



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

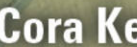
	1 mi.	3 mi.	5 mi.
Population	32,461	206,040	593,885
Daytime Population	28,286	225,939	797,429
Household Income	\$172,256	\$148,513	\$132,637
Traffic Counts	9,300 on Mount Vernon Ave		

Area Retailers





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



**Cora Kelly School
for Science
309 Students**

- Legendary Music Venue
- Music Hall 500 guests
- Bandstand 1,500 guests
- Over 300 shows annually

Del Ray Tower

Potomac Yard Center

target

BEST BUY

FIVE GUYS
BURGERS and FRIES

CHIPOTLE
MEXICAN GRILL

PETSMART

DUNKIN'

BASKIN' **RR** ROBBINS

IHOP

Staples

CAVA



Metrolink
Potomac Yard


SOUTH BLOCK

STRACCI



Google

Del Ray Tower

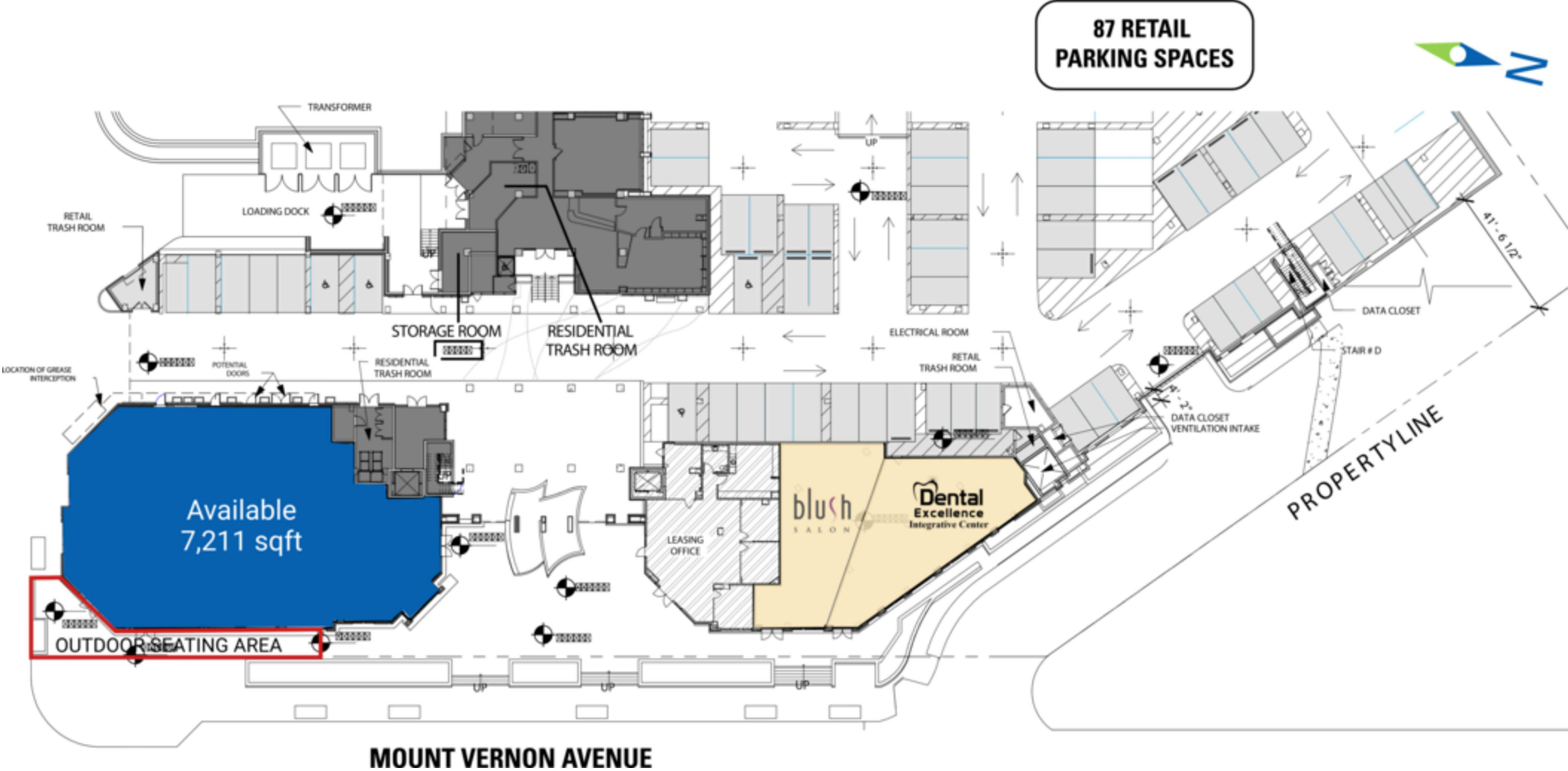


RAPPAPORT
CULTIVATING PLACES

Site Plan

7211 SF available

Space #	Sq. Ft.	Tenant
1	7211	Available
2	-	Blush Salon
3	-	Dental Excellence Integrative Center

