

FORDSON PLACE

ALEXANDRIA, VA

1,436 SF FORMER SALON SPACE OPPORTUNITY







RAPPAPORT

FORDSON PLACE

ALEXANDRIA, VA

- | Excellent visibility and convenience between two signalized intersections facing Richmond Highway
- | Strong demographics and high traffic counts
- | High quality project in affluent, underserved market
- | Three miles from Ft. Belvoir and a half-mile from INOVA Mount Vernon Hospital

DEMOGRAPHICS 2020

| | 1 MILE | 3 MILES | 5 MILES |
|---|-------------------|-----------|-----------|
|  POPULATION | 23,648 | 112,515 | 267,573 |
|  DAYTIME POPULATION | 19,401 | 95,014 | 267,138 |
|  HOUSEHOLD INCOME | \$92,213 | \$144,090 | \$150,500 |
|  TRAFFIC COUNTS | 51,000 on Route 1 | | |

CO-TENANTS



FORDSON PLACE
ALEXANDRIA, VA

FIVE GUYS
BURGERS and FRIES



Walgreens

FORDSON PLACE

MT. VERNON PLAZA

BED BATH & BEYOND **SHOPPERS**
PET SMART *Michaels*
Where Creativity Happens
tj-maxx **DSW**
DESIGNER SHOE WAREHOUSE
BUFFALO WILD WINGS **WELLS FARGO** **THE HOME DEPOT**



MT. VERNON CROSSROADS

ROSS **Pop-Boy's**
DRESS FOR LESS
DOLLAR TREE
POPEYES **MATTRESS Warehouse**

Walmart

COSTCO
WHOLESALE



INOVA MOUNT VERNON HOSPITAL

RICHMOND HIGHWAY 51,000 VPD

FORDSON RD

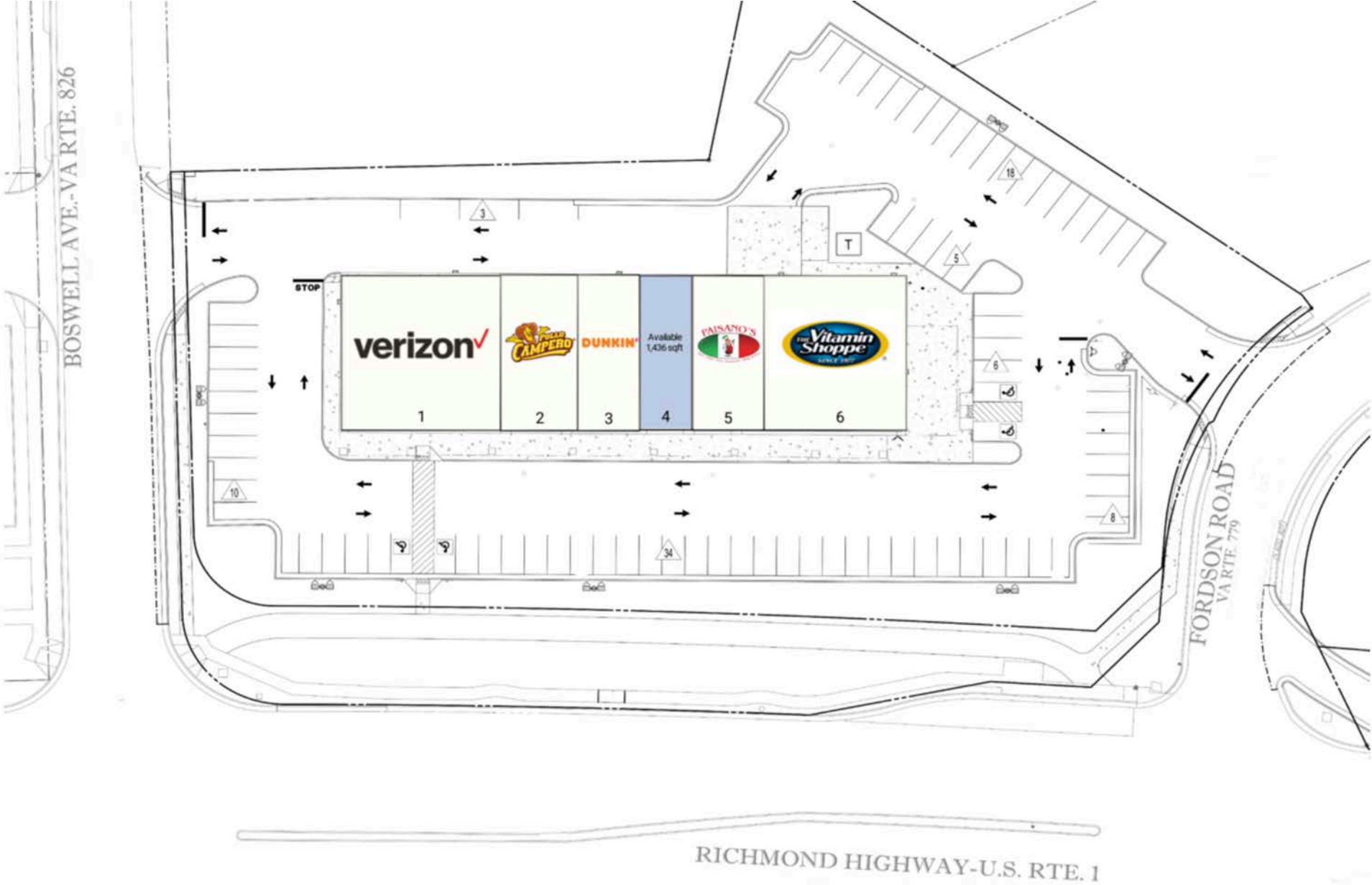
SHERWOOD HALL LANE



SITE PLAN

FORDSON PLACE | ALEXANDRIA, VA

1,436 SF AVAILABLE



RAPPAPORT

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