



West Alex

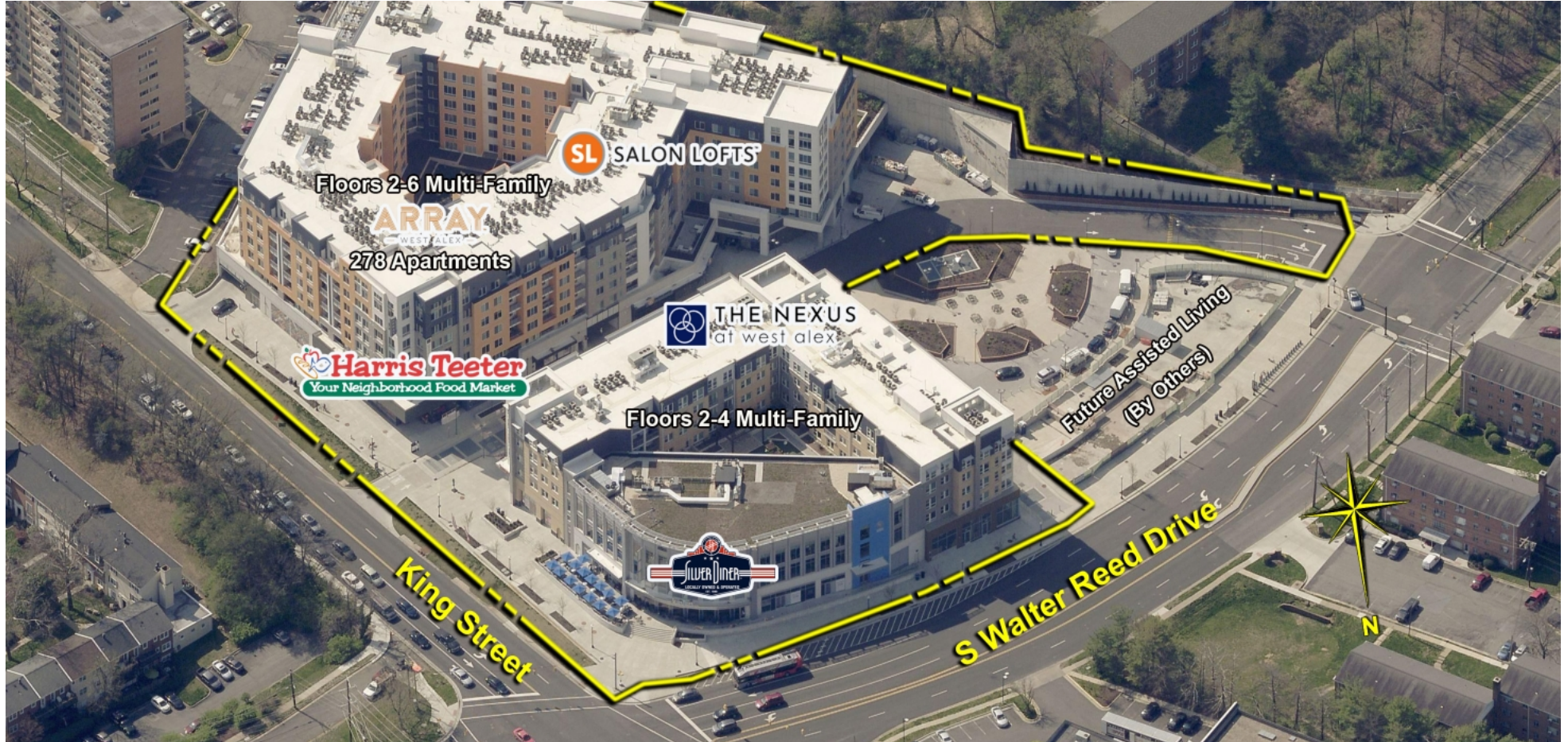
Alexandria, VA

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



Kevin Allen
