



2003 A Mount Vernon Avenue
Alexandria, VA

800 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Alexandria

Virginia

- Retail space available along dense retail node of Mount Vernon Ave, with popular local businesses and restaurants
- Surrounded by a strong residential neighborhood
- Located in Del Ray just east of Potomac Yard and 2 miles from Old Town Alexandria

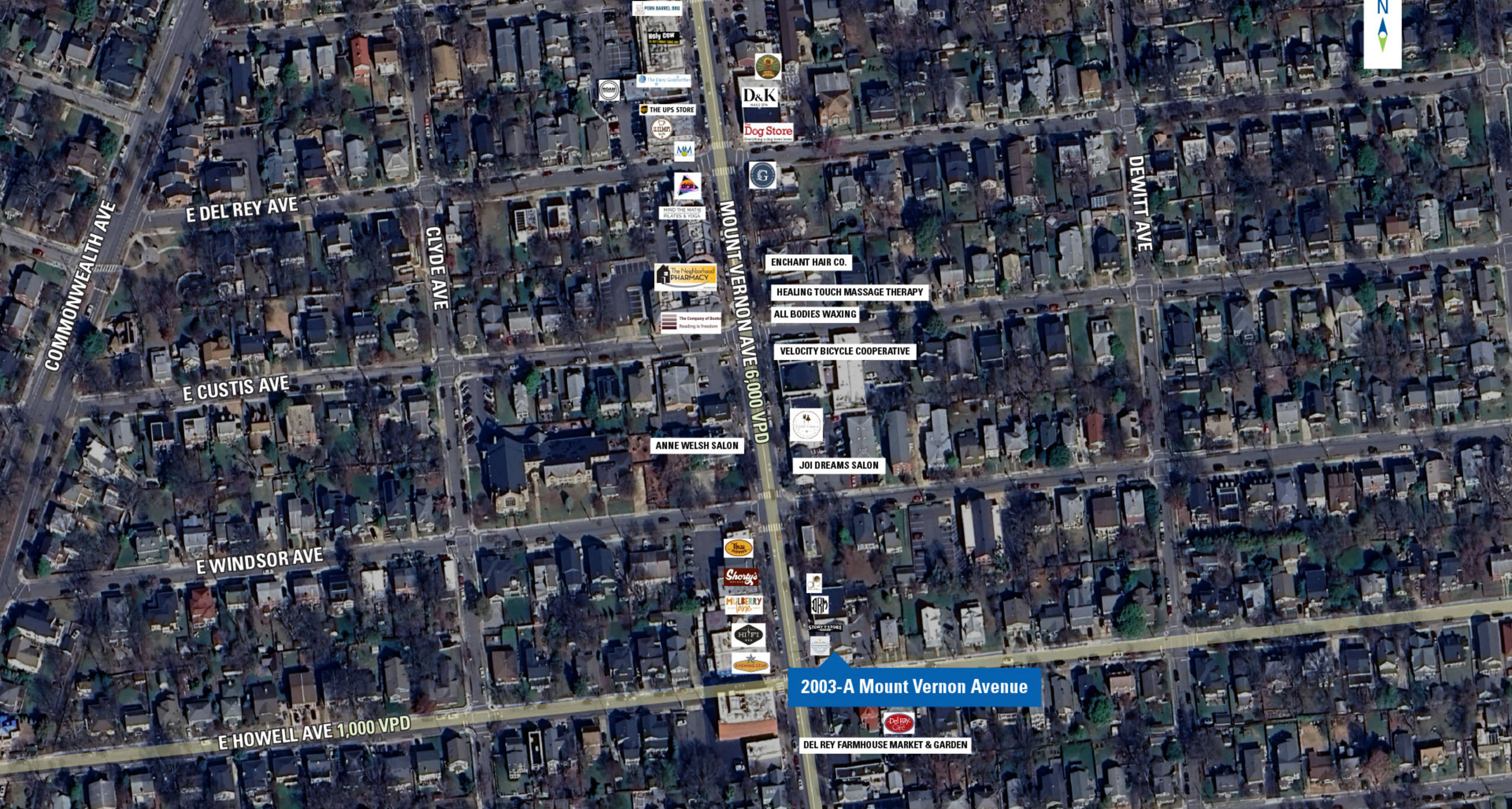


2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	32,911	196,427	563,108
Daytime Population	7,780	137,410	346,315
Household Income	\$203,189	\$164,159	\$143,435
Traffic Counts	6,000 on Mount Vernon Avenue		

