



Fordson Place
Alexandria, VA

1,864 - 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



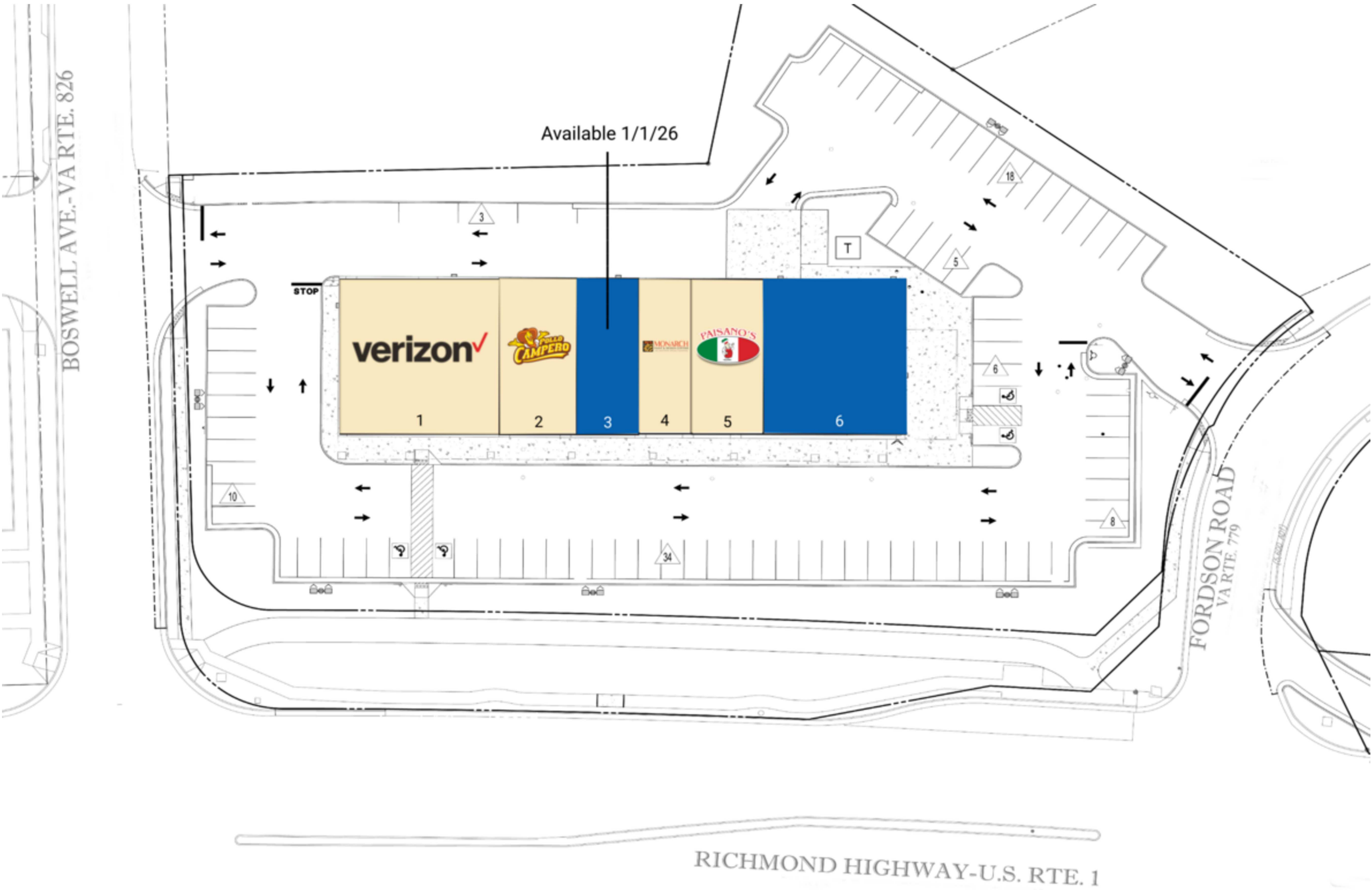


Site Plan

1,864 - 2,960 SF available

Space #	Sq. Ft.	Tenant
1	4,115	Verizon Wireless
2	1,529	Pollo Campero
3	1,864	Available
4	1,278	Monarch Paint & Design Center
5	1,598	Paisano's
6	2,960	Available

● Space Available



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

FORDSON PLACE | 7645 FORDSON ROAD, ALEXANDRIA, VA

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Melissa Webb | mwebb@rappaportco.com | 703.980.6829