Leasing Representative
(410) 427-4434
kallen@kimcorealty.com





AERIAL

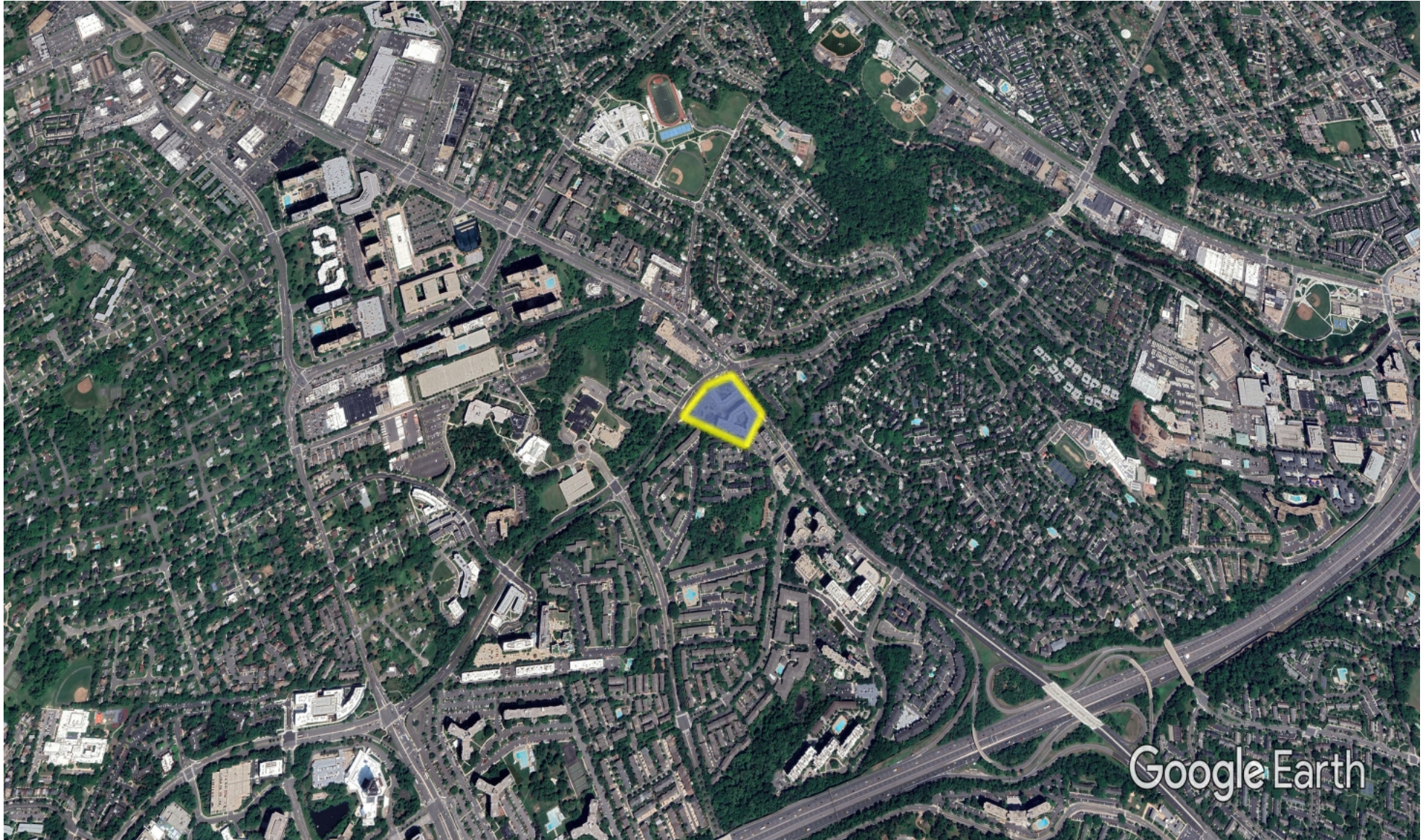


GROSS LEASABLE AREA (GLA)

