

ROSE HILL PLAZA Alexandria, VA 22310



PROJECT FACTS

GLA: 150,000 SF

- ▶ Community center located in a neighborhood with dense residential development
- ▶ Located in affluent Fairfax County where the HH median income is \$145,165 and ranks as the 5th wealthiest county in the US (Census Bureau, 2022)
- ▶ Shopping center features several destination tenants offering one stop shopping

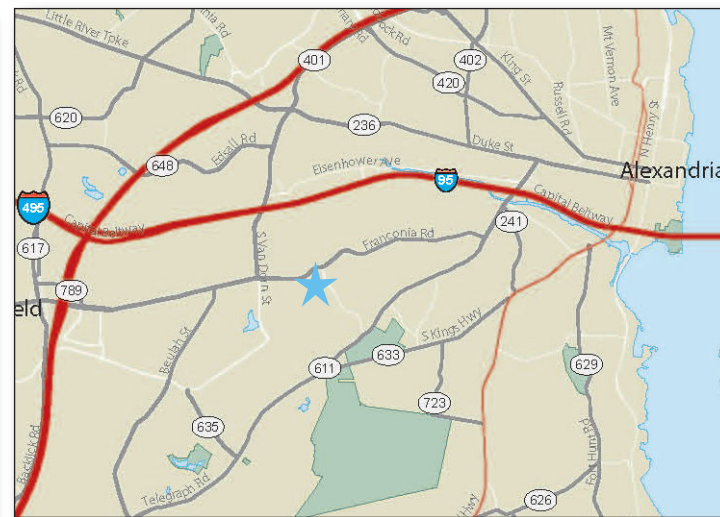
FEATURED TENANTS

Safeway, Gabe's, Walgreens, Dollar Tree

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,396	\$209,428	4,746
3 mile	173,612	\$154,562	70,475
5 mile	463,577	\$162,100	187,717

2025 ESRI



LOCATION
Franconia Road & Rose Hill Drive - Alexandria, VA

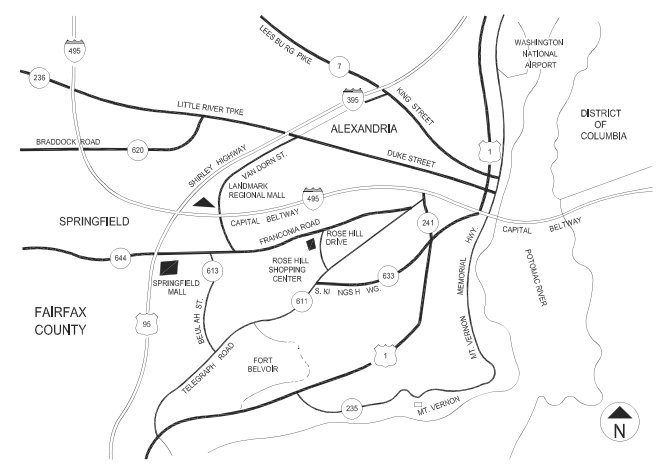
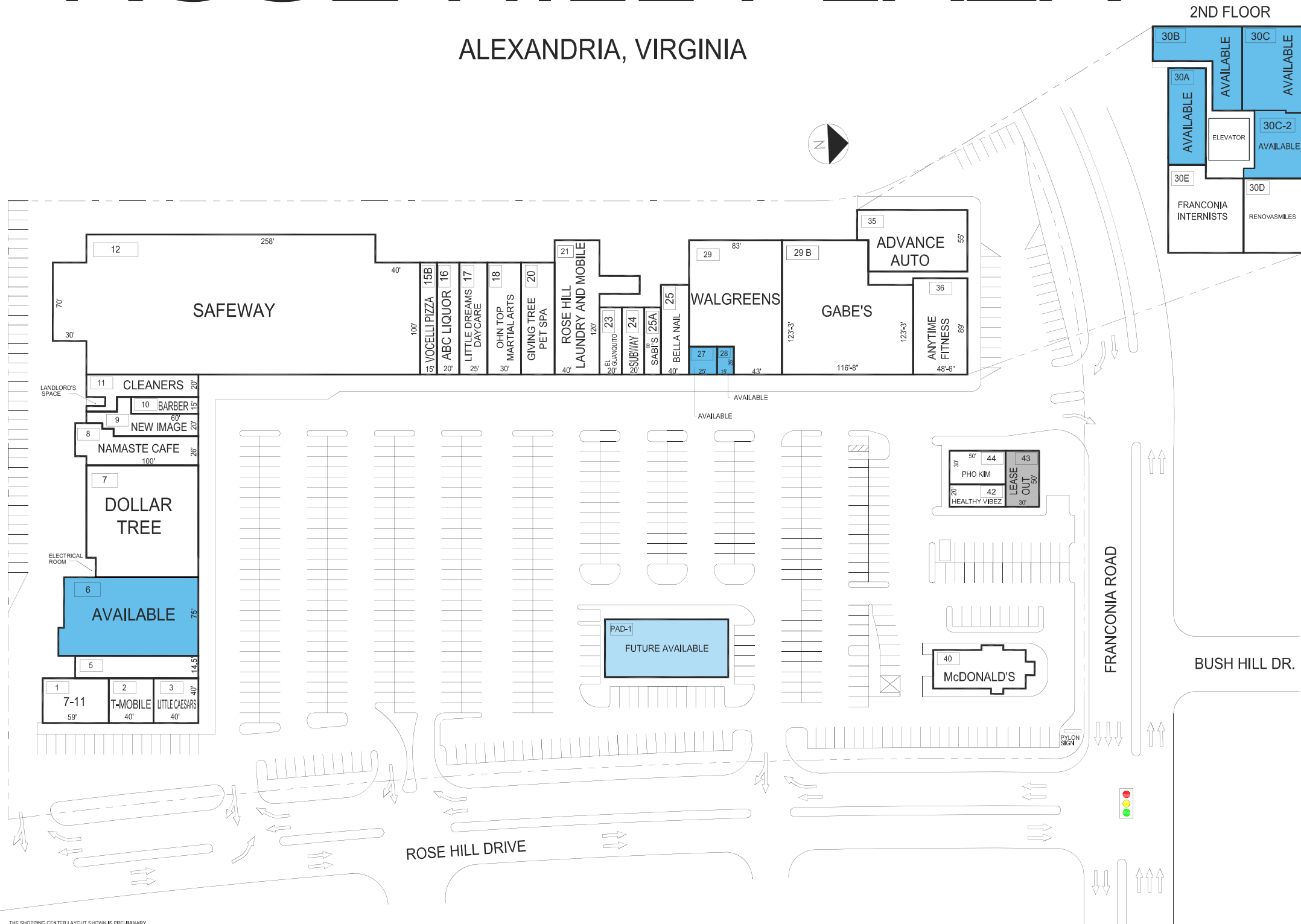
LEASING CONTACT
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ROSE HILL PLAZA

