



Fordson Place
Alexandria, VA

2,960 SF available

RAPPAPORT
CULTIVATING PLACES



Alexandria

Virginia

- Excellent visibility and convenience between two signalized intersections facing Richmond Highway
- Strong demographics and high traffic counts
- High quality project in affluent, underserved market
- The neighborhood is approximately 3 miles from Fort Belvoir and about 0.5 miles from INOVA Mount Vernon Hospital, offering convenient access to these sites



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	24,937	106,572	255,884
Daytime Population	4,376	18,204	112,714
Household Income	\$105,869	\$161,193	\$167,760
Traffic Counts	55,000 on Route 1		

Co-Tenants





FIVE GUYS
BURGERS and FRIES



Walgreens

FORDSON PLACE

MT. VERNON PLAZA



MT. VERNON CROSSROADS



Walmart



COSTCO
WHOLESALE

RICHMOND HIGHWAY 55,000 VPD

FORDSON RD

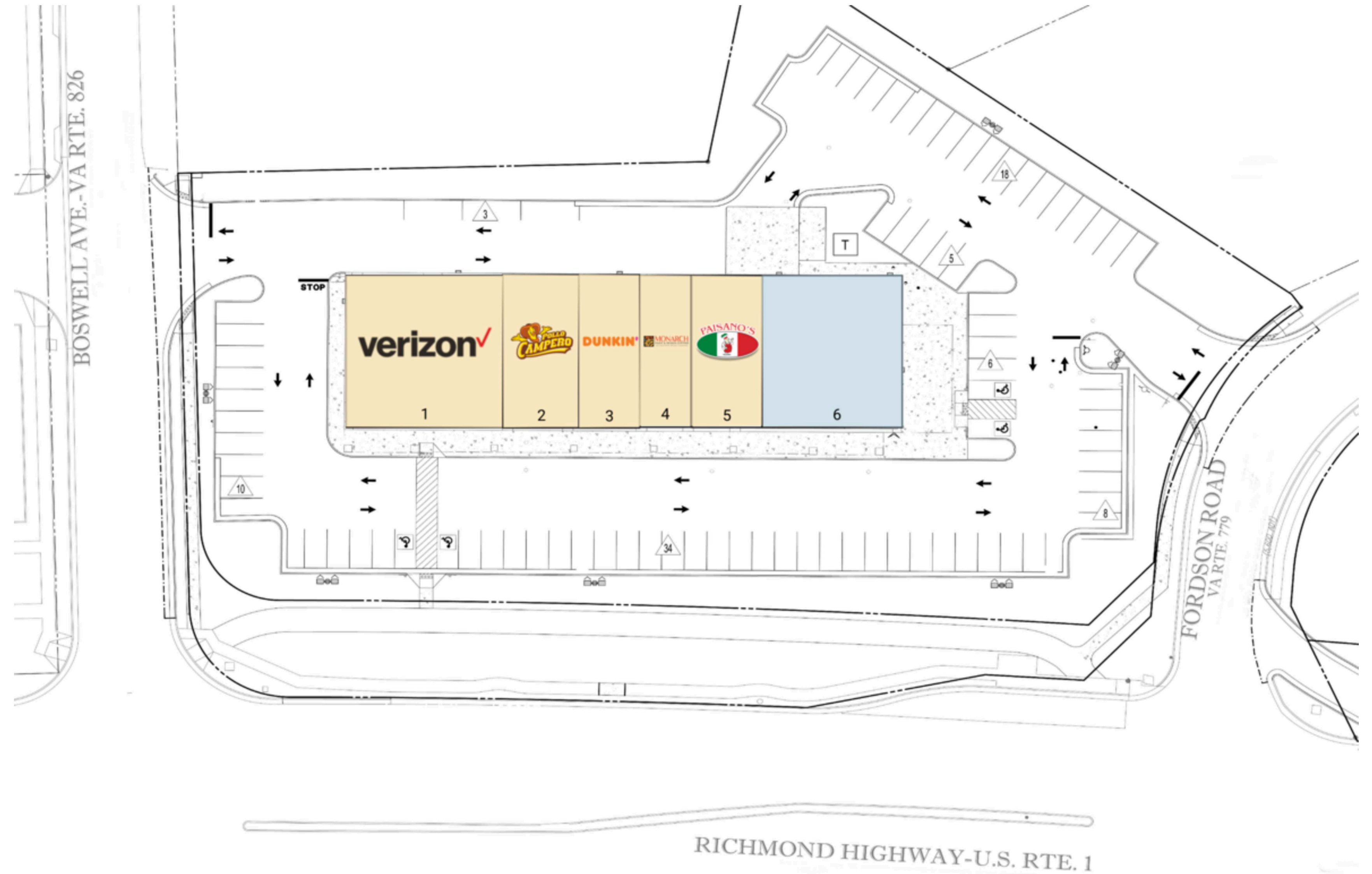
SHERWOOD HALL LANE

**INOVA MOUNT
VERNON HOSPITAL**

Site Plan

2,960 SF available

Space #	Sq. Ft.	Tenant
1	-	Verizon Wireless
2	-	Pollo Campero
3	-	Dunkin' Donuts
4	1,436	Monarch Paint & Design Center
5	-	Paisano's
6	2,960	Available

