



PROJECT FACTS

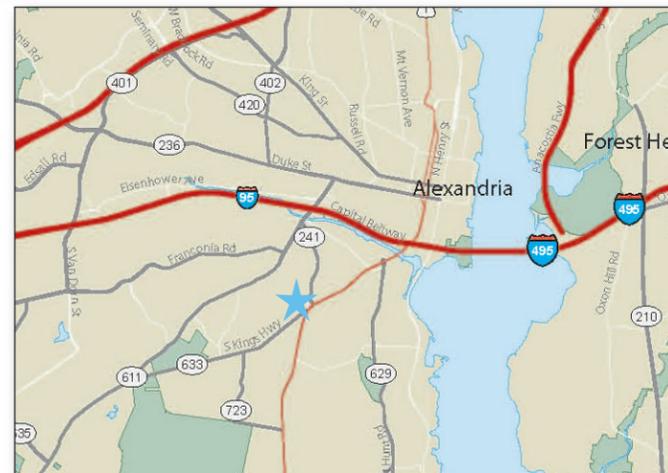
RETAIL GLA: 23,000 SF - small shop
20,000 SF - ALDI

- ▶ Mixed-use project located in the heart of South Alexandria, featuring a 20,000 SF ALDI and 20,000 SF of small shop space, 400 apartment units and 41 townhomes
- ▶ Project 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
- ▶ Construction commenced 1Q 2019

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	24,538	\$167,186	10,136
3 mile	147,503	\$177,071	63,423
5 mile	418,353	\$162,724	175,823

2025 ESRI



LOCATION
 Convergence of North Kings Hwys and Route 1

LEASING CONTACT
 Andrew Iszard
 202.736.2827 | AndrewIszard@combined.biz



ROUTE ONE REIMAGINED

South Alexandria is at the beginning of a new chapter, with more than **3,000 residential units** and over **200,000 square feet of retail space** recently built or under development along Route 1.

RECENT & FUTURE (*) DEVELOPMENT

- | | |
|---|---|
| 1 MOUNT VERNON GATEWAY*
Landmark Atlantic Holdings
500 Residential Units | 8 THE SHELBY
Insight Property Group
240 Residential Units |
| 2 COSTCO
100 New Employees | 9 CITYSIDE HUNTINGTON METRO*
The Carlyle Group
145 Additional Residential Units |
| 3 FORDSON PLACE
Merchants National Properties & Marx Realty
11,880 SF Retail | 10 HUNTINGTON CLUB CONDOMINIUMS*
1,200 Residential Units
600,000 - 1M SF Office
127,000 SF Retail |
| 4 INOVA MOUNT VERNON HOSPITAL
65,000 SF Expansion | 11 THE PARKER AT HUNTINGTON STATION
MRP Realty
390 Residential Units
260,000 SF Office/Retail
200-Room Hotel |
| 5 BEACON OF GROVETON
299 Residential Units
50,000 SF Office*
10,000 SF Retail | 12 HUNTINGTON AVENUE AT BISCAYNE DRIVE*
A&R Development
141 Residential Units
3,500 SF Retail |
| 6 KINGS CROSSING (PHASE III)*
JBGR
350 Residential Units | |
| 7 THE GRANDE AT HUNTINGTON
Capital Investment Advisors
275 Residential Units
25,000 SF Retail | |



