

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
- | Positioned just south of National Landing, the area is set for significant growth with the on-going development of Amazon's HQ2 over the next few years, with Phase 1 of Amazon HQ2 already delivered

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



DEL RAY TOWER

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



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



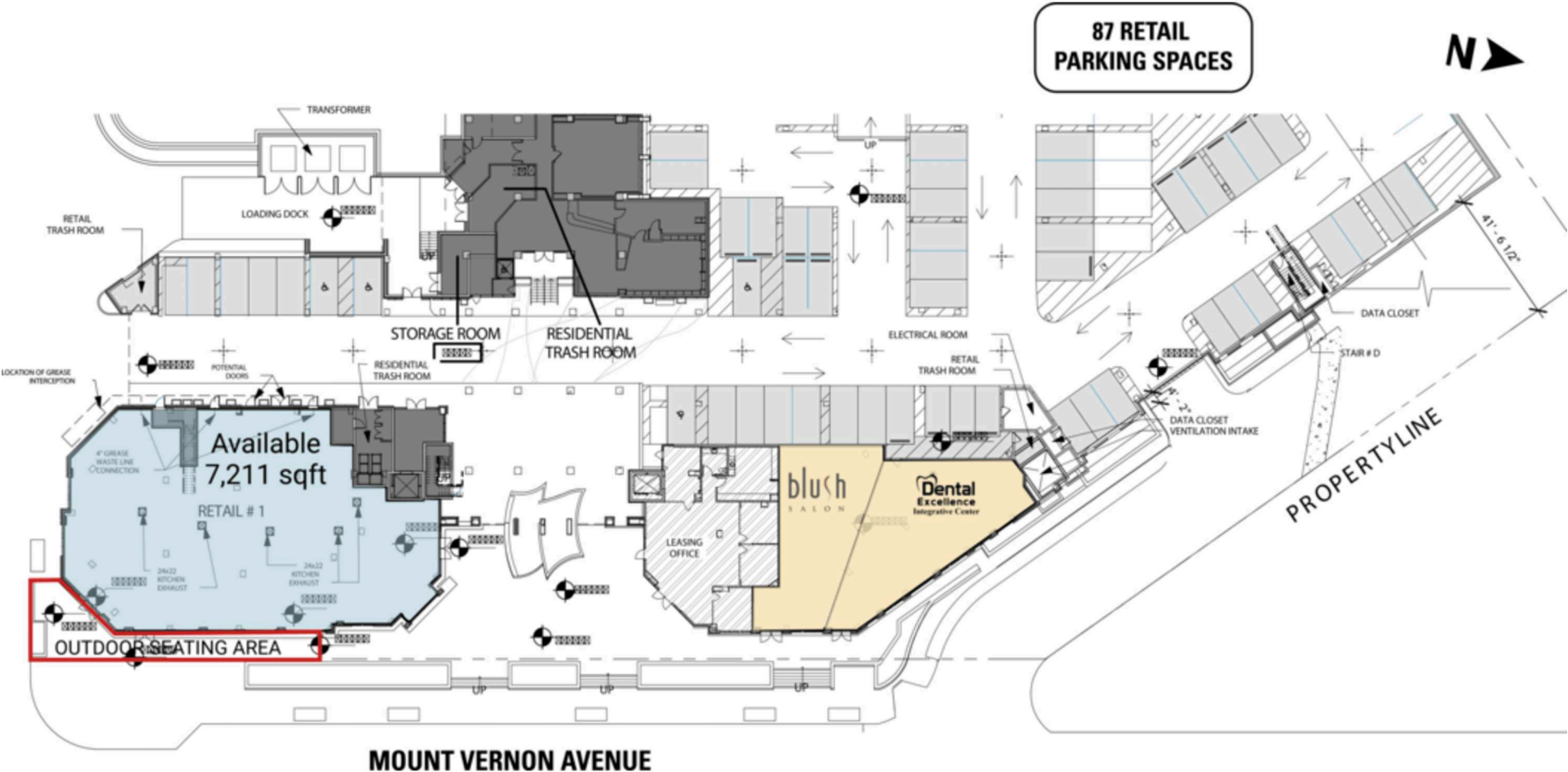
GEORGE WASHINGTON MEMORIAL PARKWAY 96,000 VPD



