



**Del Ray Tower**  
Alexandria, VA

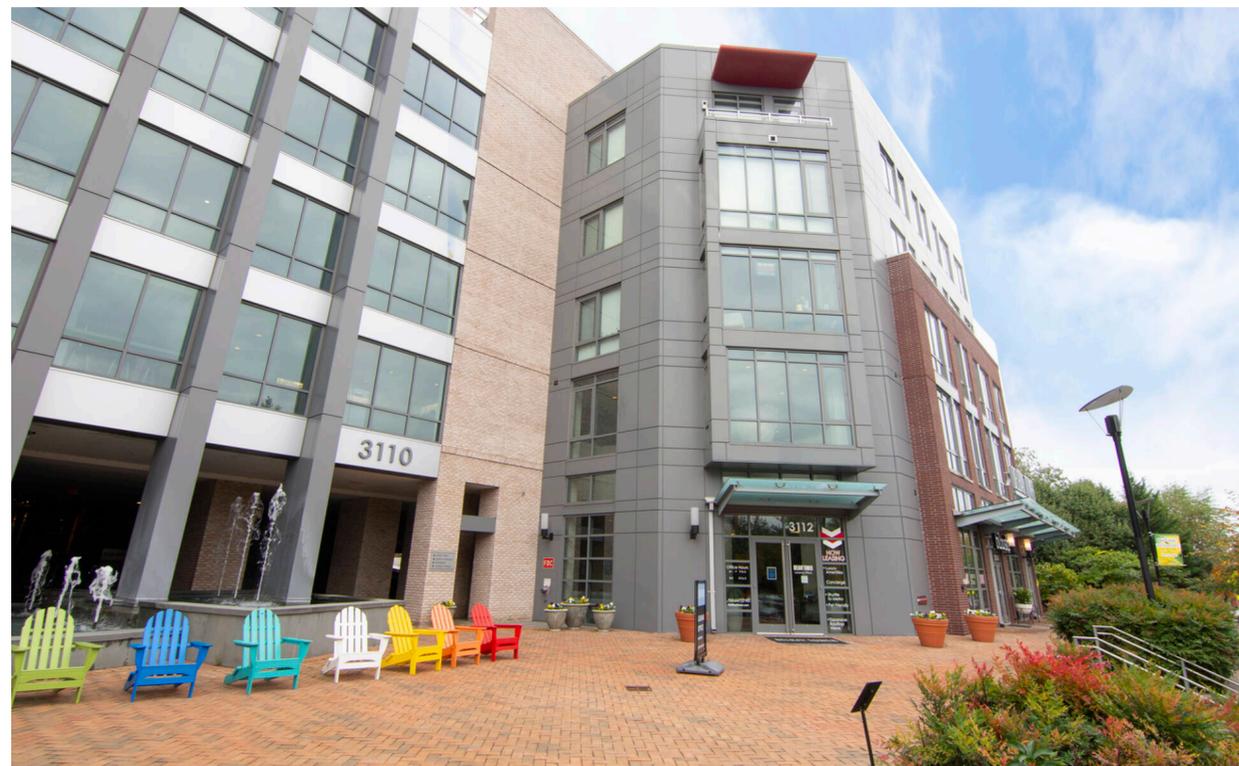
4,447 SF available



# 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



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	32,461	206,040	593,885
<b>Daytime Population</b>	28,286	225,939	797,429
<b>Household Income</b>	\$172,256	\$148,513	\$132,637
<b>Traffic Counts</b>	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**

**HUASCARAN RESTAURANT**

**WELLS FARGO**

**McDonald's**

**VW**

**7 ELEVEN**

**HOPS N SHINE**  
BEER • BITES • MOONSHINE

**DISTRICT Biscuit**  
COMPANY

**PIZZA HUT**

**POPEYES**

**Potomac Yard Center**

**target** **BEST BUY** **FIVE GUYS** **PIZZERIA UNO**  
**PETSMART** **DUNKIN'** **BASKIN BUBBLES** **BR** **ROBBINS**  
**IHop** **Staples** **CAVA**

