

ROSE HILL PLAZA Alexandria, VA 22310



PROJECT FACTS

GLA: 150,000 SF

- ▶ Community center located in a neighborhood with dense residential development
- ▶ Center is located in affluent Fairfax County where the HH median income is \$124,831 and ranks as the 2nd wealthiest county in the U.S. as published by the Census Bureau (2021)
- ▶ Shopping center features several destination tenants offering one stop shopping

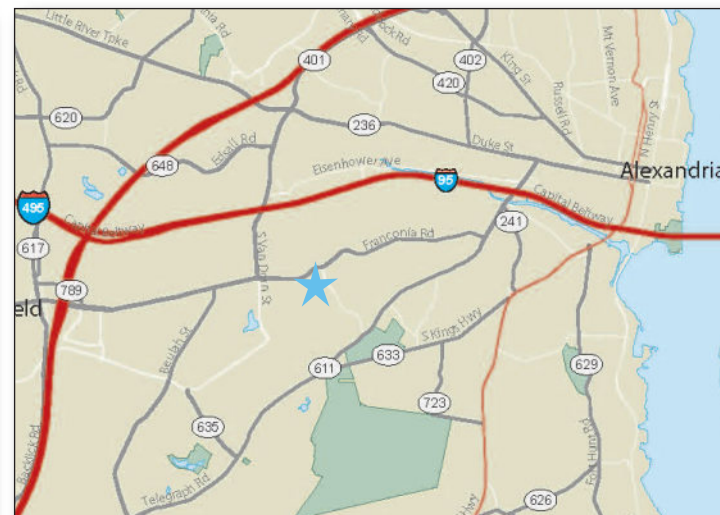
FEATURED TENANTS

Safeway, Gabe's, Walgreens, Dollar Tree, Tuesday Morning

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,576	\$188,210	4,850
3 mile	170,522	\$134,836	70,024
5 mile	457,630	\$163,589	187,100

2023 ESRI



LOCATION
Franconia Road & Rose Hill Drive - Alexandria, VA

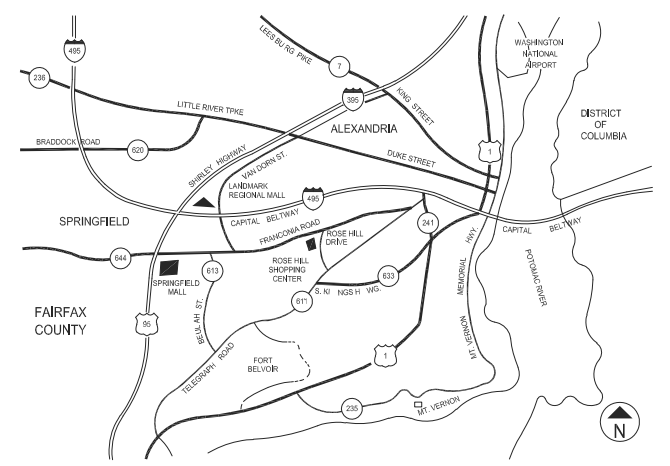
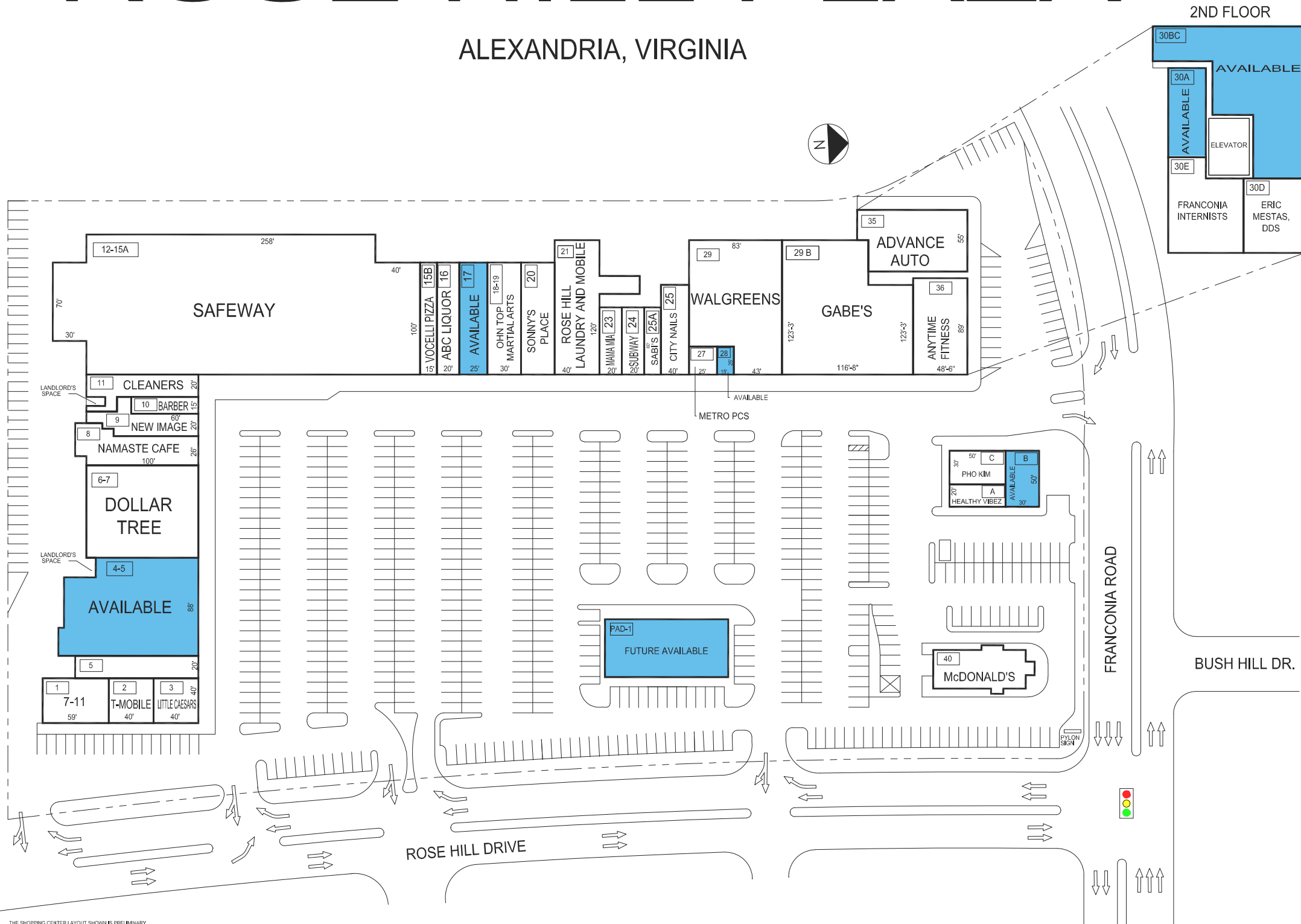
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



