

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 2025

	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



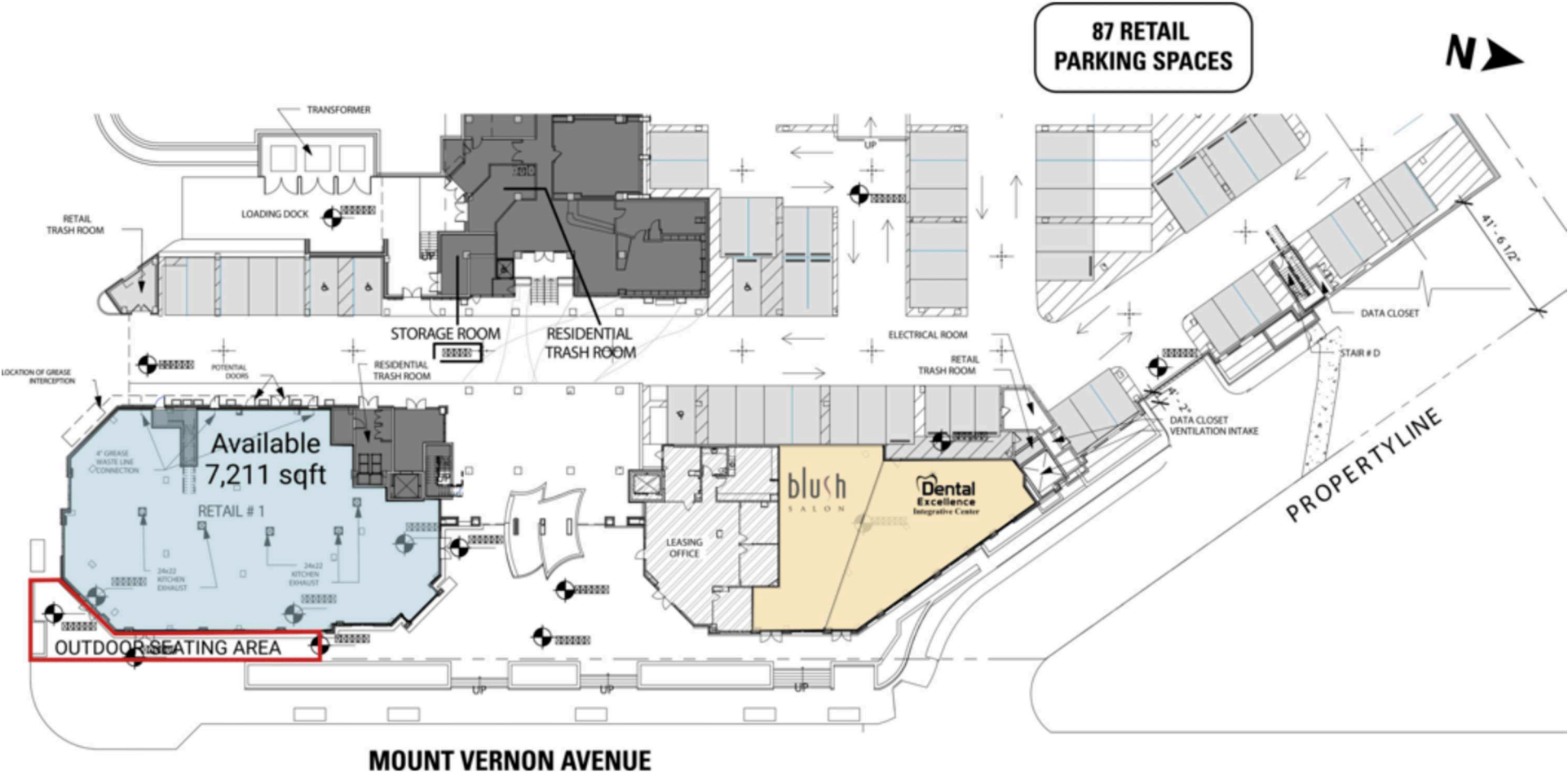
GEORGE WASHINGTON MEMORIAL PARKWAY 96,000 VPD



