER | ALEXANDRIA, VA



Space	Sq. Ft	Tenant Name
6229-A	5,000	Beauty Supply
6229-B	6,558	SudsMore Laundromat
6231	9,250	Gogi & Friends
6235	540	Dry Cleaner
6237	2,000	Pho Factory
6239	3,150	The Meet Up Place

Space	Sq. Ft	Tenant Name
6241	932	Phones Plus
6243	2,800	Halal Meats
6243-A	1,530	New Grand Mart Warehouse
6245	1,250	Halal Kabob Restaurant
6247-A	1,200	Barber Shop
6249	800	Dana's Salon

Space	Sq. Ft	Tenant Name
6251	3,120	Panaderia Latina
6255	23,800	New Grand Mart
6257	1,400	Mama's Chicken
6259	2,000	Taco Bamba



NEW GRAND SHOPPING CENTER | 6255 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA

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