SITE PLAN

DEL RAY TOWER | ALEXANDRIA, VA

7,211 SF AVAILABLE



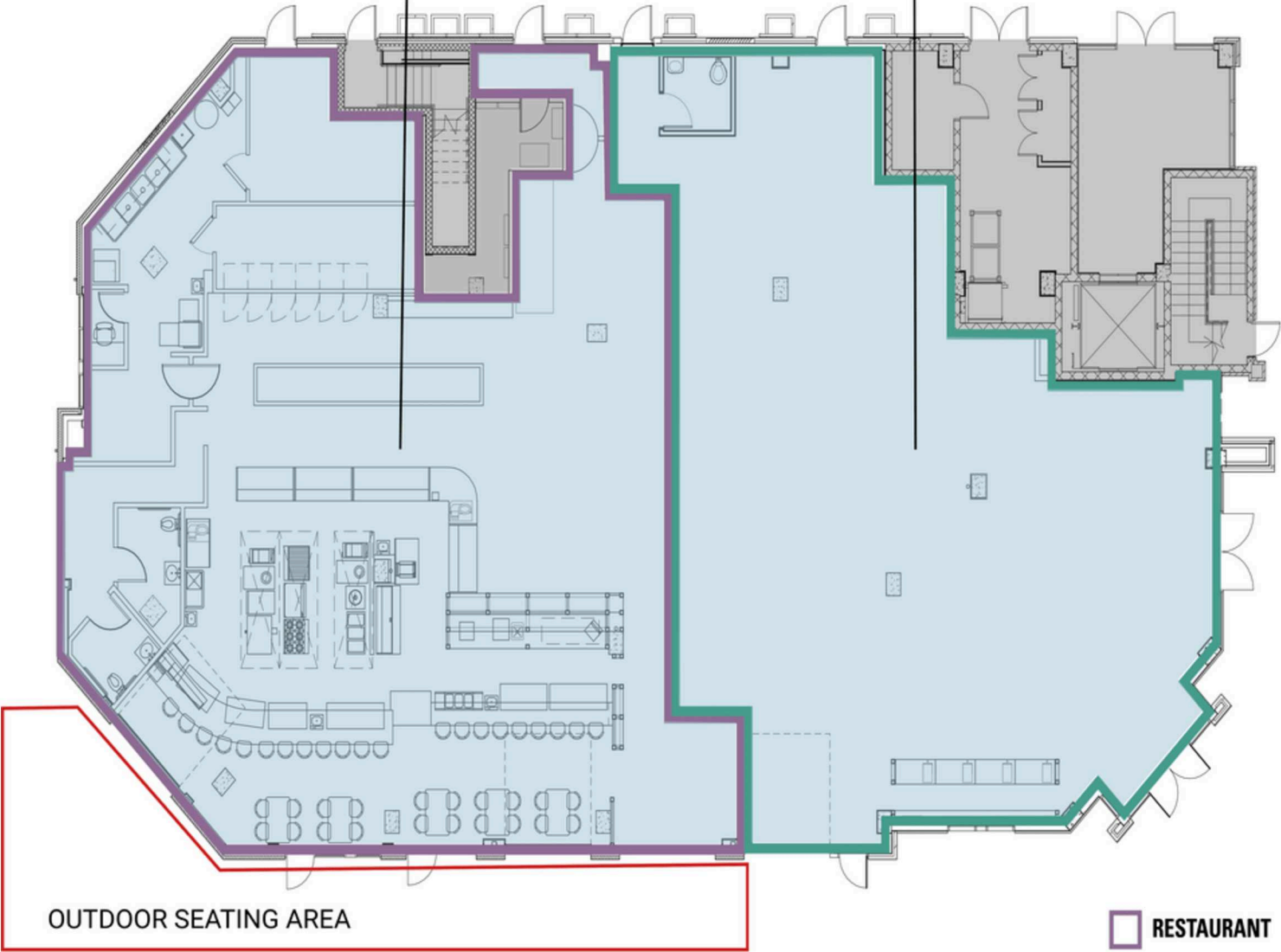
DEMISING OPTION

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**



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