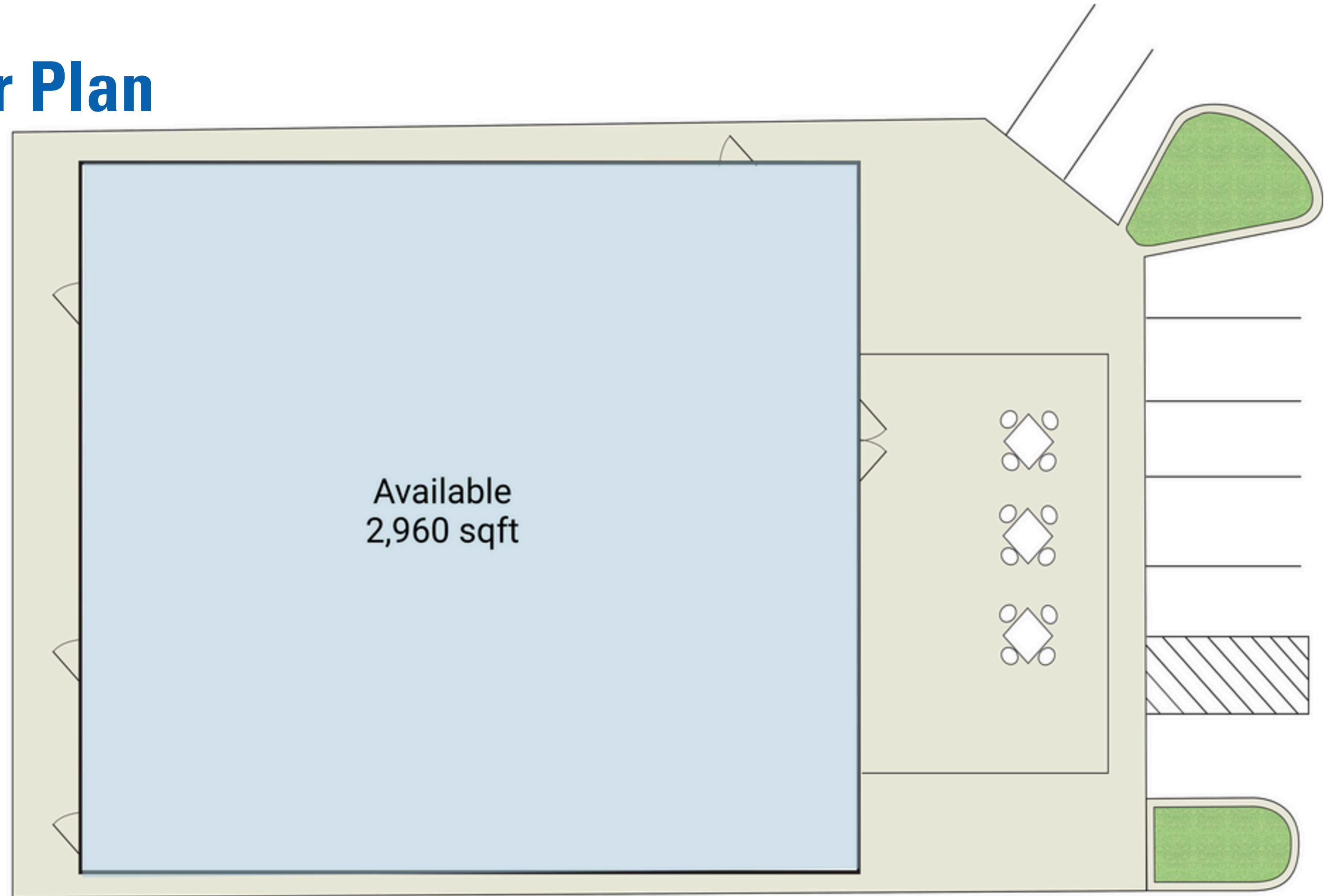


● Space Available

The Vitamin Shoppe Floor Plan

2,960 SF available

Space #	Sq. Ft.	Tenant
1	2,960	Available



● Space Available

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