**Del Ray Tower**

**MOUNT VERNON AVE 9,300 VPD**

**SOUTH BLOCK**

**STRACCI**

**TRUIST**

**RICHMOND HWY (RT 1) 45,000 VPD**

**WEST GLEBE ROAD 15,000 VPD**

Potomac River

GEROGE WASHINGTON MEMORIAL PKWY

**M metro**  
Potomac Yard

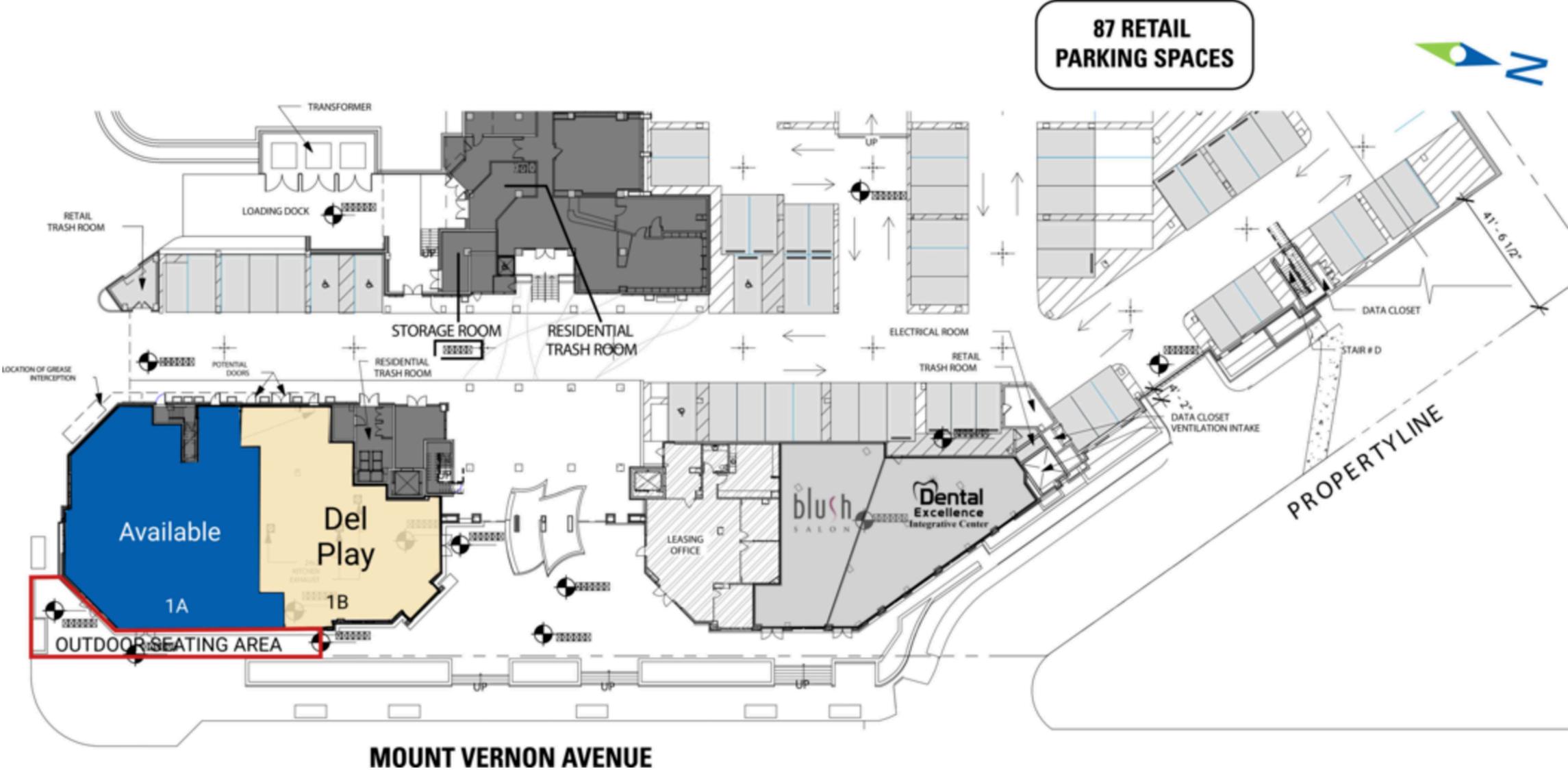
**Giant**



# Site Plan

4,447 SF available

Space #	Sq. Ft.	Tenant
1A	4,447	Available
1B	3,057	Del Play



● Space Available

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WASHINGTON, D.C. | MARYLAND | VIRGINIA

**DEL RAY TOWER | 3110 MOUNT VERNON AVENUE, ALEXANDRIA, VA**

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