



# New Grand Shopping Center

Alexandria, VA

Fully Leased





# Alexandria

Virginia

- Positioned in a highly visible corner of I-395 and Little River Turnpike across from the Plaza at Landmark and just down from Pinecrest Plaza in Alexandria
- Anchored by New Grand Mart, a large grocery store, this shopping center is filled with a variety of shops to fulfill all the neighborhood
- Ample parking spaces available with direct access to Little River Turnpike leading straight onto I-395



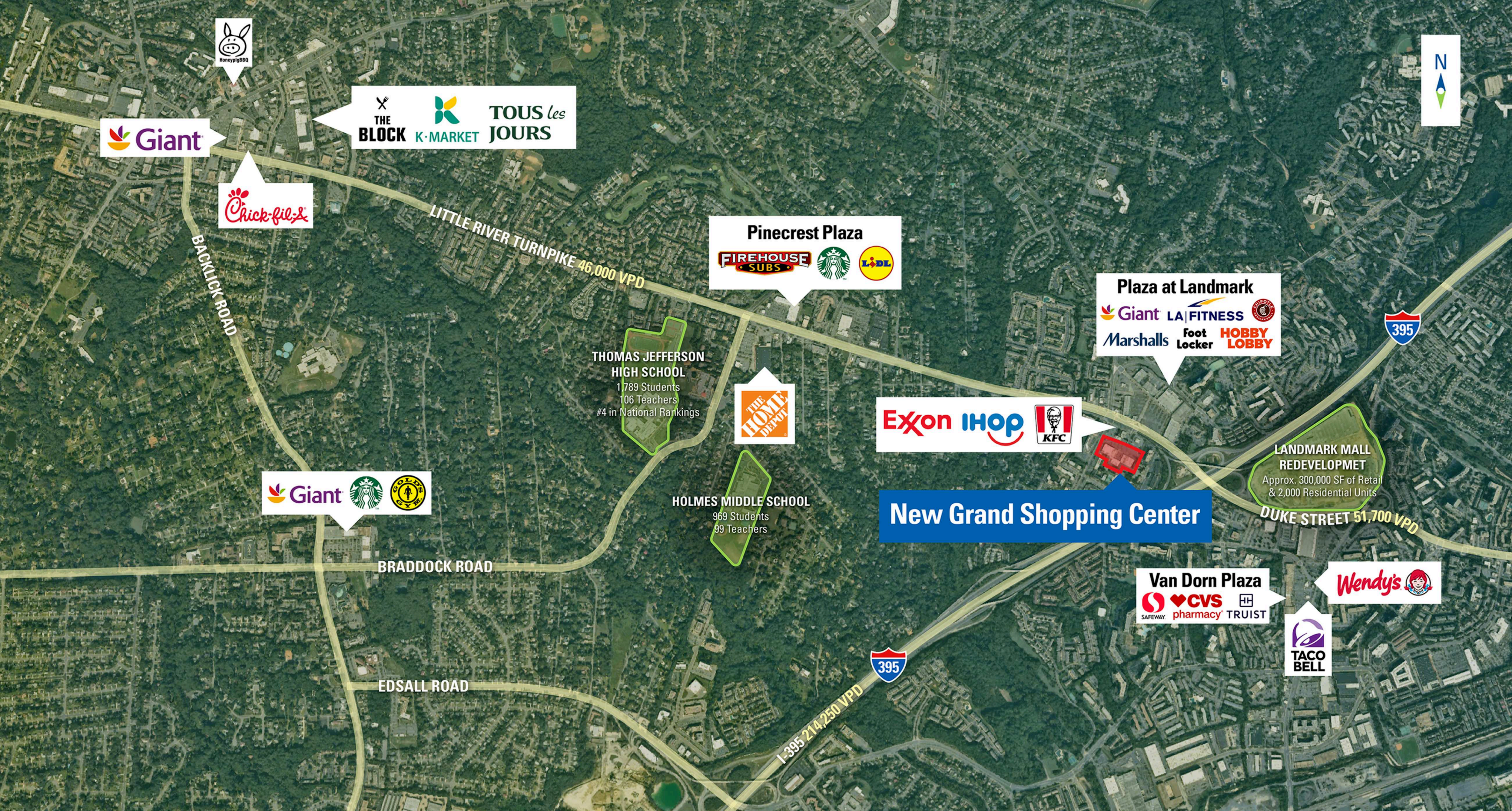
## 2025 Demographics

|                    | 1 mi.                           | 3 mi.     | 5 mi.     |
|--------------------|---------------------------------|-----------|-----------|
| Population         | 40,835                          | 188,015   | 537,996   |
| Daytime Population | 8,331                           | 61,117    | 198,339   |
| Household Income   | \$106,680                       | \$140,236 | \$158,237 |
| Traffic Counts     | 55,000 on Little River Turnpike |           |           |

## Area Retailers









# Site Plan

● Space Available



# Tenant List

| Space # | Sq. Ft. | Tenant              |
|---------|---------|---------------------|
| 6229-A  | 5,000   | Beauty Supply       |
| 6229-B  | 6,558   | SudsMore Laundromat |
| 6231    | 9,250   | Gogi & Friends      |
| 6235    | 540     | Dry Cleaner         |
| 6237    | 2,000   | Pho Factory         |
| 6239    | 3,150   | The Meet Up Place   |

| Space # | Sq. Ft. | Tenant                   |
|---------|---------|--------------------------|
| 6241    | 932     | Phones Plus              |
| 6243    | 2,800   | Halal Meats              |
| 6243-A  | 1,530   | New Grand Mart Warehouse |
| 6245    | 1,250   | Halal Kabob Restaurant   |
| 6247-A  | 1,200   | Barber Shop              |
| 6249    | 800     | Dana's Salon             |

| Space # | Sq. Ft. | Tenant           |
|---------|---------|------------------|
| 6251    | 3,120   | Panaderia Latina |
| 6255    | 23,800  | New Grand Mart   |
| 6257    | 1,400   | Mama's Chicken   |
| 6259    | 2,000   | Taco Bamba       |

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**NEW GRAND SHOPPING CENTER | 6255 LITTLE RIVER TURNPIKE, ALEXANDRIA, VA**

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