Area Retailers



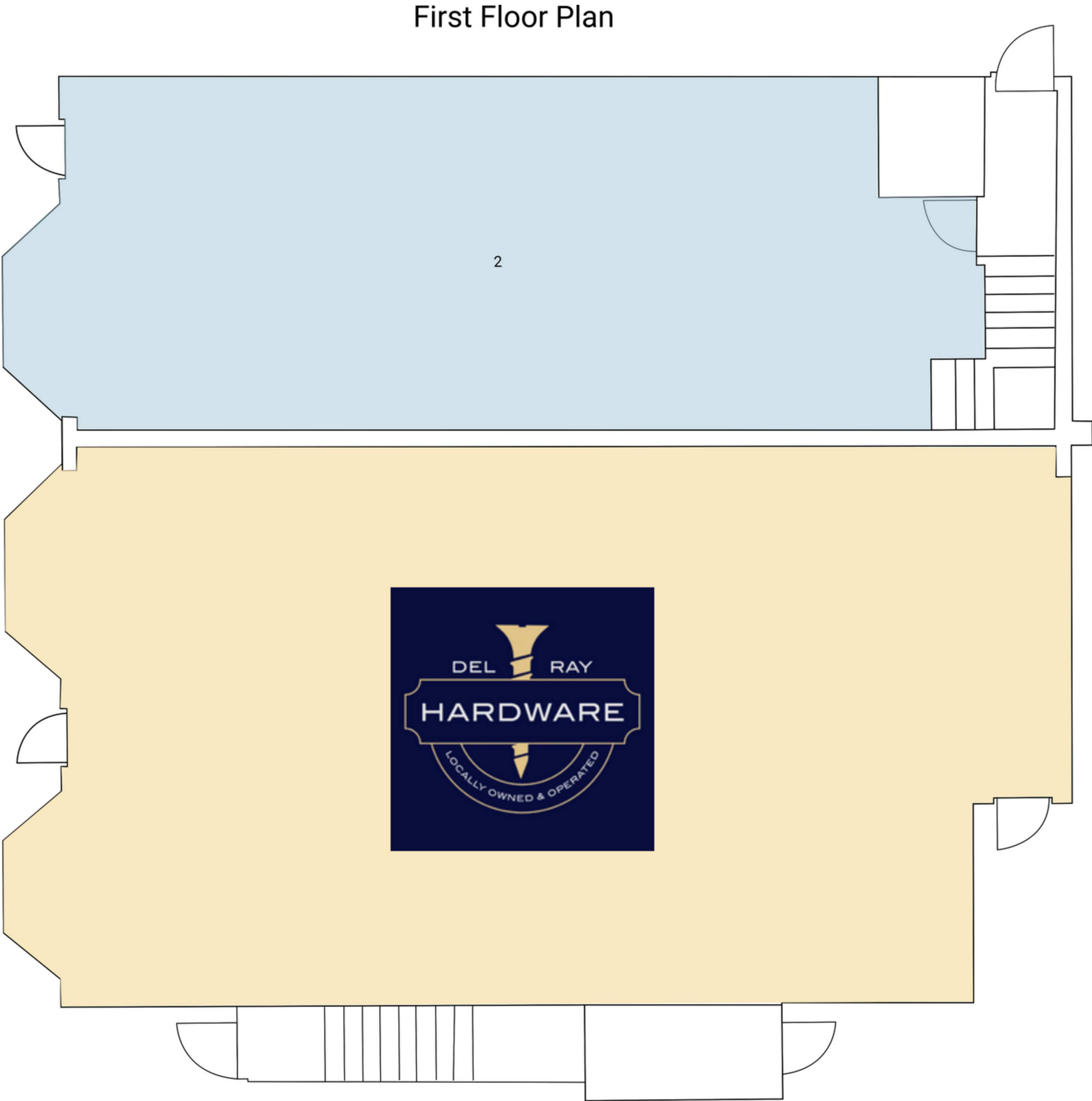


Site Plan

800 SF available

Space #	Sq. Ft.	Tenant
1	-	Del Ray Hardware
2	800	Available

Mount Vernon Ave 6,000 VPD



E Howell Ave 1,000 VPD

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

2003 A MOUNT VERNON AVENUE | 2001 MOUNT VERNON AVE, ALEXANDRIA, VA

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

Emily Whalen | ewhalen@rappaportco.com | 860.906.2413