



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



DEL RAY TOWER

ALEXANDRIA, VA

The Birchmere
• Legendary Music Venue
• Music Hall 500 guests
• Bandstand 1,500 guests
• Over 300 shows annually

**Cora Kelly School
for Science**
309 Students

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

TJ-maxx

Total Wine & More

BARNES & NOBLE

OLD NAVY

Michaels

HomeGoods

Potomac Yard Center

target

BEST BUY

FIVE GUYS
BURGERS and FRIES

CHIPOTLE

PETSMART

DUNKIN'

BASKIN

BR ROBBINS

Ihop

Staples

CAVA

Del Ray Tower

WEST GLEBE ROAD 15,000 VPD

RICHMOND HWY (RT 1) 45,000 VPD

MOUNT VERNON AVE 9,300 VPD

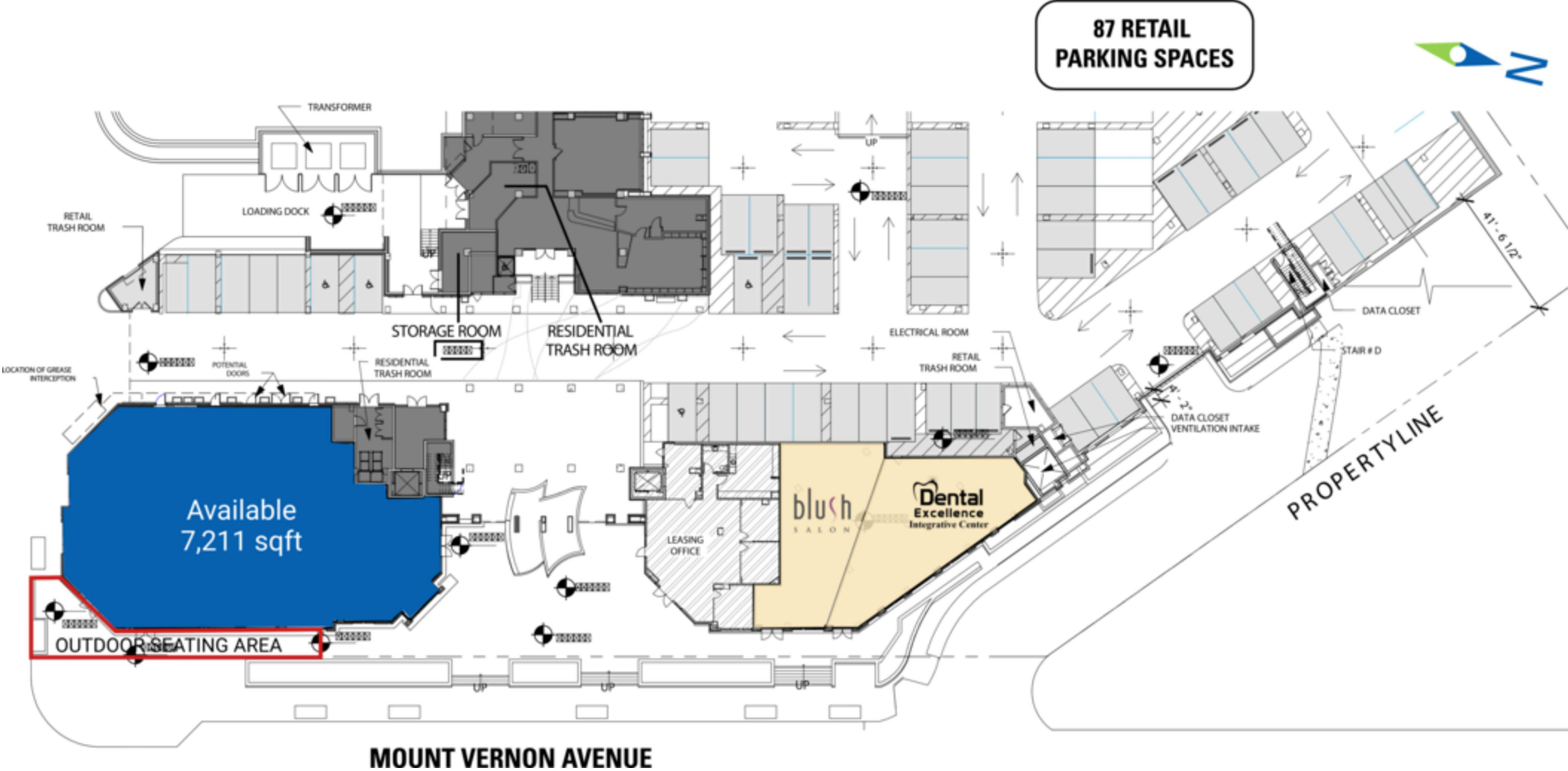
Potomac River
GEROGE WASHINGTON MEMORIAL PKWY

