

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®



SUBWAY



POTOMAC YARD CENTER

TJ-MAXX

DUNKIN'



BEST BUY



&pizza

FIVE GUYS
BURGERS and FRIES

STAPLES

PETSMART



DEL RAY TOWER

RUSSEL ROAD 6,000 VPD

GEORGE MASON
ELEMENTARY SCHOOL

MT VERNON
COMMUNITY SCHOOL



Cheesetique



RICHMOND HIGHWAY 45,000 VPD

ALEXANDRIA COUNTY
DAY SCHOOL

COMMONWEALTH AVENUE 7,400 VPD



MOUNT VERNON AVENUE 9,300 VPD



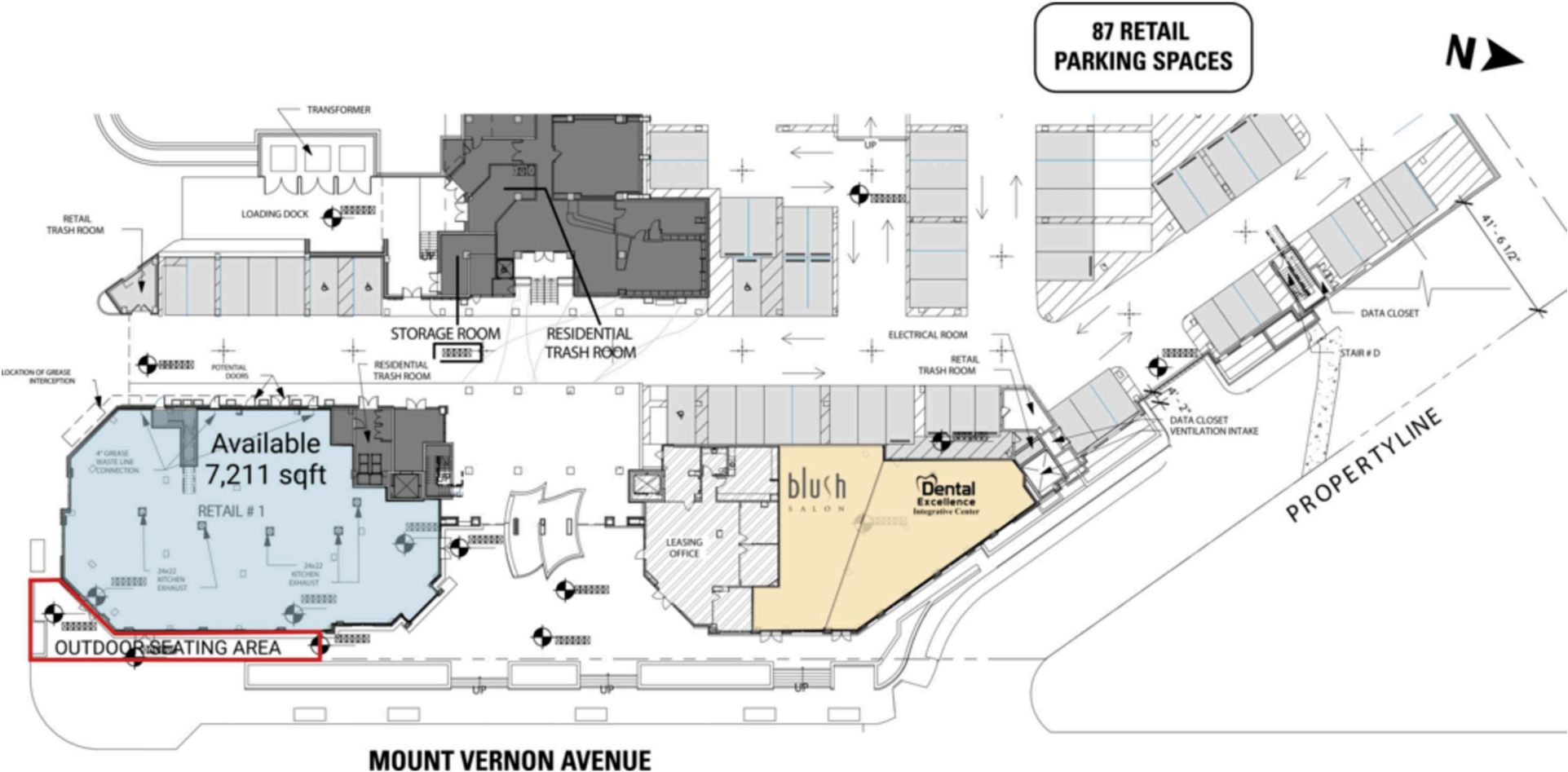
GEORGE WASHINGTON MEMORIAL PARKWAY 96,000 VPD