ROSE HILL PLAZA

ALEXANDRIA, VIRGINIA



TENANT ROSTER

1	7-ELEVEN	2,400 SF	25	CITY NAILS	2,000 SF
2	T-MOBILE	1,625 SF	25A	SABI'S THREADING & WAXING	900 SF
3	LITTLE CAESARS	1,625 SF	27	METRO PCS	500 SF
5		1,686 SF	28	AVAILABLE	500 SF
4-5	AVAILABLE	11,269 SF	29	WALGREENS	9,187 SF
6-7	DOLLAR TREE	10,000 SF	29B	GABE'S	11,999 SF
8	NAMASTE CAFE	3,174 SF	SECOND FLOOR PROFESSIONAL OFFICES		
9	NEW IMAGE HAIR SALON	1,855 SF	30A	AVAILABLE	1,970 SF
10	ROSE HILL BARBER	900 SF	30BC	AVAILABLE	7,124 SF
11	ROSE HILL CLEANERS	2,000 SF	30D	ERIC MESTAS, DDS	2,070 SF
12-15A	SAFEWAY	36,477 SF	30E	FRANCONIA INTERNISTS	2,936 SF
15B	VOCELLI PIZZA	1,500 SF	35	ADVANCE AUTO	6,000 SF
16	ABC LIQUOR	2,000 SF	36	ANYTIME FITNESS	4,109 SF
17	AVAILABLE	2,500 SF	40	MCDONALD'S	2,600 SF
18-19	OHN TOP MARTIAL ARTS	3,000 SF	FREESTANDING PAD BUILDINGS		
20	SONNY'S PLACE	2,862 SF	A	HEALTHY VIBEZ	1,000 SF
21	ROSE HILL LAUNDRY	5,512 SF	B	AVAILABLE	1,500 SF
23	MAMA MIA PIZZA	1,200 SF	C	PHO KIM	1,500 SF
24	SUBWAY	1,200 SF	PAD-1	FUTURE AVAILABLE	6,000 SF

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 154,680 SF
 ZONED = TS C-1
 REV. DATE = MAY 2023

ROSE HILL PLAZA

ROSE HILL DRIVE & FRANCONIA ROAD
 ALEXANDRIA, VIRGINIA 22310

CP COMBINED PROPERTIES INCORPORATED
 7315 Wisconsin Ave
 Suite 1000 West
 Bethesda, MD 20814
 (202) 293-4500
 FAX (202) 833-3013

LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATIONS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUTS SUBJECT TO CHANGE.

APPROX. SCALE