147,173 SF

Kevin Allen

Leasing Representative | (410) 427-4434 | kallen@kimcorealty.com



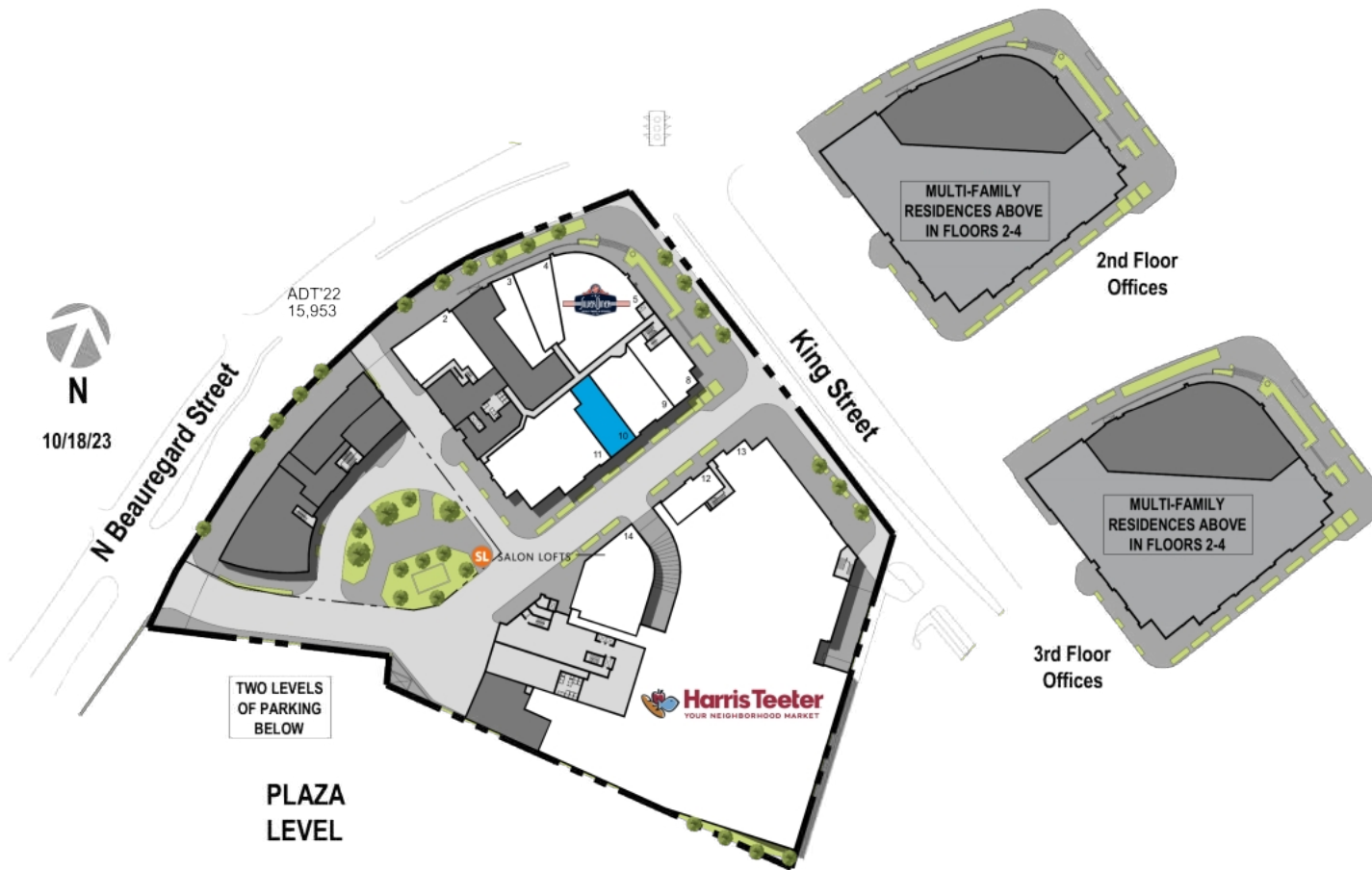
DENSITY AERIAL

Kevin Allen

Leasing Representative | (410) 427-4434 | kallen@kimcorealty.com



■ Available ■ Non-Controlled



	TENANT	SQ FT
2	Koncept Nail Spa	3,613
3	Dr. Kishore Thammineni DDS	2,025
4	PACS Urgent Care	2,500
5	Silver Diner	6,587
8	Sushi Jin	2,278
9	E60 Fitness	3,200
10	Available	2,095
11	Guidepost Montessori	7,165
12	Wow Orthodontics	1,351
13	Harris Teeter	61,816
14	Salon Lofts	5,347
15	Higher Ground Education	12,299
16	Virginia Hospital Center	12,299

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.

