

RAPPAPORT

MARK CENTER

ALEXANDRIA, VIRGINIA

**RESTAURANT AND DAY CARE
SPACE AVAILABLE**






MARK CENTER

ALEXANDRIA, VIRGINIA

- | Located in the heart of West Alexandria, at the intersection of I-395, Seminary Road and N. Beauregard Street, with over 58,000 vehicles on Seminary Road per day.
- | Surrounded by 3.25 MM SF of Office, the Hilton hotel, which has 496 rooms and 45,000 SF of meeting space and over 80,000 SF of Retail.
- | Ample on-site parking as well as a transit station on site that provides regular bus service and metro connection to Van Dorn, King Street, Braddock and Pentagon Stations.
- | Part of Mark Center, which is home to the Department of Defense Campus.
- | Over 58,000 households with children within 5 miles.

DEMOGRAPHICS 2017

	1 MILE	3 MILES	5 MILES
 POPULATION	43,754	258,081	590,971
 DAYTIME POPULATION	17,969	75,697	315,713
 HOUSEHOLD INCOME	\$99,792	\$116,882	\$134,964

AREA RETAILERS



**MARK CENTER
ALEXANDRIA, VIRGINIA**

**JOHN ADAMS
ELEMENTARY SCHOOL**
947 Students
64 Teachers



2,842 Total
Apartment Units



4900 SEMINARY ROAD

N BEAUREGRAD STREET 16,000 VPD

SEMINARY ROAD 58,000 VPD

INTERSTATE 395 205,000 VPD



MARK CENTER
2M SF of Office Space
7,000+ Employees

SEMINARY PLAZA

CVS pharmacy



SHOPS AT MARK CENTER



4825 MARK CENTER DRIVE

**SEMINARY TOWERS
APARTMENTS**
544 Units

**FRANCIS C. HAMMOND
MIDDLE SCHOOL**
1,433 Students
109 Teachers

4900 SEMINARY ROAD

ALEXANDRIA, VIRGINIA

RETAIL SPACE WITH OUTDOOR SEATING AVAILABLE

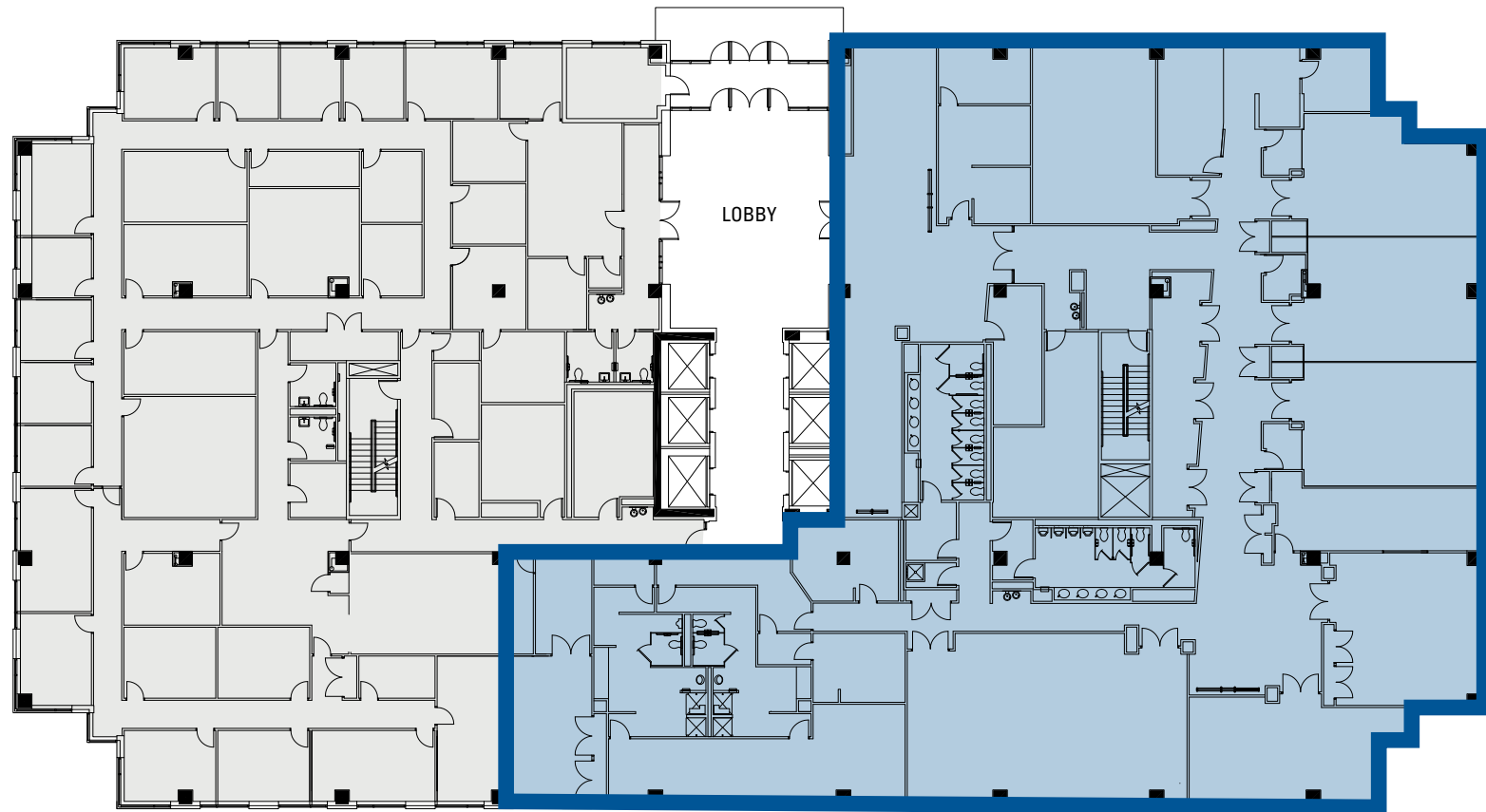


4825 MARK CENTER SITE PLAN

DAYCARE OPPORTUNITY

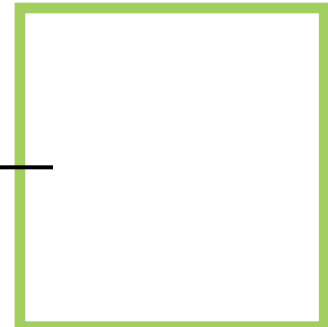
UP TO 25,000 SF AVAILABLE

MARK CENTER DRIVE



SEMINARY ROAD 58,000 VPD

OUTDOOR PLAY AREA



RAPPAPORT

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Melissa Webb | mwebb@rappaportco.com | 571.382.1227

rappaportco.com