



Hilltop Village Center

Alexandria, VA

Washington-Arlington-Alexandria (DC-VA-MD-WV)



Kevin Allen

Leasing Representative

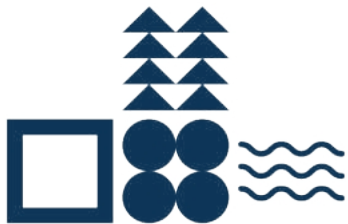
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AERIAL



GROSS LEASABLE AREA (GLA)	250,811 SF
PARKING SPACES	1,534
PARKING RATIO	6.12 per 1,000 SF

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Alexandria, VA

www.kimcorealty.com/120720



Google Earth

DENSITY AERIAL

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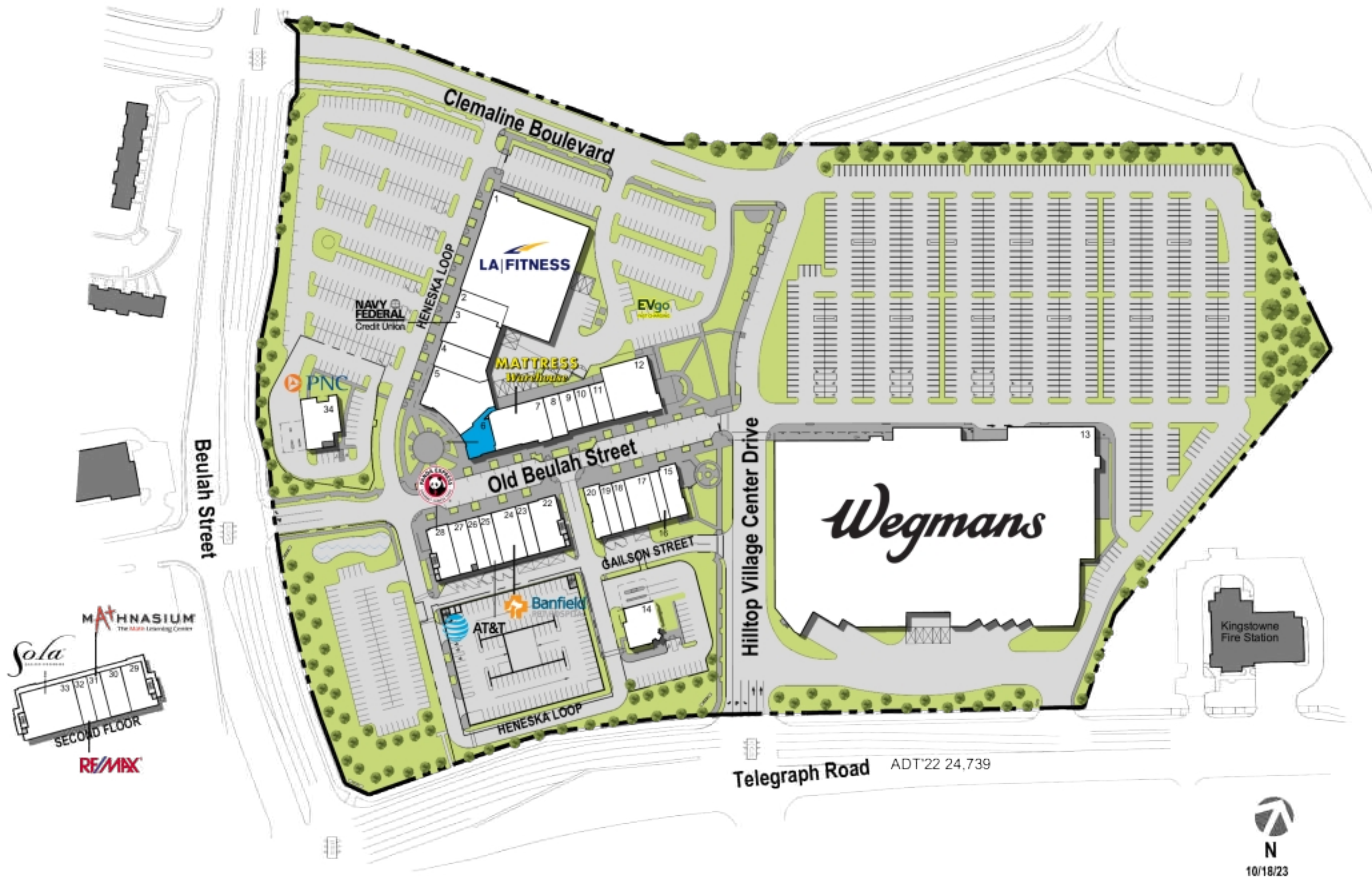


