

# DEL RAY TOWER

ALEXANDRIA, VA

3,057 – 7,211 SF DEMISABLE

2ND-GEN RESTAURANT OPPORTUNITY

**STREETS**  
Market & Cafe

3108





**RAPPAPORT**  
CULTIVATING PLACES



## DEL RAY TOWER ALEXANDRIA, VA

- | Retail opportunity surrounded by a strong residential neighborhood with a great nearby restaurant scene
- | 2nd-generation restaurant opportunity with dedicated outdoor seating
- | 332 apartments within the project
- | Situated just south of National Landing where the new Amazon HQ2 will be delivering throughout the next few years and plenty of growth in the area

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	32,461	206,040	593,885
 DAYTIME POPULATION	28,286	225,939	797,429
 HOUSEHOLD INCOME	\$172,256	\$148,513	\$132,637
 TRAFFIC COUNTS	9,300 on Mount Vernon Ave		

### AREA RETAILERS





**DEL RAY TOWER**  
ALEXANDRIA, VA

ST RITA'S SCHOOL



HomeGoods  
BARNES & NOBLE  
MEN'S WEARHOUSE®  
OLD NAVY  
Starbucks  
SUBWAY



POTOMAC YARD CENTER  
TJ-maxx DUNKIN'  
target BEST BUY CHIPOTLE MEXICAN GRILL  
&pizza FIVE GUYS BURGERS and FRIES  
STAPLES PETSMART



