



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.
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		

Area Retailers







FORDSON PLACE



RICHMOND HIGHWAY 55,000 VPD

FORDSON RD

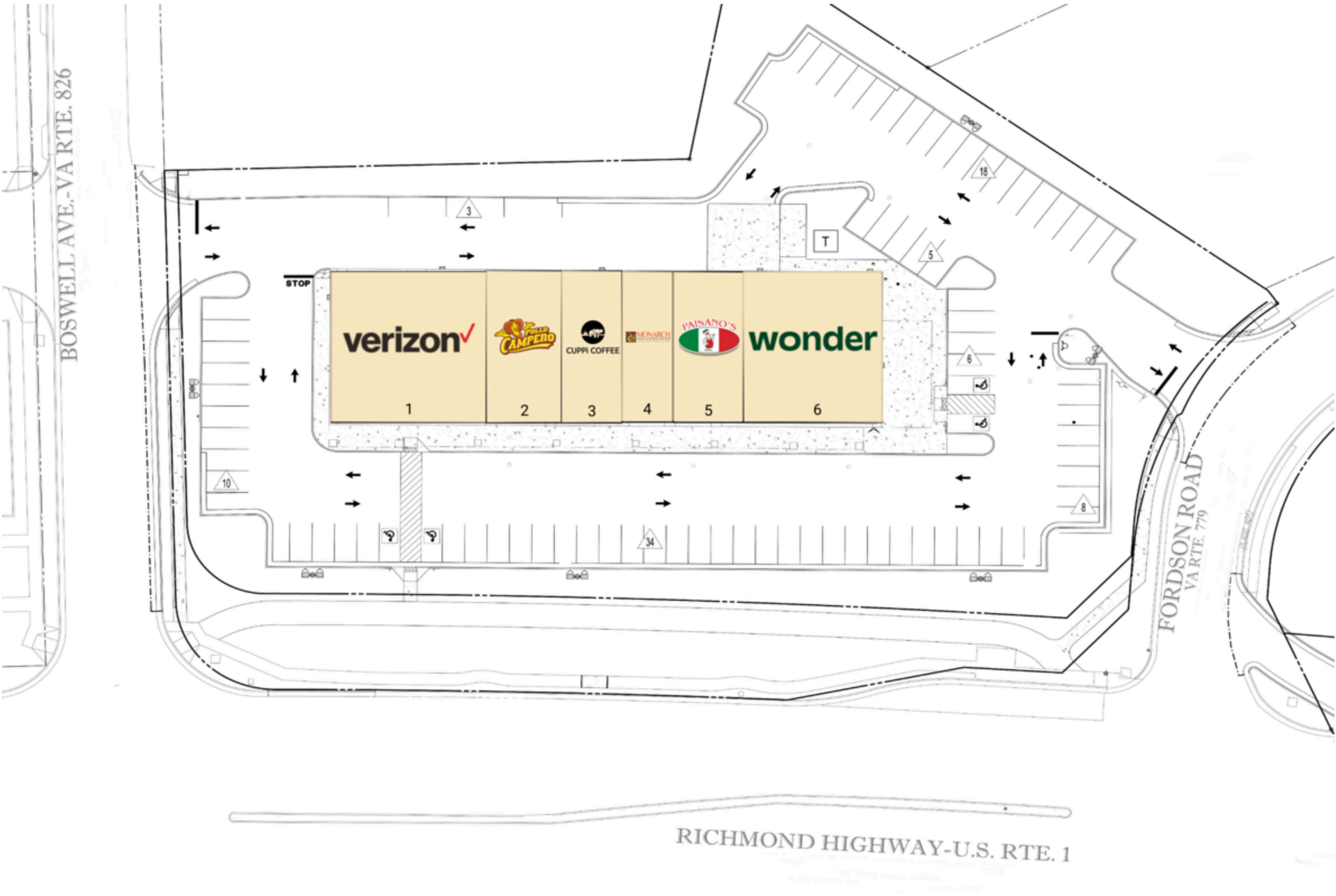
SHERWOOD HALL LANE

INOVA MOUNT VERNON HOSPITAL

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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