



Del Ray Tower

Alexandria, VA

3,057 – 7,211 SF demisable



Alexandria

Virginia

- Retail opportunity surrounded by a strong residential neighborhood with a great nearby restaurant scene
- Additional retail 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



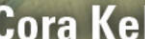
2025 Demographics

	1 mi.	3 mi.	5 mi.
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



- Legendary Music Venue
- Music Hall 500 guests
- Bandstand 1,500 guests
- Over 300 shows annually



**Cora Kelly School
for Science
309 Students**

- Graduate Level Campus
- Science & Technology
- \$1.1 Billion endeavor
- 300,000 SF - 11 Stories



Potomac River

GEROGE WASHINGTON MEMORIAL PKWY

An aerial photograph of a city street intersection. A yellow sign with the words 'WEL FARE' in red is visible. The street is labeled 'WEST GLEBE ROAD' and '15,000 VPD'. The surrounding area includes buildings, parking lots, and trees.



Potomac Yard Center



Del Ray Tower



MOUNT VERNON AVE 9,300 VPD

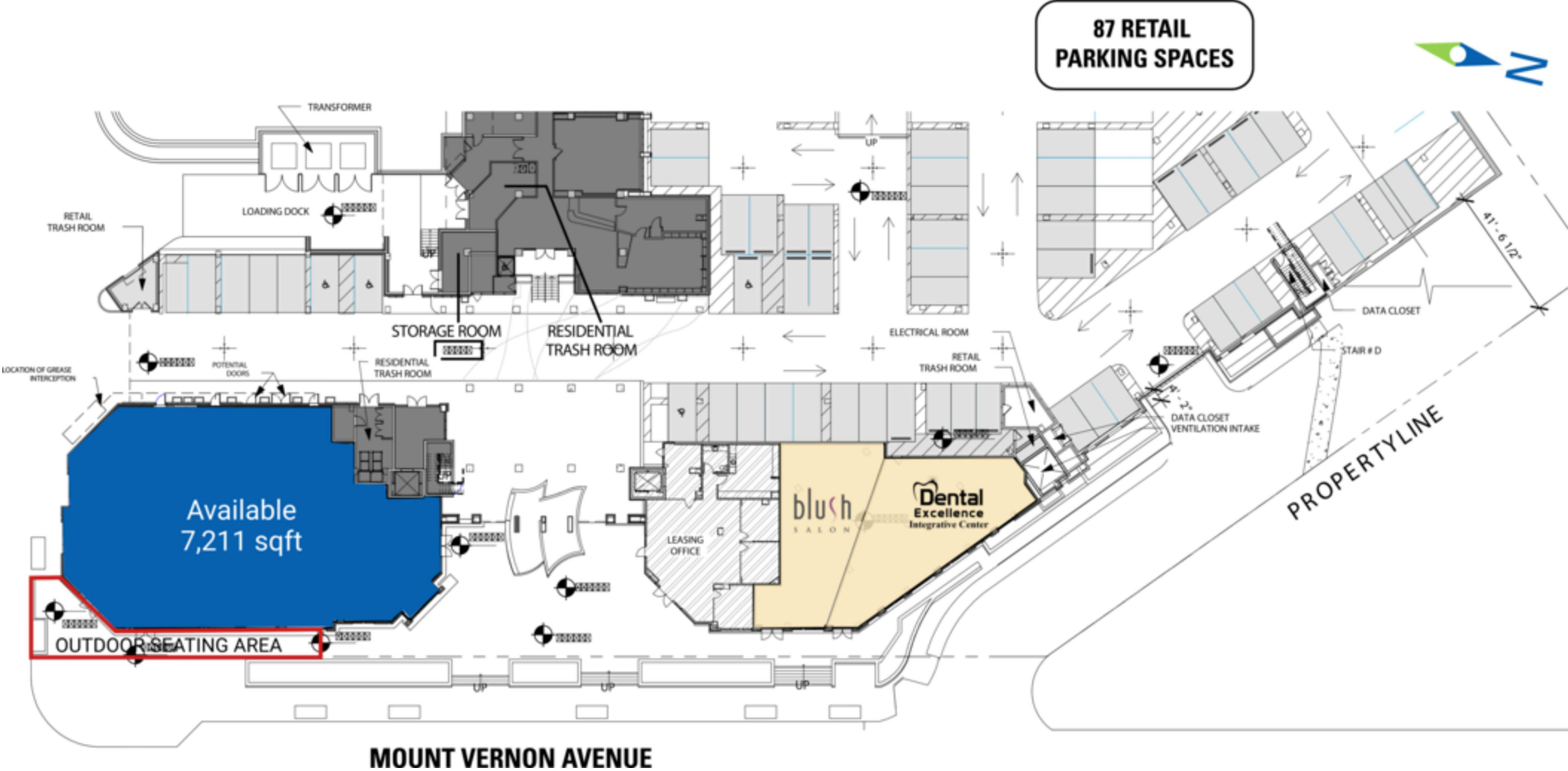


Potomac Yard

Site Plan

7,211 SF available

Space #	Sq. Ft.	Tenant
1	7,211	Available
2	-	Blush Salon
3	-	Dental Excellence Integrative Center

