



# 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 |



DENSITY AERIAL



## Property Overview

Hilltop Village Center is anchored by Wegmans, the premier grocer in the Mid-Atlantic and Northeast United States. This dynamic mixed-use project includes 250,000+ SF of retail and office space, including LA Fitness and a wide selection of national and local restaurants and service providers. The center is located immediately north of Fort Belvoir, one of the principal facilities in the Department of Defense and one of the largest employers in Fairfax County, Virginia. The center has a charming Main Street component.

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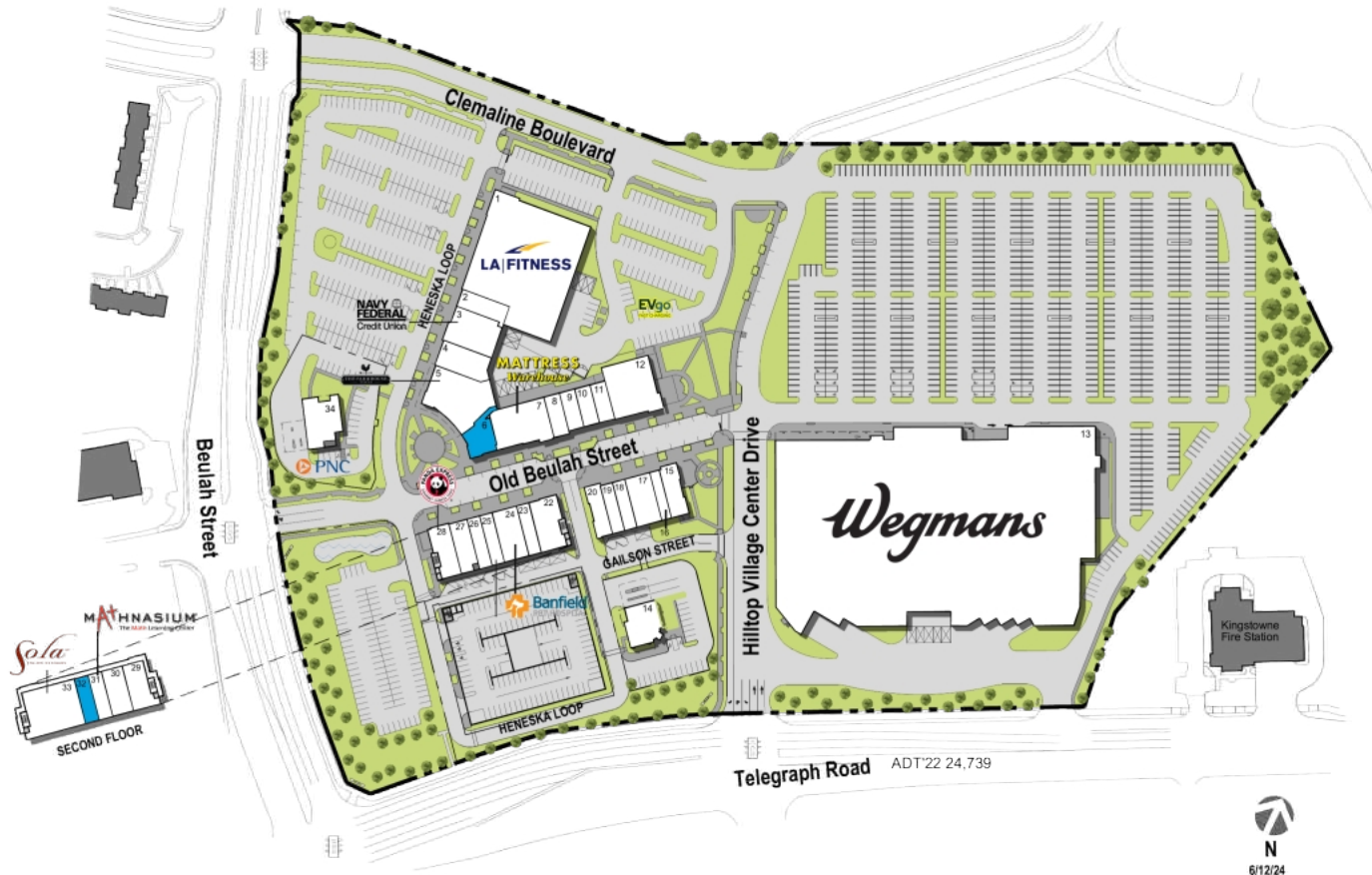
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www.kimcorealty.com/120720

