



**2003 A Mount Vernon Avenue**

Alexandria, VA



# Alexandria

Virginia

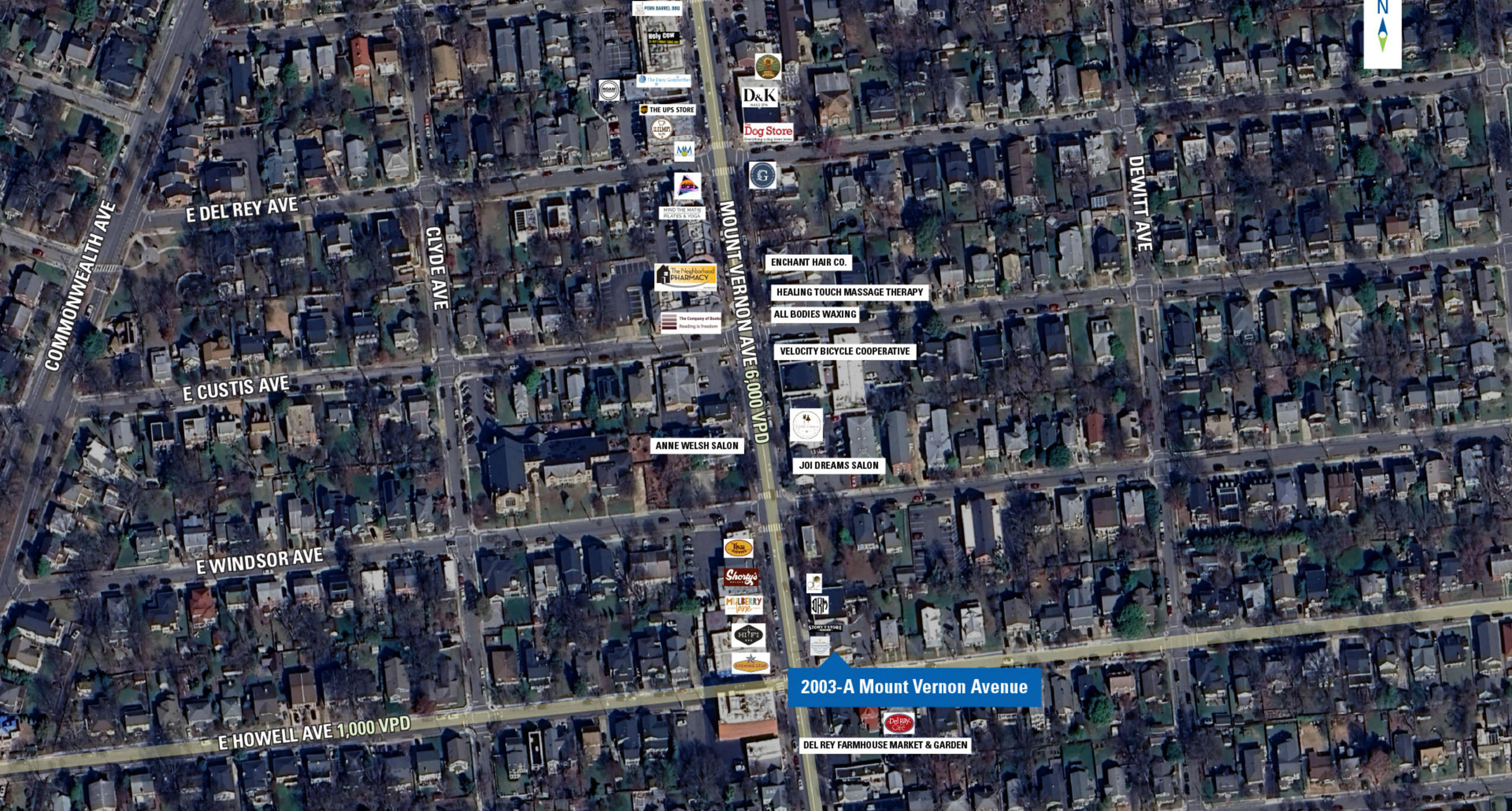
- Retail space available along dense retail node of Mount Vernon Ave, with popular local businesses and restaurants
- Surrounded by a strong residential neighborhood
- Located in Del Ray just east of Potomac Yard and 2 miles from Old Town Alexandria



