



ALEXANDRIA, VA



SOUTH ALEX

PJ's COFFEE
of new orleans

JOIN



INOVA

Now Open!



Inspire
NAIL BAR



REAL · GOOD · TACOS
BIGPAPI'S

Just Signed!



ORDER ONLINE

ORDER ONLINE

ORDER ONLINE

ORDER ONLINE

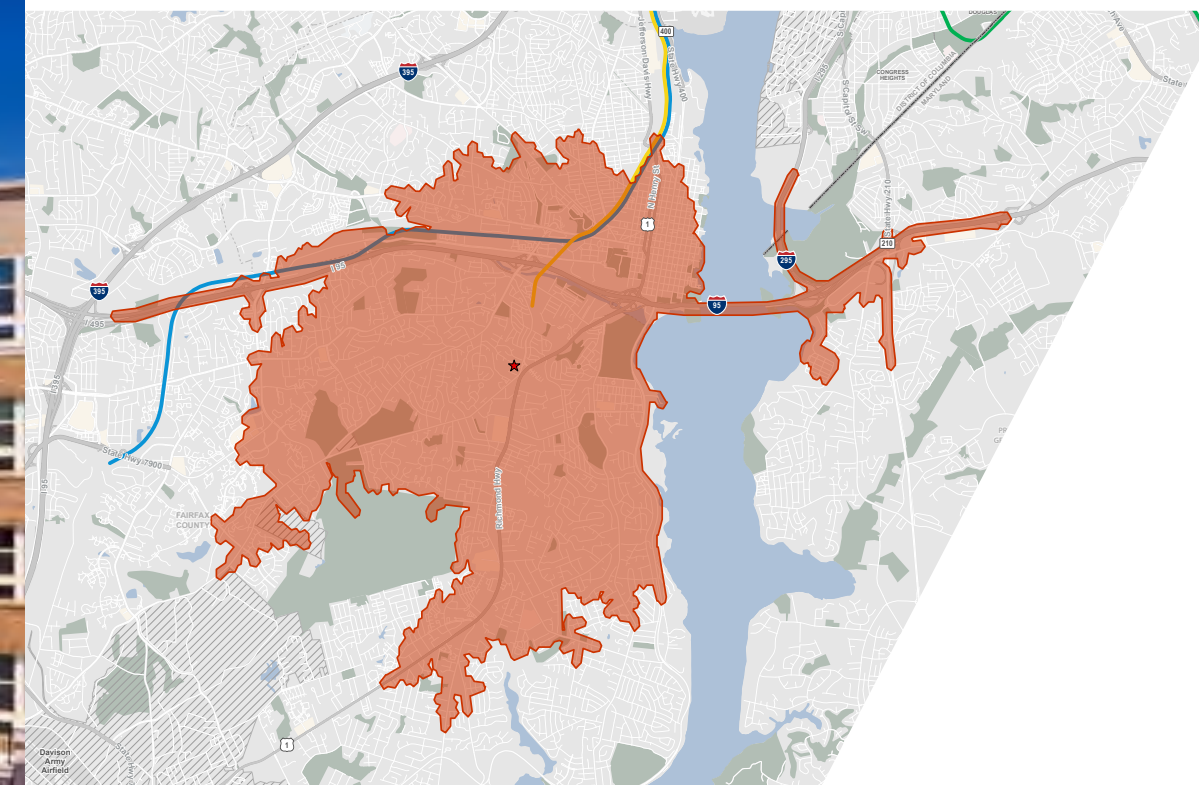
Combined Properties and H&R Retail are proud to present South Alex, a luxury mixed-use development containing 400 apartments and 42,500 SF of retail, situated along highly-trafficked Route 1 in Alexandria, VA.

- PROJECT |
- Mixed-use development that offers both luxury residential and commercial spaces, creating a dynamic community with plenty of built-in foot traffic
 - 400 residential units and 41 townhomes, providing a large customer base for your business to tap into
 - Approximately 22,500 square feet, providing ample room for your business to grow and expand
 - As an added bonus, South Alex includes a 20,000 square foot Aldi grocery store on site, which will attract even more visitors to the property and provide convenient shopping options for your customers
 - Prime location at intersection of Rt 1 and North Kings Hwy with convenient access to Huntington Metro, Springfield/Ft. Belvoir, I-495, and Alexandria
 - Adjacent to 680-unit apartment building
 - 143-space at-grade retail parking garage and 41 drive-up parking spaces for retail use, ensuring that your customers will always have a convenient place to park

Don't miss out on the opportunity to lease a retail space at South Alex!