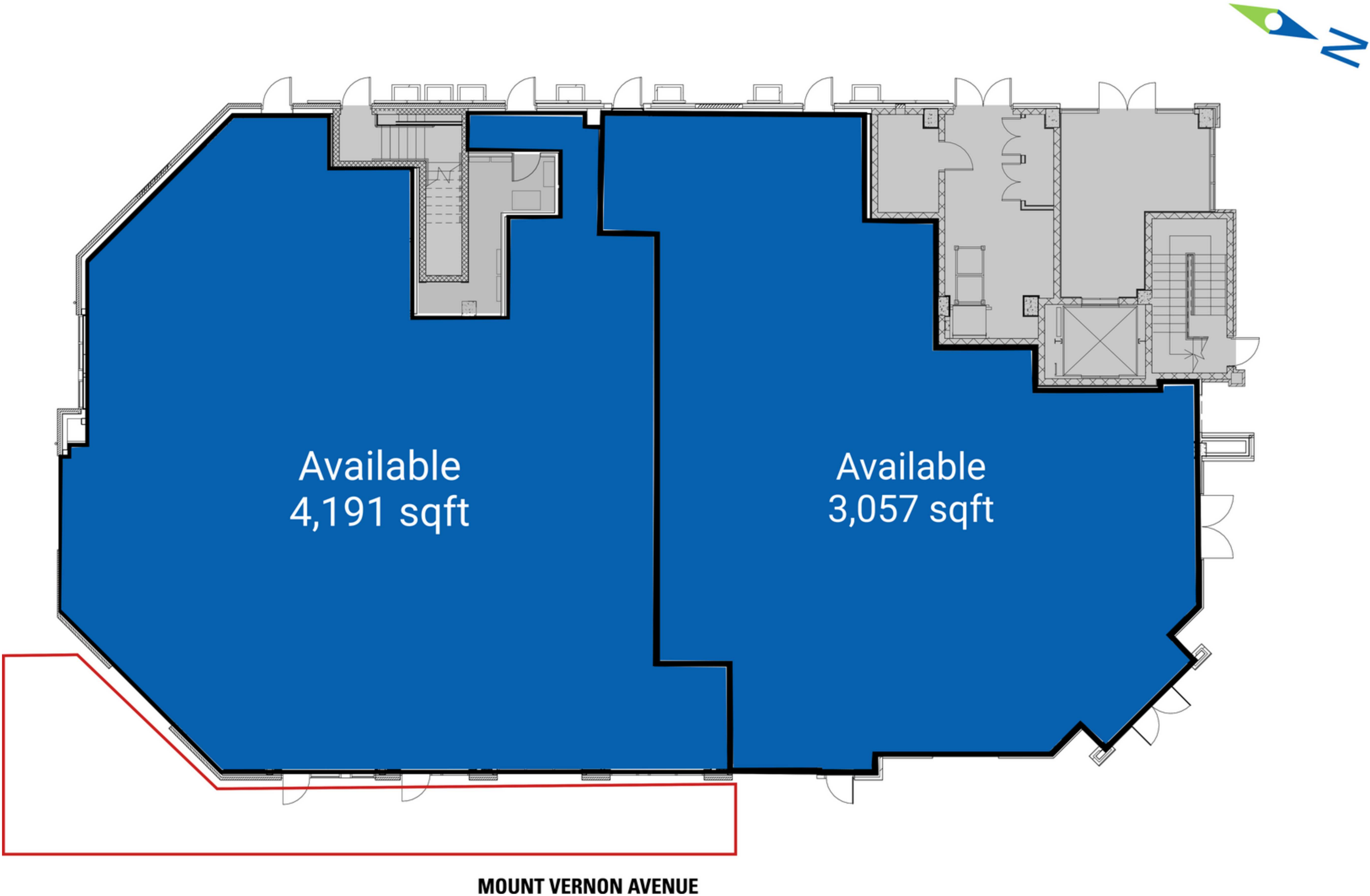


● Space Available

Demising Option

3,057 - 4,191 SF available

Space #	Sq. Ft.	Tenant
1	4,191	Available
2	3,057	Available



● Space Available

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