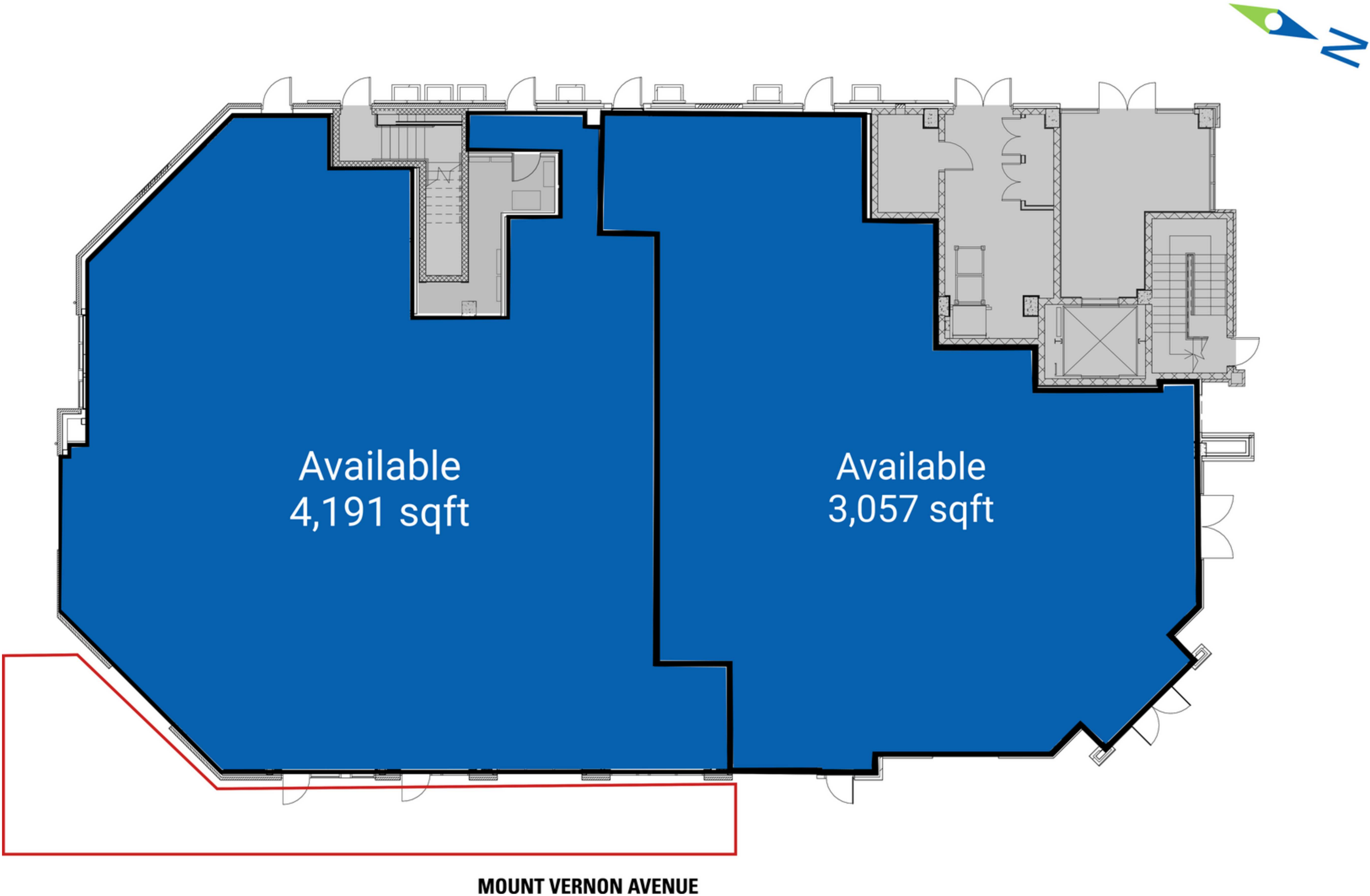


● Space Available

Demising Option

3057 - 4191 SF available

Space #	Sq. Ft.	Tenant
1	4191	Available
2	3057	Available



● Space Available

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