10 Minute **UBER** ride




POPULATION **131,387**
people within 10 min uber ride


BUSINESSES **5,844**
total buisnesses within a 10 min uber ride

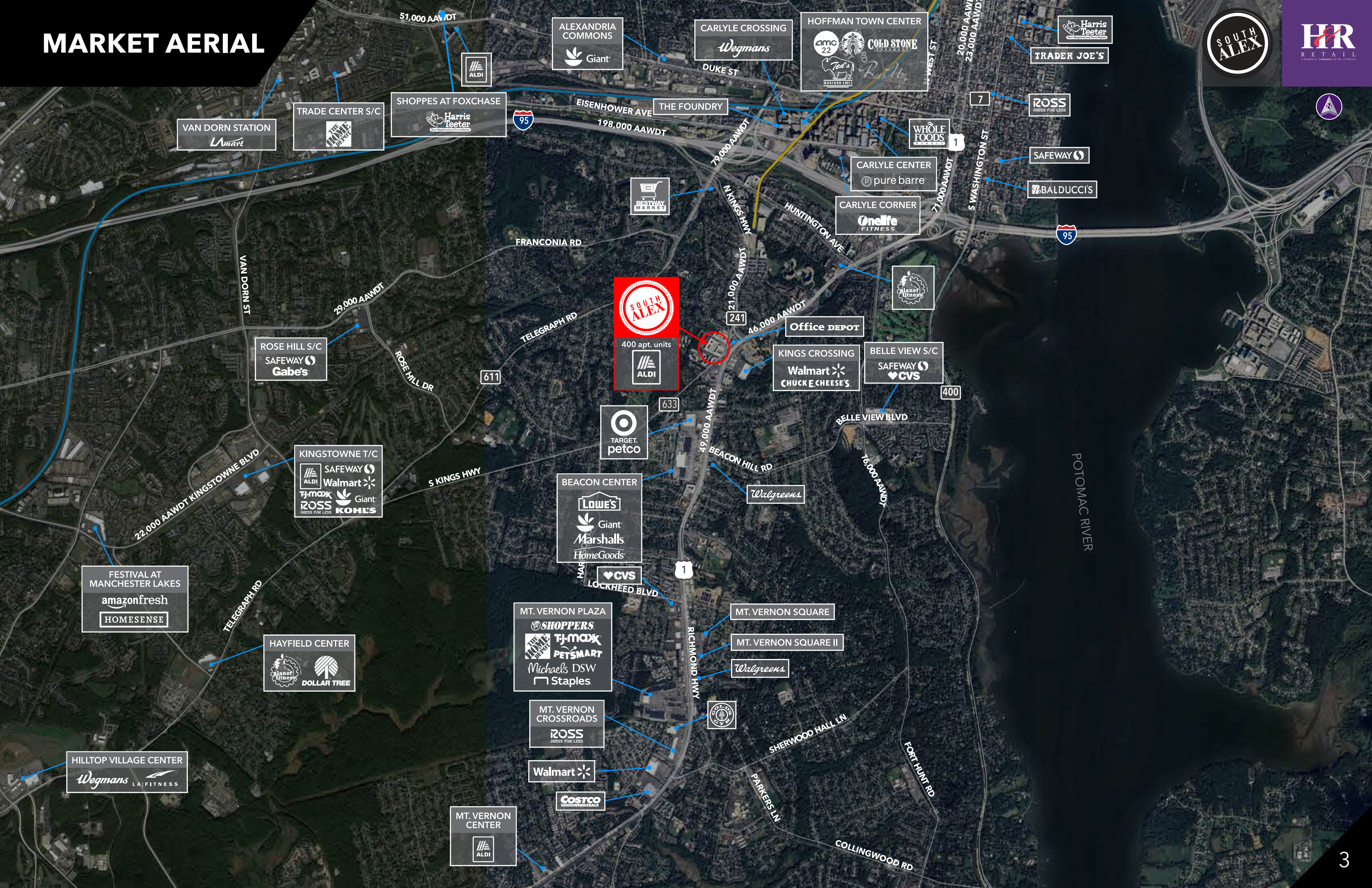

DAYTIME POPULATION **138,533**
workers within 10 min uber ride


FOOD SRV & DRINKING **371**
places within 10 min uber ride


STRONG INCOME **\$176,612**
average household income within 10 min uber ride


PER CAPITA INCOME **\$76,253**
average income per person within 10 min uber ride

MARKET AERIAL



VAN DORN STATION
L'Oréal

TRADE CENTER S/C
Harris Teeter

SHOPPES AT FOXCHASE
Harris Teeter

ALEXANDRIA COMMONS
Giant

CARLYLE CROSSING
Wegmans

HOFFMAN TOWN CENTER
4mc 22
COLD STONE
Ted's

TRADER JOE'S
Harris Teeter

ROSS
DRESS FOR LESS

SAFeway

BALDUCCI'S

WHOLE FOODS
MARKET

CARLYLE CENTER
pure barre

CARLYLE CORNER
Onelife FITNESS

SOUTH ALEX
400 apt. units
ALDI

Office DEPOT

KINGS CROSSING
Walmart
CHUCK E. CHEESE'S

BELLE VIEW S/C
SAFeway
CVS

ROSE HILL S/C
SAFeway
Gabe's

KINGSTOWNE T/C
SAFeway
Walmart
TJ-maxx
ROSS
Giant
KOHL'S

TARGET
petco

BEACON CENTER
Lowe's
Giant
Marshalls
HomeGoods

Walgreens

FESTIVAL AT MANCHESTER LAKES
amazonfresh
HOMESENSE

HAYFIELD CENTER
planet fitness
DOLLAR TREE

HILLTOP VILLAGE CENTER
Wegmans
LA FITNESS

MT. VERNON PLAZA
SHOPPERS
TJ-maxx
PETSMART
Michael's DSW
Staples

MT. VERNON SQUARE
MT. VERNON SQUARE II
Walgreens

MT. VERNON CROSSROADS
ROSS
DRESS FOR LESS

Walmart

MT. VERNON CENTER
ALDI

COSTCO
WHOLESALE

SITE PLAN



SITE PLAN KEY

- AVAILABLE
- LEASED
- X GREASE EXHAUST



WELLS FARGO





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Developed By:



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