



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





FORDSON PLACE

ALEXANDRIA, VA



MT. VERNON PLAZA





FIVE GUYS
BURGERS and FRIES



FORDSON PLACE



MT. VERNON CROSSROADS







INOVA MOUNT VERNON HOSPITAL

RICHMOND HIGHWAY 55,000 VPD

FORDSON RD

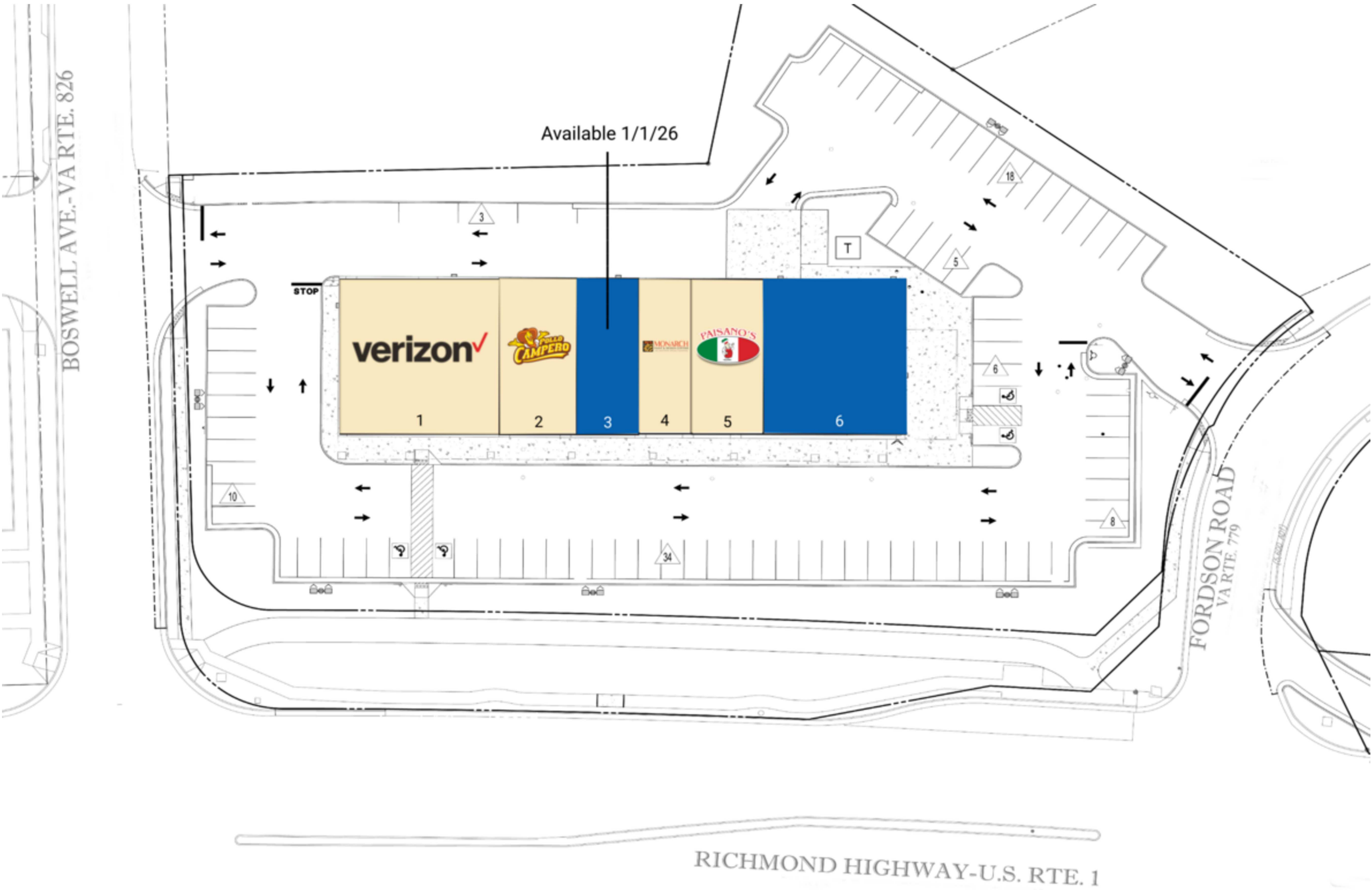
SHERWOOD HALL LANE

Site Plan

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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



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