



2003 A Mount Vernon Avenue
Alexandria, VA



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

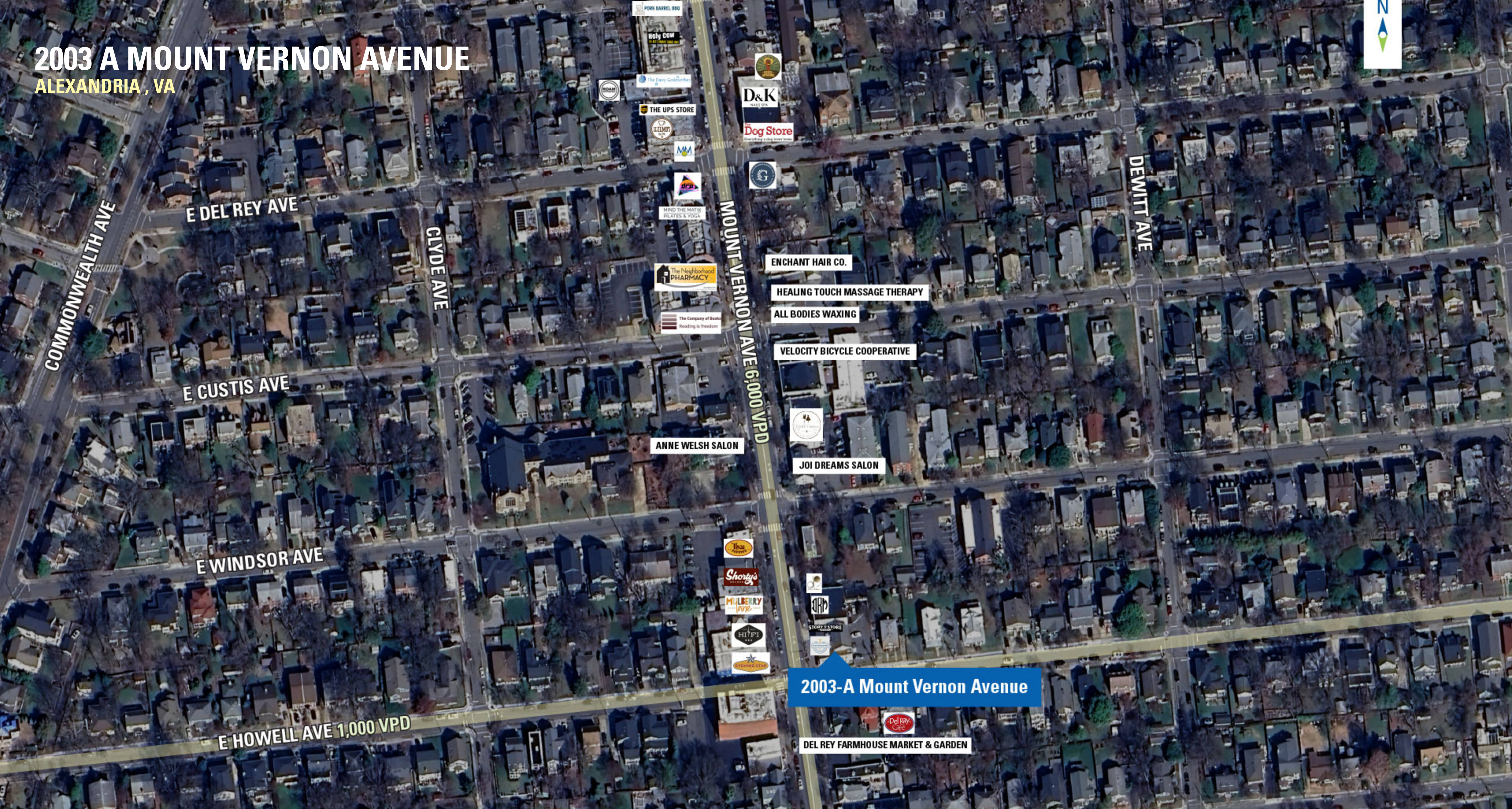
	1 mi.	3 mi.	5 mi.
Population	32,911	196,427	563,108
Daytime Population	7,780	137,410	346,315
Household Income	\$203,189	\$164,159	\$143,435
Traffic Counts	6,000 on Mount Vernon Avenue		

