



Del Ray Tower

Alexandria, VA

3,057 – 7,211 SF demisable



Alexandria

Virginia

- Retail opportunity surrounded by a strong residential neighborhood with a great nearby restaurant scene
- Additional retail opportunity with dedicated outdoor seating
- 332 apartments within the project
- Positioned just south of National Landing, the area is set for significant growth with the on-going development of Amazon



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	32,461	206,040	593,885
Daytime Population	28,286	225,939	797,429
Household Income	\$172,256	\$148,513	\$132,637
Traffic Counts	9,300 on Mount Vernon Ave		

Area Retailers





The Birchmere
• Legendary Music Venue
• Music Hall 500 guests
• Bandstand 1,500 guests
• Over 300 shows annually

Cora Kelly School for Science
309 Students

VA TECH
• Graduate Level Campus
• Science & Technology
• \$1.1 Billion endeavor
• 300,000 SF - 11 Stories

TJ-maxx **Total Wine & More** **BARNES & NOBLE**
OLD NAVY **Michaels** **HomeGoods**

Potomac Yard Center
target **BEST BUY** **FIVE GUYS** **CHIPOTLE**
PETSMART **DUNKIN'** **BASKIN ROBBINS**
Ihop **Staples** **CAVA**

Del Ray Tower

SOUTH BLOCK

STRACCI

TRUIST

Giant

M metro
Potomac Yard



Potomac River

GERGE WASHINGTON MEMORIAL PKWY

Google

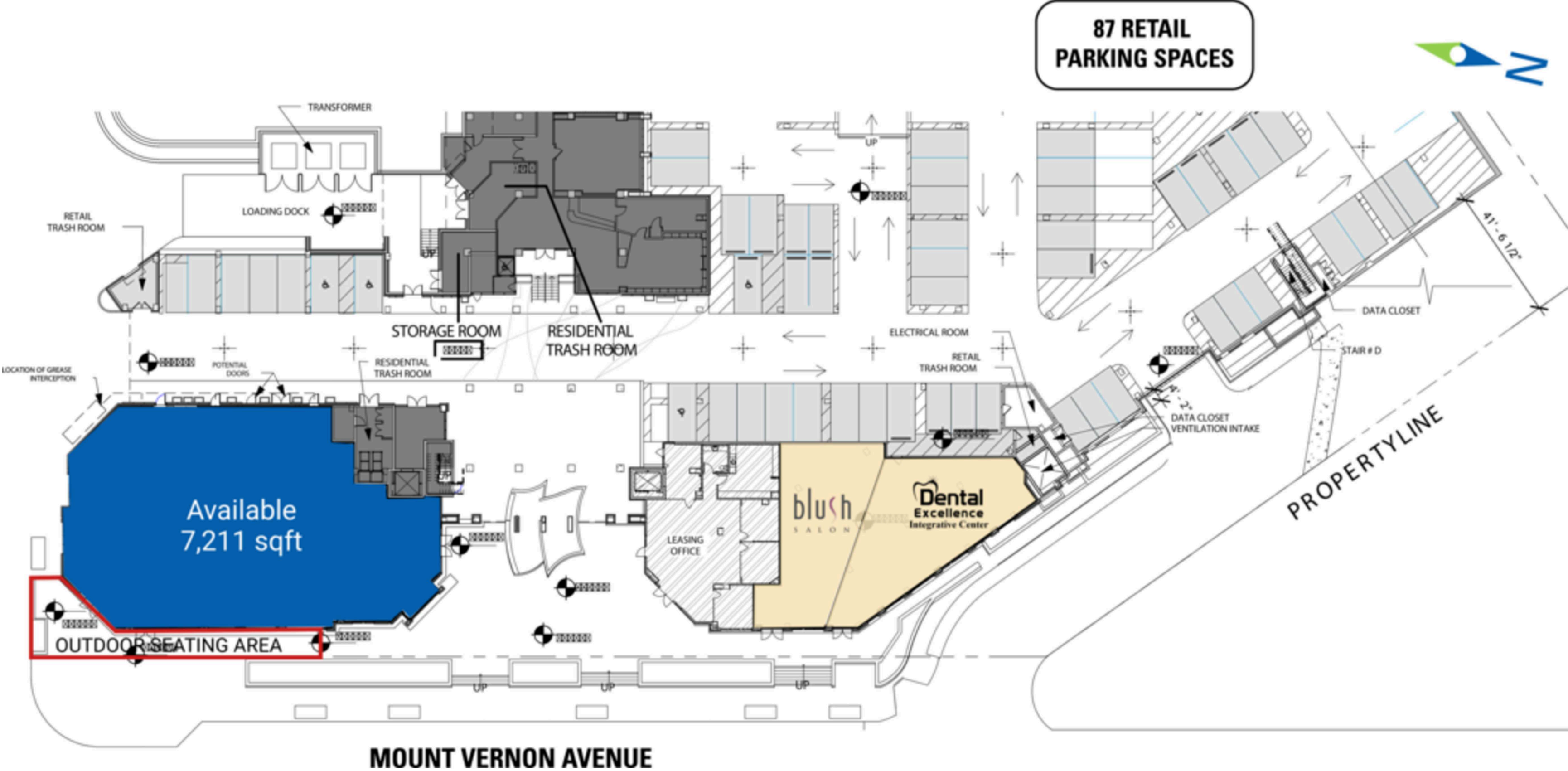
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Site Plan