ALEXANDRIA, VIRGINIA



TENANT ROSTER

1	7-ELEVEN	2,400 SF	25	BELLA NAIL	2,000 SF
2	T-MOBILE	1,625 SF	25A	SABI'S THREADING & WAXING	900 SF
3	LITTLE CAESARS	1,625 SF	27	AVAILABLE	500 SF
5		1,686 SF	28	AVAILABLE	500 SF
6	AVAILABLE	11,269 SF	29	WALGREENS	9,187 SF
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	1,700 SF
10	ROSE HILL BARBER	900 SF	30B	AVAILABLE	2,229 SF
11	ROSE HILL CLEANERS	2,000 SF	30C	AVAILABLE	2,427 SF
12	SAFEWAY	36,477 SF	30C-2	AVAILABLE	1,633 SF
15B	VOCELLI PIZZA	1,500 SF	30D	RENOVASMILES	2,110 SF
16	ABC LIQUOR	2,000 SF	30E	FRANCONIA INTERNISTS	2,951 SF
17	LITTLE DREAMS DAYCARE	2,500 SF	35	ADVANCE AUTO	6,000 SF
18	OHN TOP MARTIAL ARTS	3,000 SF	36	ANYTIME FITNESS	4,109 SF
20	GIVING TREE PET SPA	2,862 SF	40	MCDONALD'S	2,600 SF
21	ROSE HILL LAUNDRY	5,512 SF	FREESTANDING PAD BUILDINGS		
23	EL GUANQUITO	1,200 SF	42	HEALTHY VIBEZ	1,000 SF
24	SUBWAY	1,200 SF	43	LEASE OUT	1,500 SF
			44	PHO KIM	1,500 SF
			PAD-1		6,000 SF

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 154,680 SF
 ZONED = TS C-1
 REV. DATE = APR 2026

ROSE HILL PLAZA

ROSE HILL DRIVE & FRANCONIA ROAD
 ALEXANDRIA, VIRGINIA 22310



COMBINED PROPERTIES INCORPORATED

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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 IS SUBJECT TO CHANGE.

50' 100'
 APPROX. SCALE