



**2003 A Mount Vernon Avenue**  
Alexandria, VA

800 SF available

**RAPPAPORT**  
CULTIVATING PLACES<sup>®</sup>



# Alexandria

Virginia

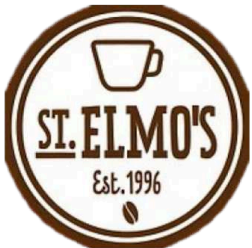
- Retail space available along dense retail node of Mount Vernon Ave, with popular local businesses and restaurants
- Surrounded by a strong residential neighborhood
- Located in Del Ray just east of Potomac Yard and 2 miles from Old Town Alexandria



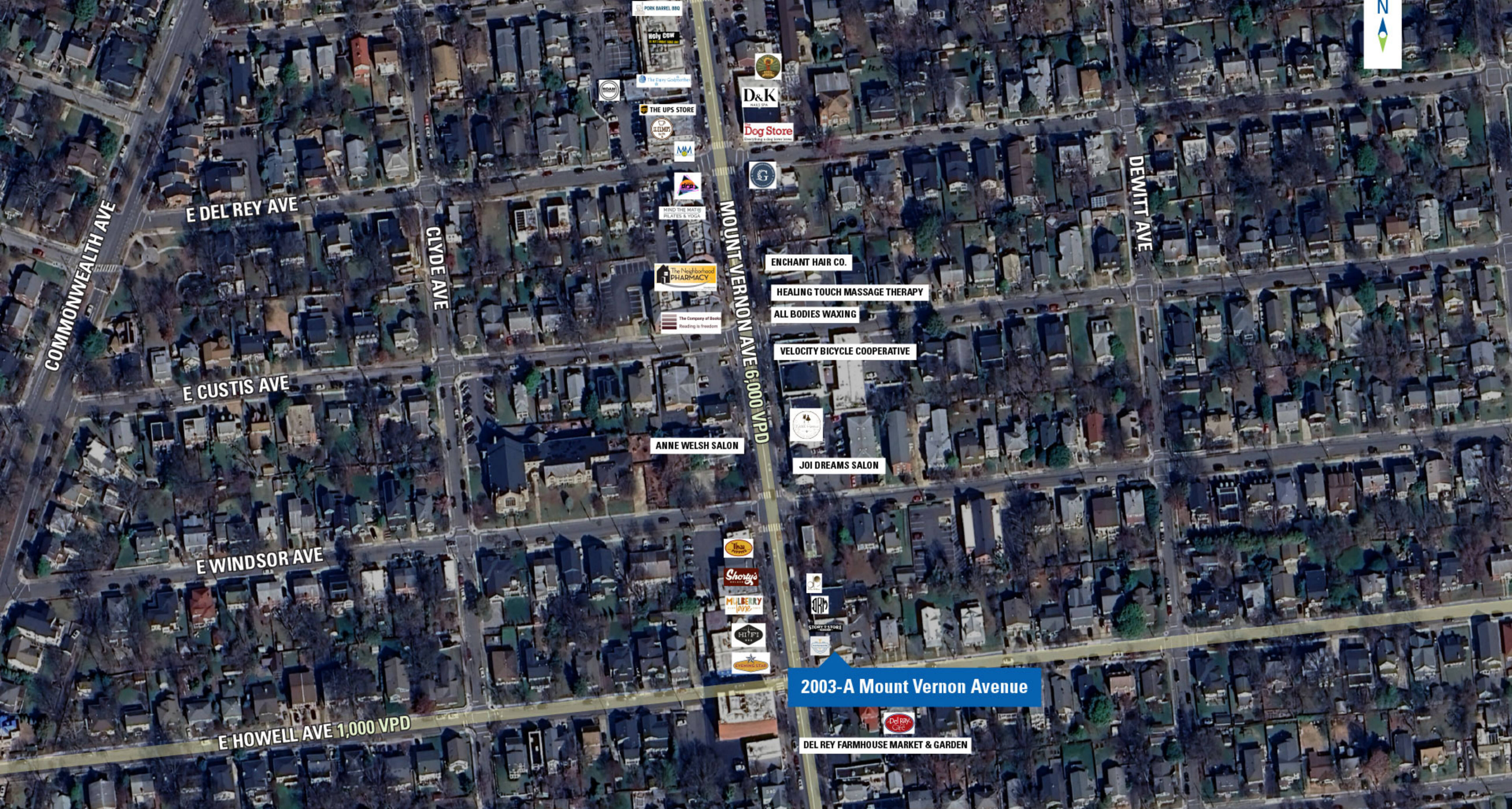
## 2026 Demographics

|                    | 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









