

# PLATFORM



AT 1100 N. FAYETTE STREET | ALEXANDRIA, VA

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ALEXANDRIA, VA

- Platform is a mixed-use development in North Old Town Alexandria, just south of Potomac Yard and a 5-minute drive to Historic Old Town Alexandria, with 628 residential units to deliver in multiple phases.
- Three vented restaurant opportunities, which are ideal spaces for casual neighborhood eateries with potential for 3 additional service retail tenants fronted by a 1 acre park.
- An under served neighborhood has excellent potential for residential growth on the horizon.
- Situated near the Braddock Road Metro Station and not too far from National Landing, which includes Amazon HQ2 and the VA Tech Innovation Campus.



## DEMOGRAPHICS 2020

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	31,466	168,716	501,849
 <b>DAYTIME POPULATION</b>	41,021	191,557	520,086
 <b>HOUSEHOLD INCOME</b>	\$191,136	\$154,340	\$124,051
 <b>TRAFFIC COUNTS</b>	47,000 - ON ROUTE 1		

## AREA RETAILERS



[solidcore]



ARLINGTON NATIONAL CEMETERY

PENTAGON CITY

RONALD REGAN WASHINGTON NATIONAL AIRPORT

NATIONAL LANDING

VIRGINIA TECH INNOVATION CENTER CAMPUS

POTOMAC YARD

1100 N. FAYETTE STREET ALEXANDRIA, VA

OLD TOWN ALEXANDRIA

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SLATERS LANE 15,000 VPD



ROUTE 117 1,471,000 VPD



MT VERNON AVENUE 1,300 VPD



GEORGE WASHINGTON  
MIDDLE SCHOOL



N PATRICK STREET 22,000 VPD



E BRADDOCK STREET 8,100 VPD

MATTHEW MAURY  
ELEMENTARY SCHOOL



GEORGE WASHINGTON MEMORIAL PARKWAY 49,000 VPD



N HENRY STREET 22,000 VPD



RUSSELL ROAD



ORONOCO STREET



JEFFERSON-HOUSTON  
PREK-8 IB SCHOOL



QUEEN STREET



KING STREET 30,000 VPD

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