Area Retailers



2003 A MOUNT VERNON AVENUE

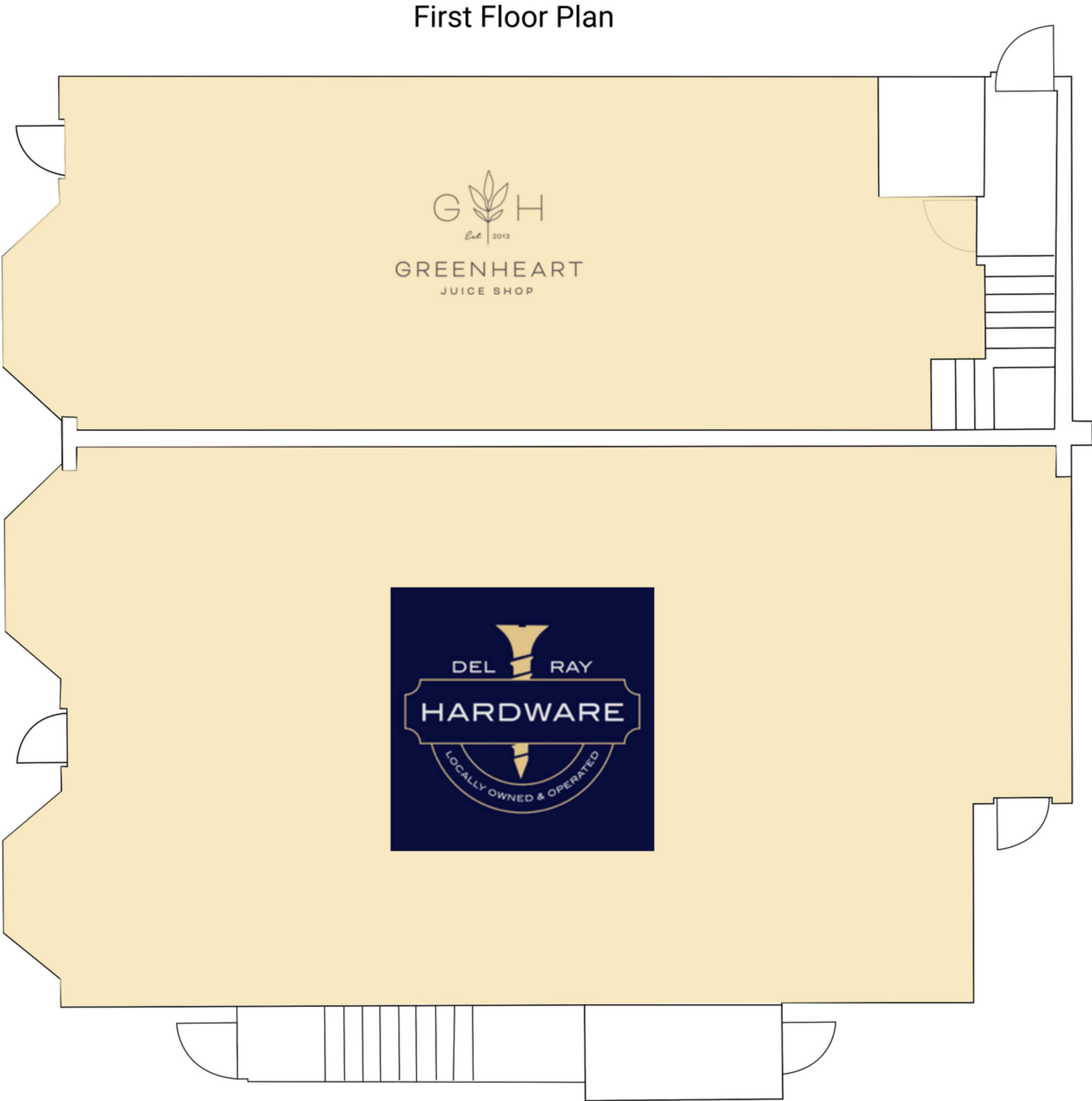
ALEXANDRIA, VA



Site Plan

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

Mount Vernon Ave 6,000 VPD



E Howell Ave 1,000 VPD

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