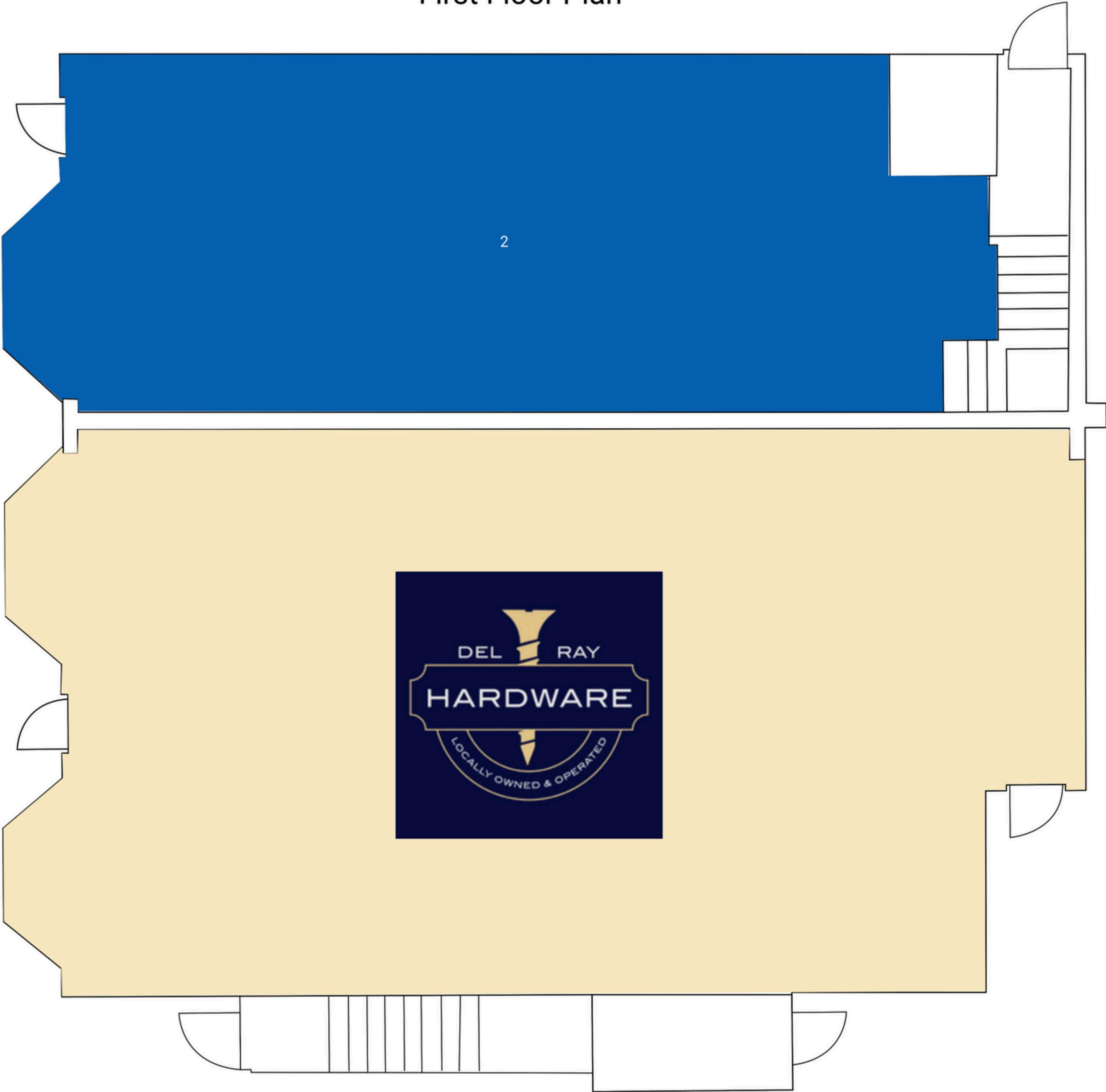
# Site Plan

800 SF available

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

Mount Vernon Ave 6,000 VPD

First Floor Plan



E Howell Ave 1,000 VPD

Discover your next retail opportunity at  
**rappaportco.com**



WASHINGTON, D.C. | MARYLAND | VIRGINIA

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

Melissa Webb | [mwebb@rappaportco.com](mailto:mwebb@rappaportco.com) | 703.980.6829

Emily Whalen | [ewhalen@rappaportco.com](mailto:ewhalen@rappaportco.com) | 860.906.2413