7,211 SF available

Space #	Sq. Ft.	Tenant
1	7,211	Available
2	-	Blush Salon
3	-	Dental Excellence Integrative Center

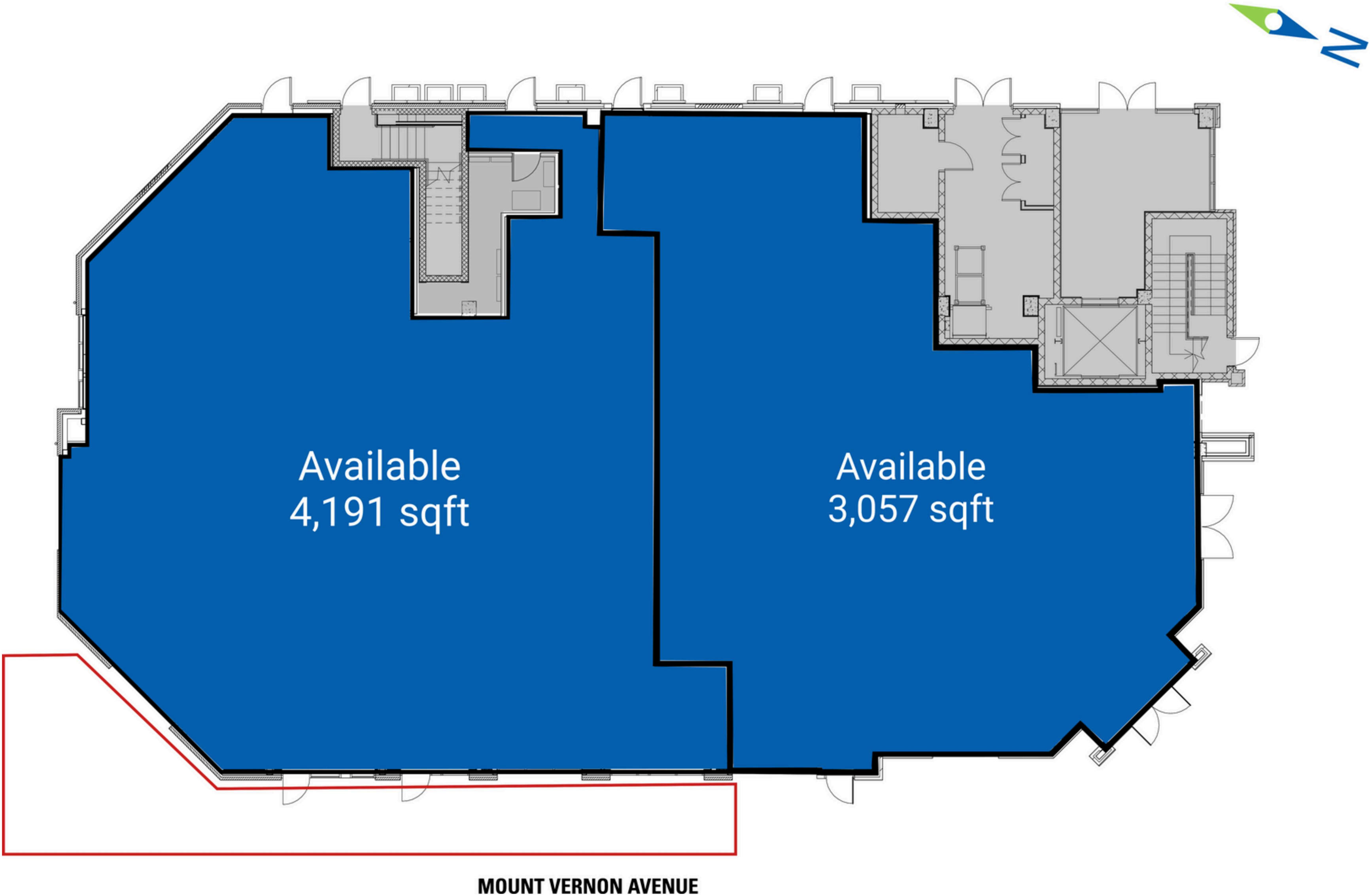


● Space Available

Demising Option

3,057 - 4,191 SF available

Space #	Sq. Ft.	Tenant
1	4,191	Available
2	3,057	Available



● Space Available

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