**DEL RAY TOWER**

RUSSEL ROAD 6,000 VPD

GEORGE MASON  
ELEMENTARY SCHOOL

MT VERNON  
COMMUNITY SCHOOL



ALEXANDRIA COUNTY  
DAY SCHOOL



COMMONWEALTH AVENUE 7,400 VPD



MOUNT VERNON AVENUE 9,300 VPD



RICHMOND HIGHWAY 45,000 VPD



GEORGE WASHINGTON MEMORIAL PARKWAY 96,000 VPD

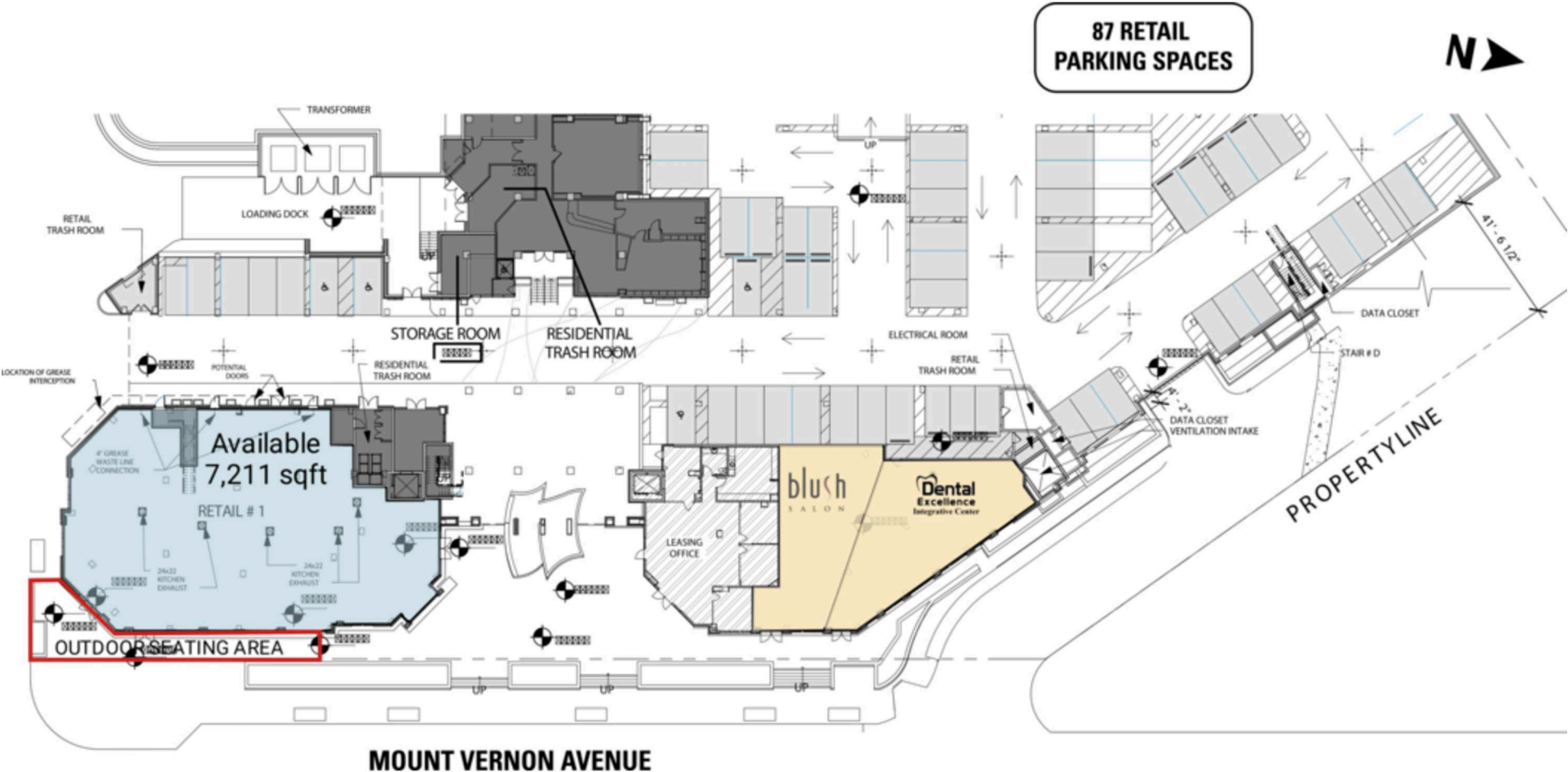




# SITE PLAN

DEL RAY TOWER | ALEXANDRIA, VA

7,211 SF AVAILABLE



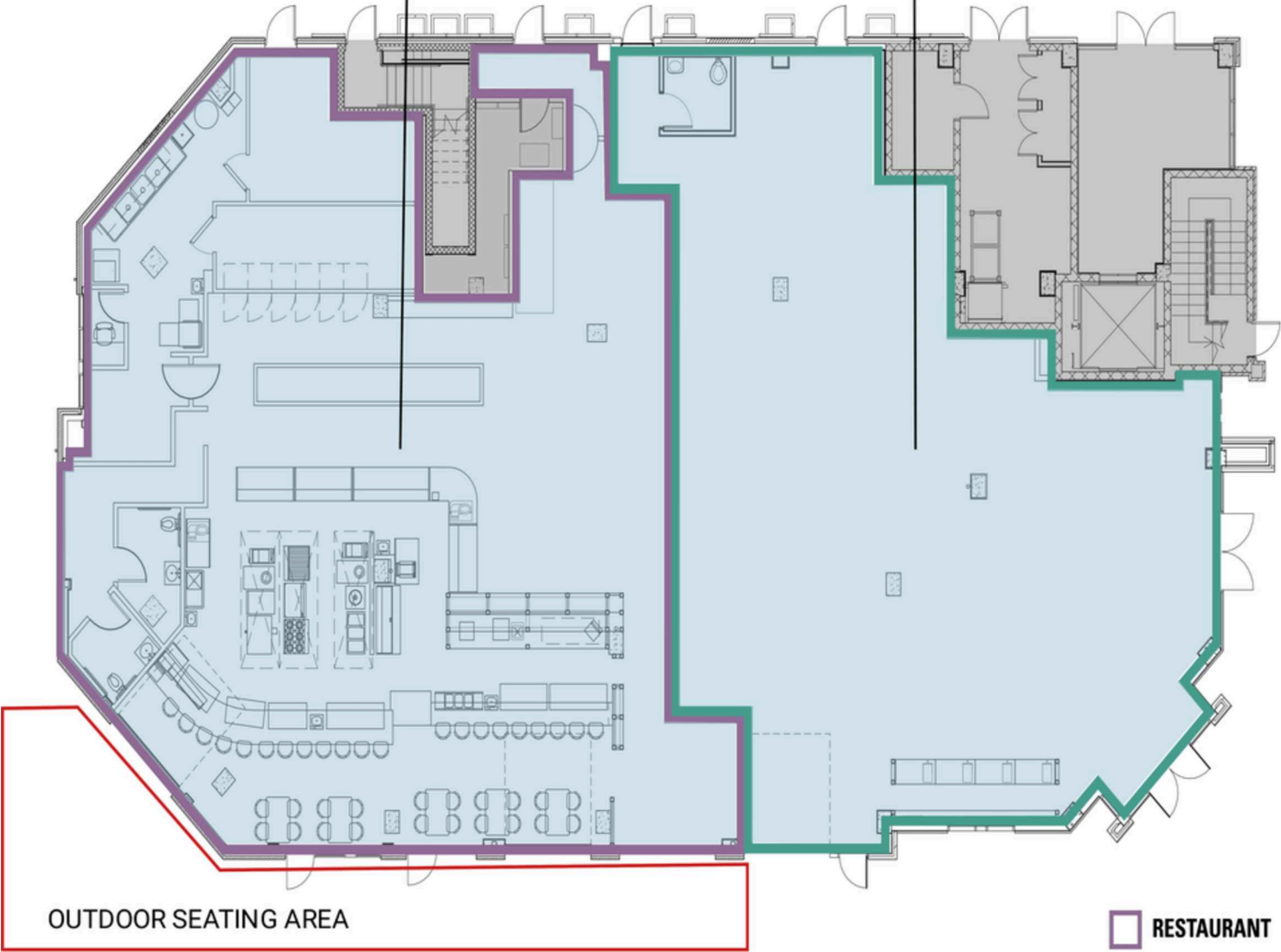
**DEMISING OPTION**

**DEL RAY TOWER | ALEXANDRIA, VA**

**3,057 - 4,191 SF AVAILABLE**

**2nd-Gen Restaurant**  
Available 4,191 sqft

**Retail**  
Available 3,057 sqft



**OUTDOOR SEATING AREA**

**MOUNT VERNON AVENUE**

-  **RESTAURANT**
-  **RETAIL**



**DEL RAY TOWER | 3110 MOUNT VERNON AVENUE, ALEXANDRIA, VA**

Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218

Zach Elcano | [zelcano@rappaportco.com](mailto:zelcano@rappaportco.com) | 571.382.1228

[rappaportco.com](http://rappaportco.com)