Kevin Allen

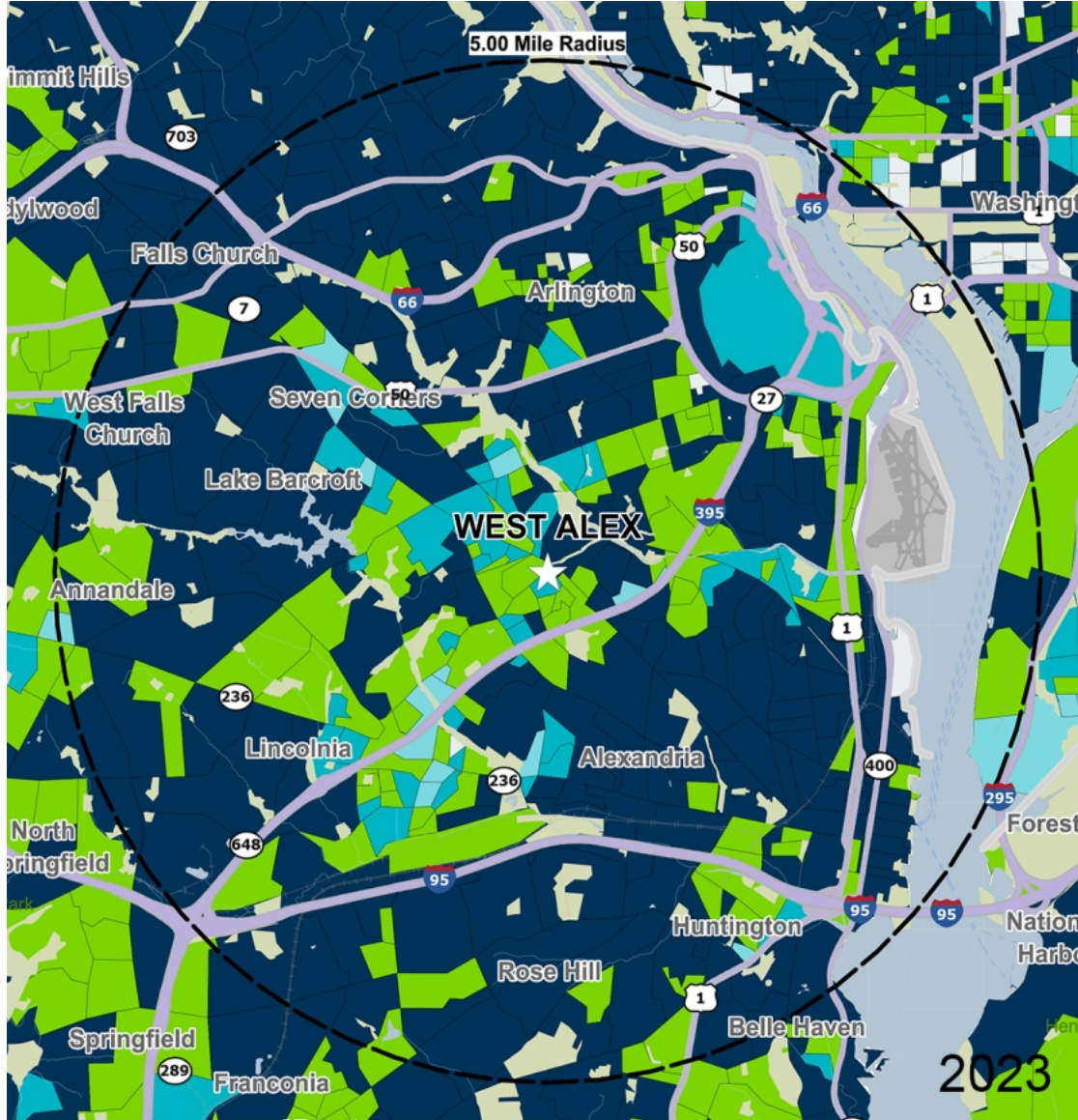
Leasing Representative | (410) 427-4434 | kallen@kimcorealty.com



COMPETITION MAP

Kevin Allen

Leasing Representative | (410) 427-4434 | kallen@kimcorealty.com



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	43,604	278,882	547,987
Daytime Pop	38,821	264,062	687,307
Households	22,509	126,732	247,896
Average HH Income	\$116,827	\$133,412	\$152,046
Median HH Income	\$96,744	\$101,860	\$117,243
Per Capita Income	\$60,626	\$61,112	\$69,618

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



West Alex

N Beauregard St. & King St., Alexandria, VA



Kevin Allen

Leasing Representative

(410) 427-4434

kallen@kimcorealty.com