SITE PLAN

DEL RAY TOWER | ALEXANDRIA, VA

7,211 SF AVAILABLE



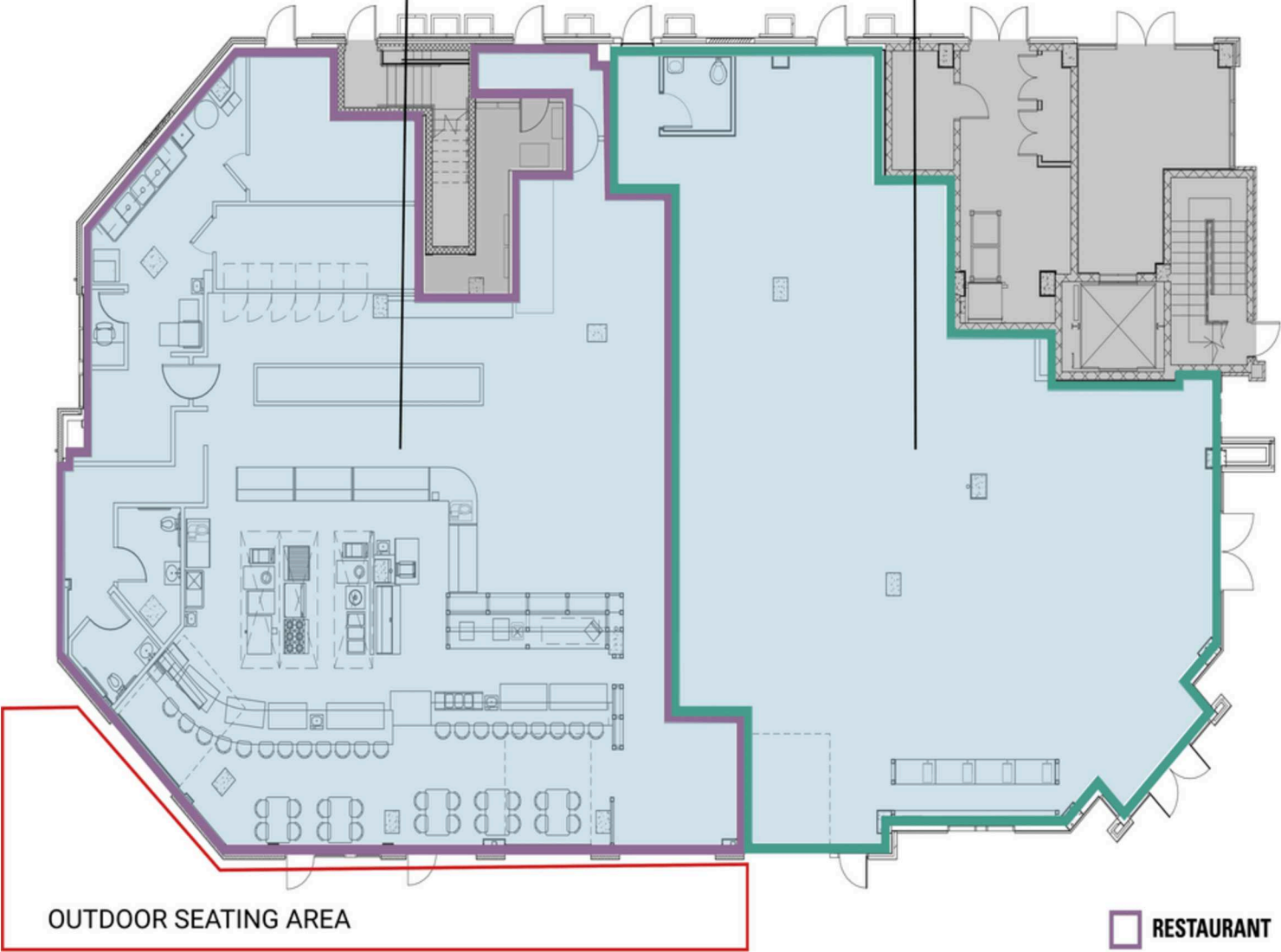
DEMISING OPTION

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

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