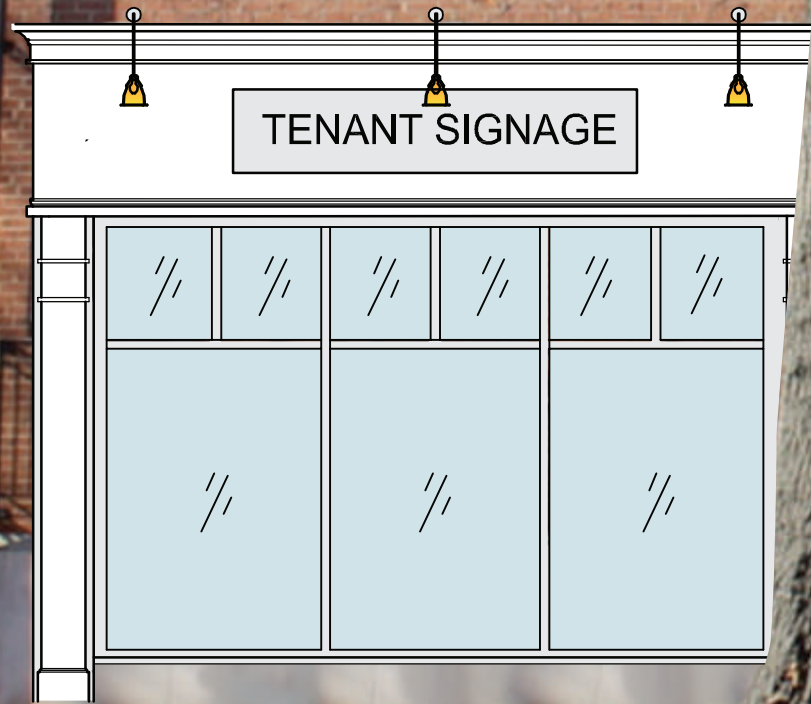


115

S. WASHINGTON STREET
OLD TOWN ALEXANDRIA VIRGINIA



TYSON'S CORNER

MCLEAN

DUPONT + LOGAN CIRCLES

ROSSLYN-BALLSTON CORRIDOR

FOGGY BOTTOM / GEORGETOWN

DOWNTOWN / EAST END

MERRIFIELD

FALLS CHURCH

PENTAGON / CRYSTAL CITY

ANNANDALE

SHIRLINGTON

115
S WASHINGTON STREET
OLD TOWN ALEXANDRIA VIRGINIA

ALEXANDRIA

DC METRO SYSTEM

- RED LINE • Glenmont to Shady Grove
- ORANGE LINE • New Carrollton to Vienna/Fairfax-GMU
- BLUE LINE • Franconia-Springfield to Largo Town Center
- GREEN LINE • Branch Avenue to Greenbelt
- YELLOW LINE • Huntington to Fort Totten
- SILVER LINE • Under Construction

AREA OVERVIEW

Washington DC is one of the hottest retail markets in the world. From Georgetown to Friendship Heights, the District's neighborhoods are vibrant and alive, retailers are exceeding their expectations (as well as national averages), and restaurants have lines out their doors.

This vibrancy has been spreading to close-in suburbs for more than the past decade. As a result, Old Town, Alexandria has become one of the DC area's best places to live, work, shop, and eat.

Built upon a charming, close-knit community, this neighborhood is the best of both worlds - a thriving commercial district, home to destination restaurants and shopping, as well as a bustling residential community steeped in history and the arts.





RETAILERS

- 1 WHOLE FOODS MARKET
- 2 THEISMANN'S RESTAURANT & BAR
- 3 PACERS RUNNING
- 4 CASA ROSADA ARTISAN GELATO
- 5 LA FROMAGERIE
- 6 ESCAPE QUEST
- 7 LILLY PULTZER
- 8 ORANGETHEORY
- 9 HANK'S OYSTER BAR
- 10 KILLER ESP
- 11 BLUPRINT CHOCOLATIERS
- 12 THE MAJESTIC
- 13 WHITE HOUSE BLACK MARKET
- 14 REDROCKS OLD TOWN
- 15 SWEETGREEN
- 16 TAVERNA CRETEKOU
- 17 ESCAPE ROOM
- 18 FIVE GUYS
- 19 PAPYRUS
- 20 MURPHY'S GRAND IRISH PUB
- 21 LE PAIN QUOTIDIEN
- 22 NANDO'S PERI PERI
- 23 LULULEMON
- 24 FRANCESCA'S
- 25 WALGREENS
- 26 LA TASCA
- 27 CHIPOTLE MEXICAN GRILL
- 28 GAP
- 29 ANTHROPOLOGIE
- 30 BLUEMERCURY