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Available



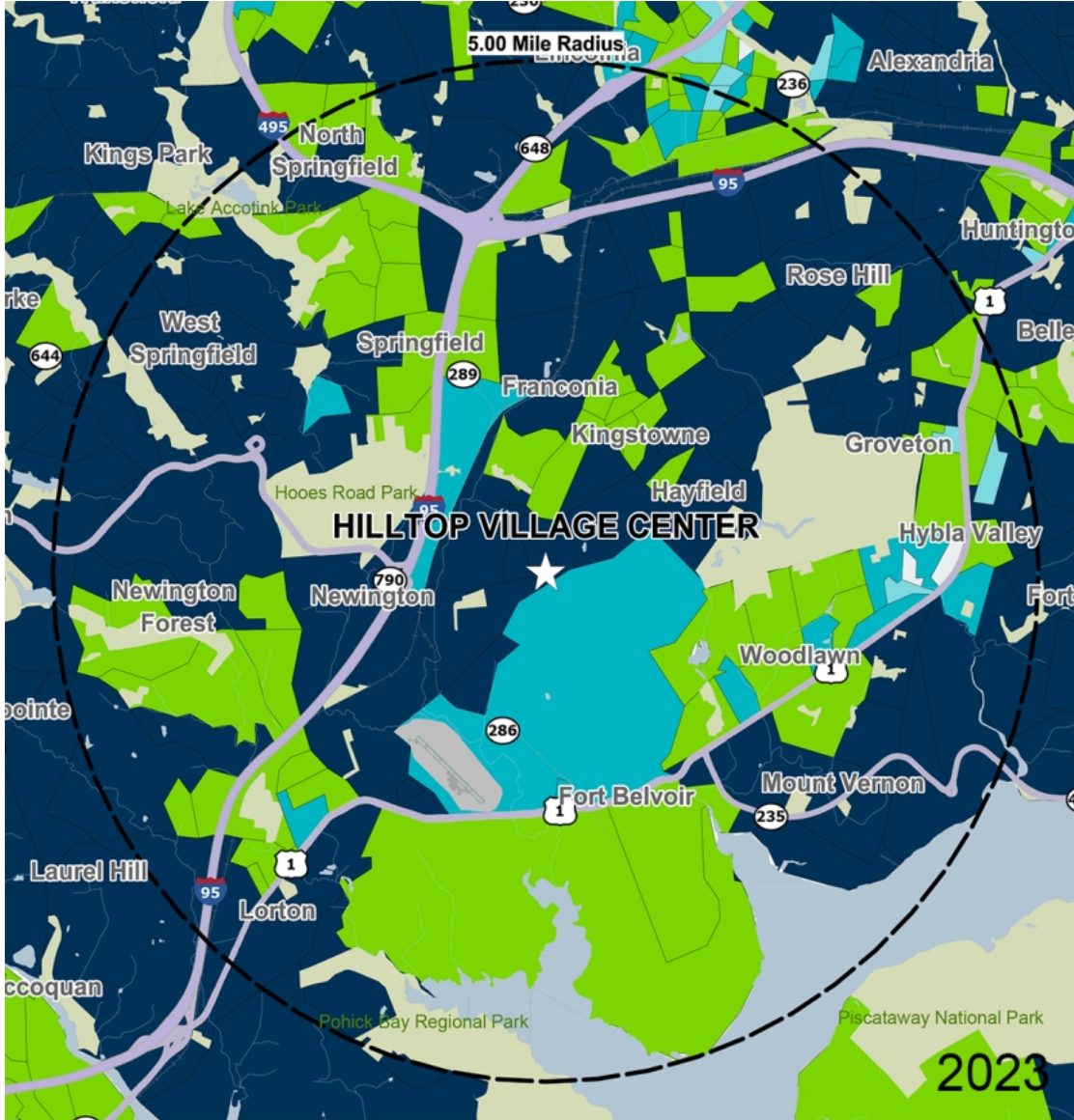
	TENANT	SQ FT
1	LA Fitness	35,000
2	Moe's Southwest Grill	2,206
3	Navy Federal Credit Union	4,455
4	Long & Foster	3,305
5	Greene Turtle Sports Bar [...]	7,009
6	Available	2,505
7	Mattress Warehouse	5,548
8	DonutChew	1,599
9	Deka Lash	1,500
10	Peri Peri Alexandria	1,500
11	The Joint Chiropractic	1,500
12	Burtons Grill & Bar	6,263
13	Wegman's	128,357
14	Truist	4,539
15	Bob & Edith's Diner	2,221
16	Baddpizza	1,205
17	Elite Martial Arts Center	3,078
18	Sprint	1,522
19	Vichelle's Hair Design	1,522
20	Brusters Real Ice Cream	1,962
22	Massage Envy	3,364
23	European Wax Center	1,573
24	Banfield Pet Hospital	3,147
25	AT&T Portables	1,573
26	You Got Nail	1,609
27	eye2eye Optometry Corner	2,235
28	Panda Express	2,555
29	First Impression Orthodontics	2,500
30	Hilltop Dental Care	2,507
31	Mathnasium	1,567
32	Remax	1,492
33	Sola Salon Studios	6,183
34	PNC Bank	3,710

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,802	81,816	260,884
Daytime Pop	7,309	106,215	250,395
Households	3,109	30,541	94,859
Average HH Income	\$169,036	\$141,583	\$139,928
Median HH Income	\$145,350	\$115,955	\$116,430
Per Capita Income	\$67,420	\$53,203	\$51,056

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Telegraph Rd. & Beulah St., Alexandria, VA



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