## 2026 Demographics

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

## Area Retailers



2003 A Mount Vernon Avenue

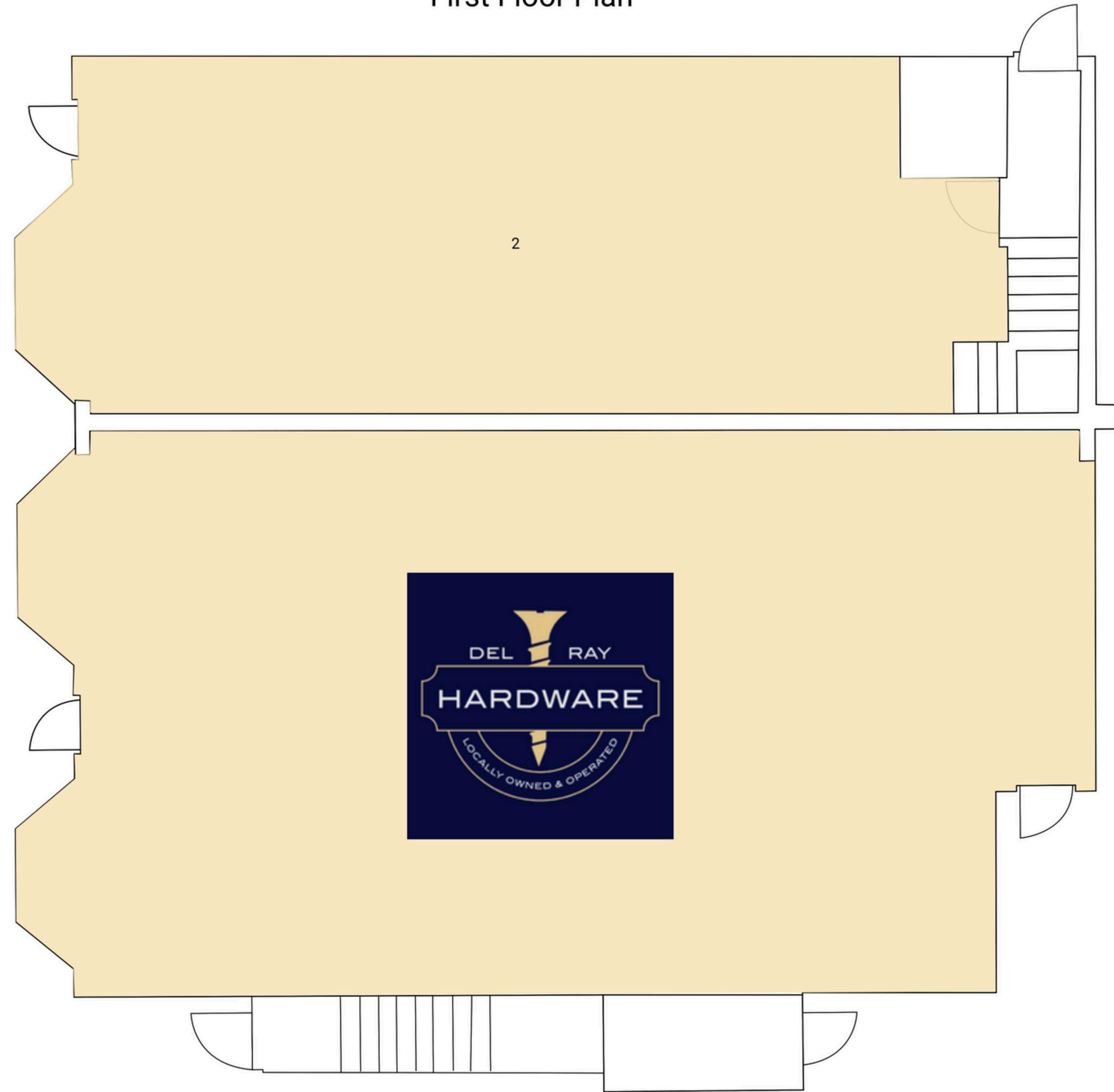
2003-A Mount Vernon Avenue

# Site Plan

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

Mount Vernon Ave 6,000 VPD

First Floor Plan



E Howell Ave 1,000 VPD

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

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