



**Fordson Place**  
Alexandria, VA

Fully Leased

**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



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	24,937	106,572	255,884
<b>Daytime Population</b>	4,376	18,204	112,714
<b>Household Income</b>	\$105,869	\$161,193	\$167,760
<b>Traffic Counts</b>		55,000 on Route 1	

## Area Retailers

verizon<sup>✓</sup>

wonder



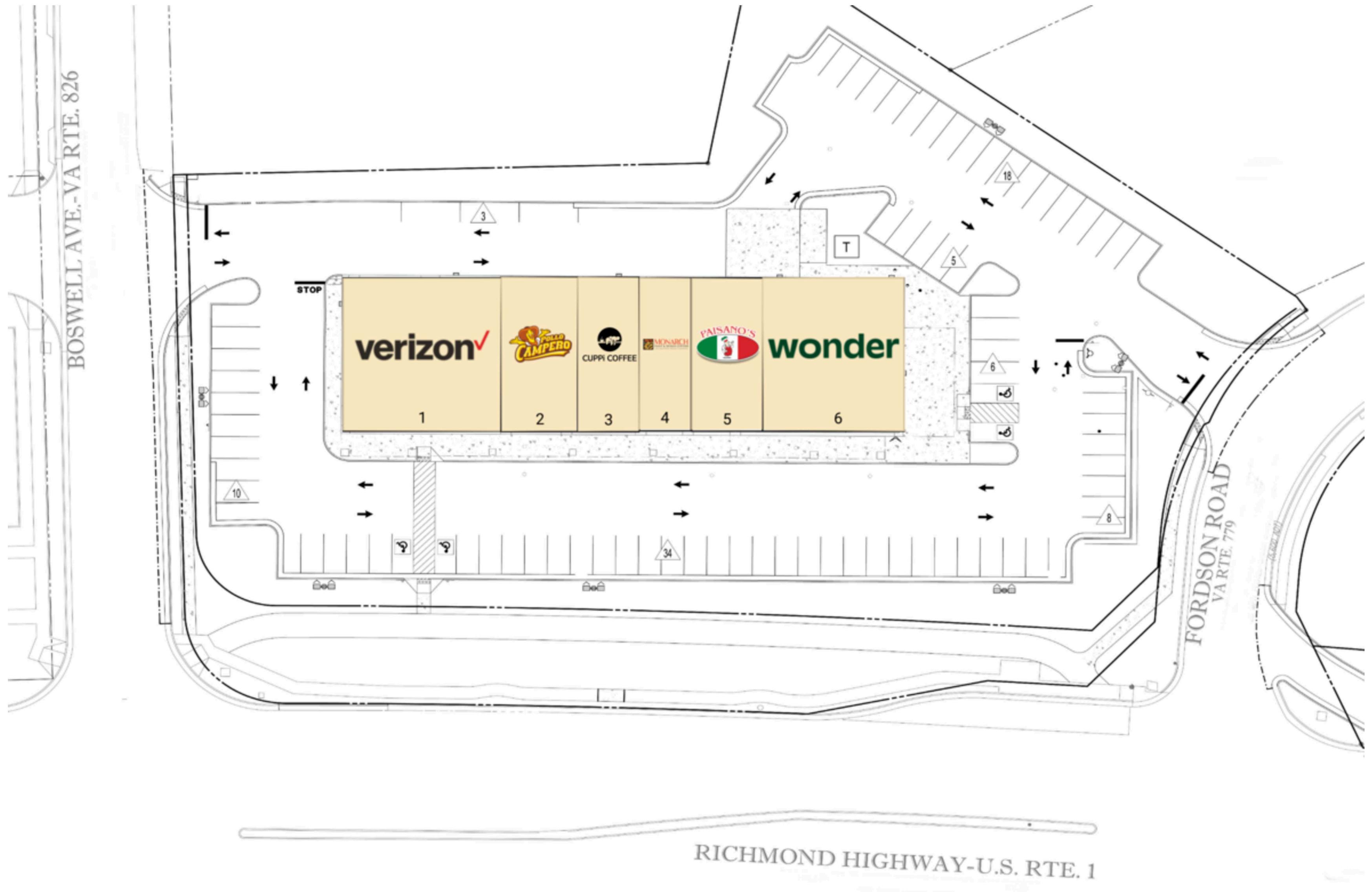


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# Site Plan

Space #	Sq. Ft.	Tenant
1	4,115	Verizon Wireless
2	1,529	Pollo Campero
3	1,485	Cuppi Coffee
4	1,278	Monarch Paint & Design Center
5	1,598	Paisano's
6	2,960	Wonder



● Space Available

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**FORDSON PLACE | 7645 FORDSON ROAD, ALEXANDRIA, VA**

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**

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