SITE PLAN

DEL RAY TOWER | ALEXANDRIA, VA

7,211 SF AVAILABLE



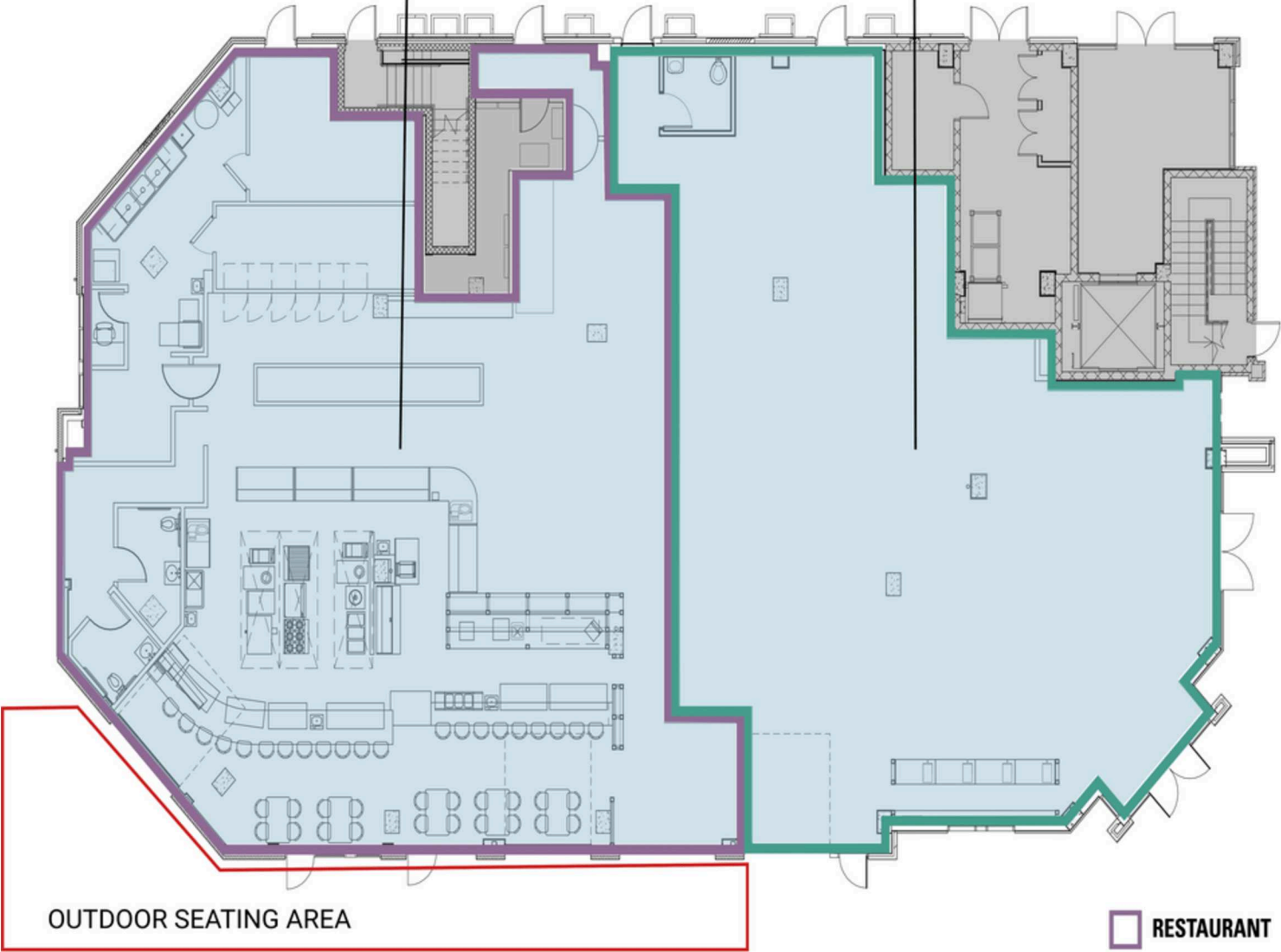
DEMISING OPTION

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



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