M metro
Potomac Yard

Site Plan

7,211 SF available

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

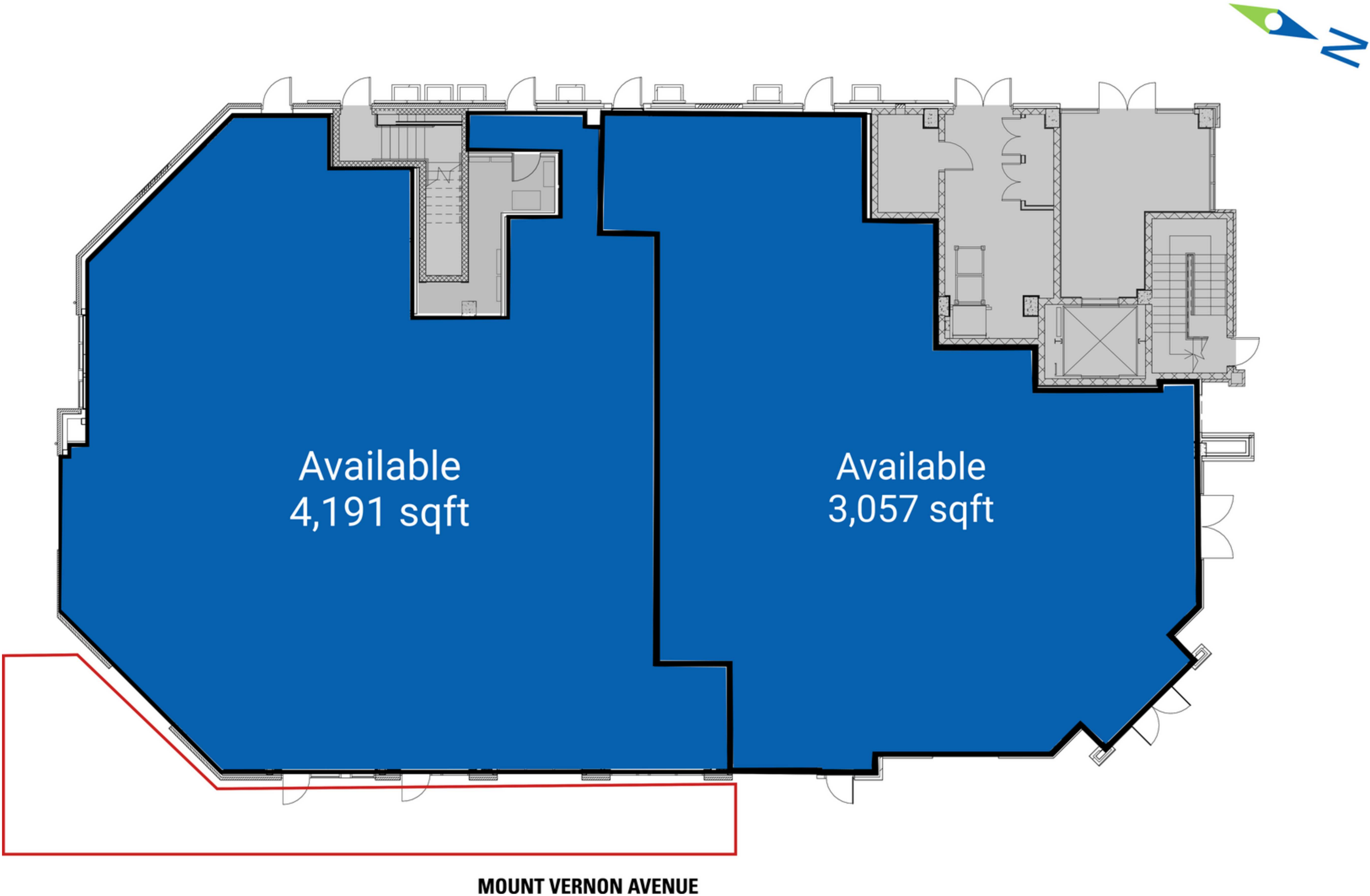


● Space Available

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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