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  | The Farmhouse Tuscan          | 7,009   |
| 6  | Available                     | 2,505   |
| 7  | Mattress Warehouse            | 5,548   |
| 8  | Japomen                       | 1,599   |
| 9  | Deka Lash                     | 1,500   |
| 10 | Peri Peri Alexandria          | 1,500   |
| 11 | The Joint Chiropractic        | 1,500   |
| 12 | Burtens 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 | Available                     | 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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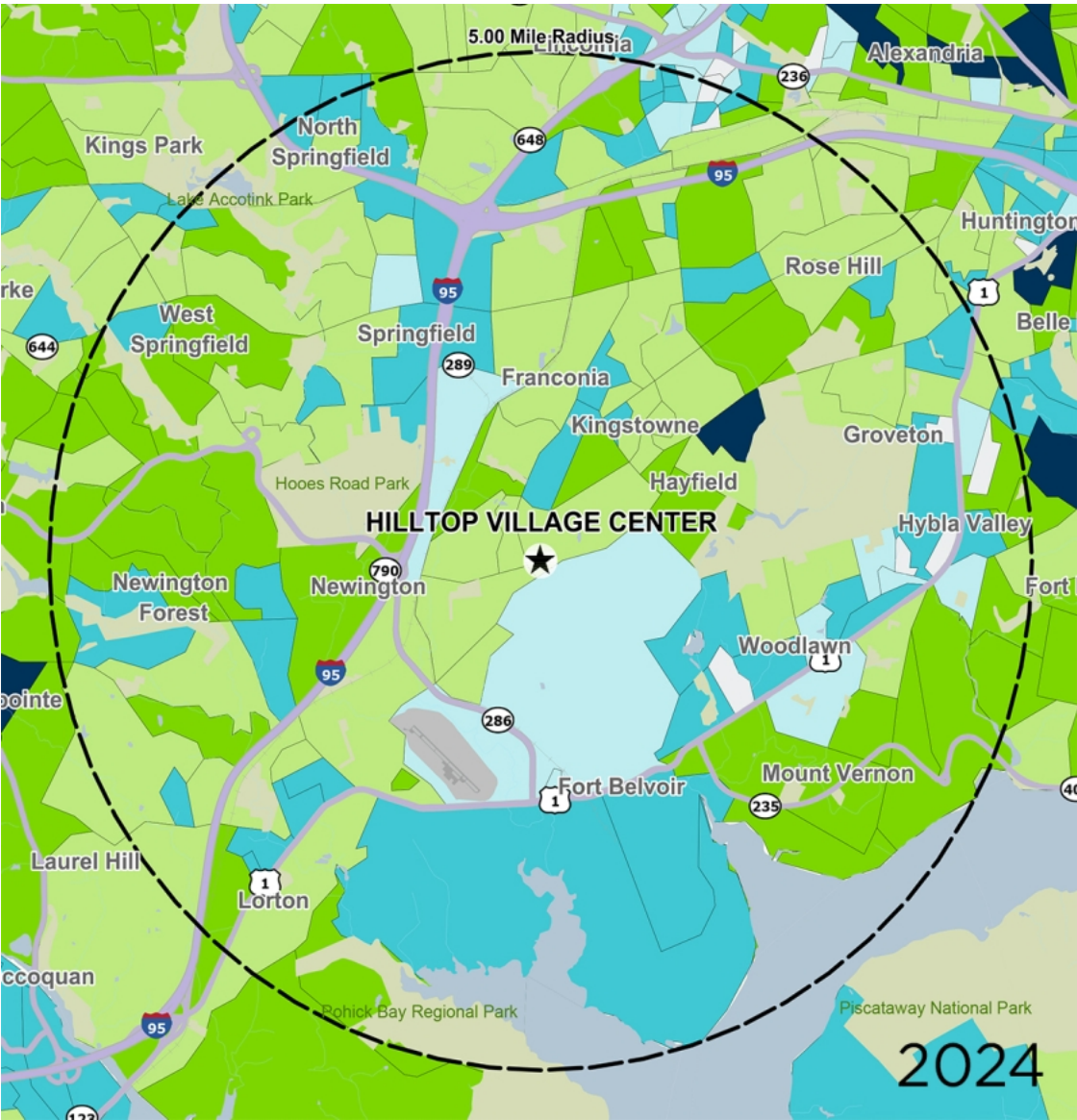


COMPETITION MAP

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by Block Group

Demographics

| 2024 ESTIMATES    | 1-MILE    | 3-MILES   | 5-MILES   |
|-------------------|-----------|-----------|-----------|
| Population        | 7,880     | 82,911    | 265,734   |
| Daytime Pop       | 5,873     | 101,288   | 250,316   |
| Households        | 3,035     | 30,306    | 94,351    |
| Average HH Income | \$186,926 | \$161,412 | \$160,037 |
| Median HH Income  | \$164,552 | \$129,316 | \$132,239 |
| Per Capita Income | \$71,996  | \$59,383  | \$57,096  |

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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Telegraph Rd. & Beulah St., Alexandria, VA



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