HOTELS

- A EMBASSY SUITES
- B HILTON
- C HAMPTON INN
- D KIMPTON LORIEN HOTEL & SPA
- E HILTON GARDEN INN
- F RESIDENCE INN
- G MORRISON HOUSE
- H THE ALEXANDRIAN
- I HOTEL INDIGO

ATTRACTIONS

- J GEORGE WASHINGTON MASONIC MEMORIAL
- K ALEXANDRIA FARMERS MARKET
- L CARLYLE HOUSE
- M TORPEDO FACTORY ART CENTER
- N KING STREET PARK
- O WATERFRONT PARK

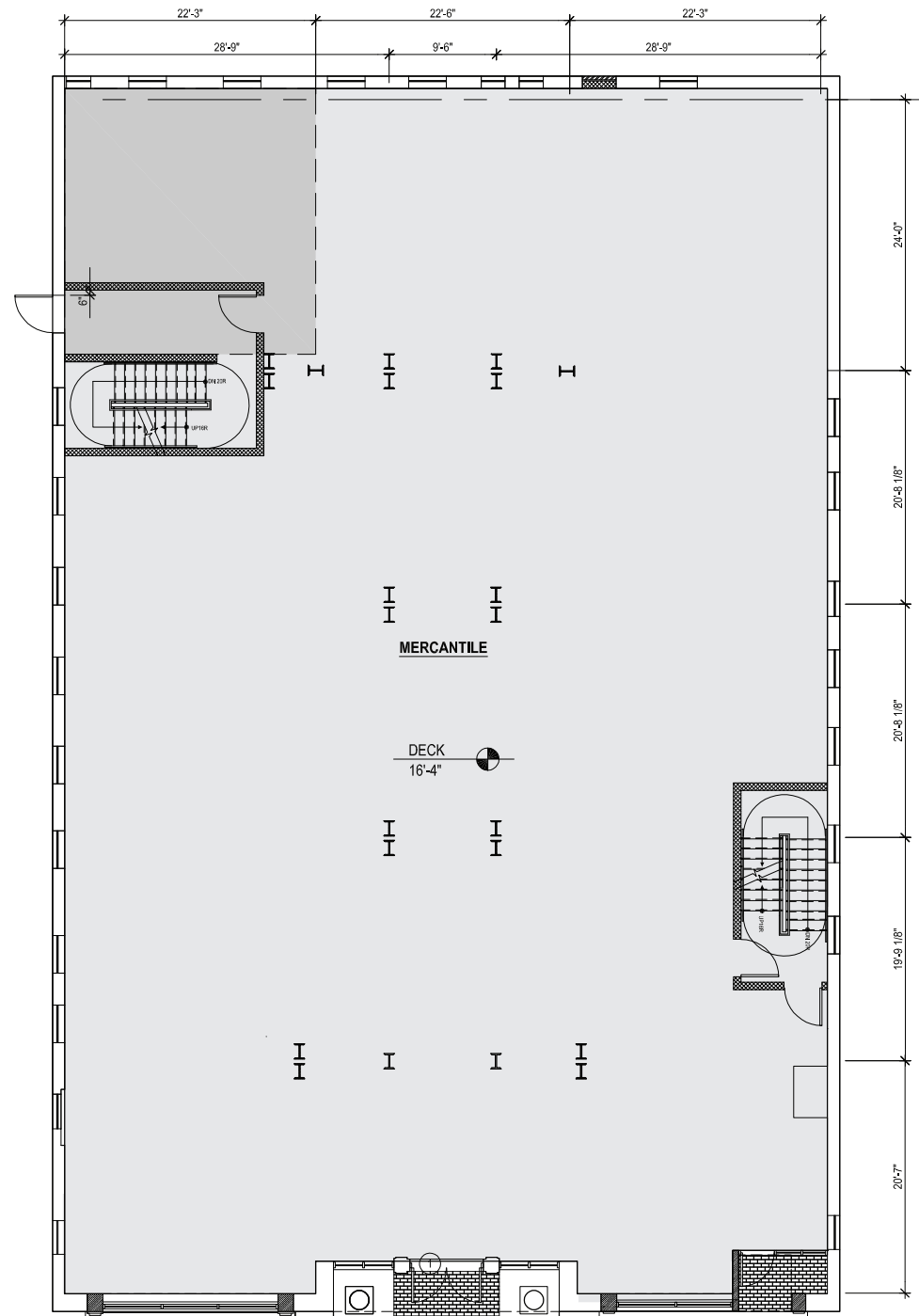
<i>Demographics</i>	<i>10 Minute Walk Time</i>	<i>5 Minute Drive Time</i>	<i>10 Minute Drive Time</i>
TOTAL POPULATION	6,891	19,762	76,920
AVERAGE HOUSEHOLD INCOME	\$200,181	\$173,777	\$154,337
TOTAL HOUSEHOLDS	3,598	10,662	38,662
DAYTIME POPULATION	18,494	40,633	111,379

FLOOR PLANS

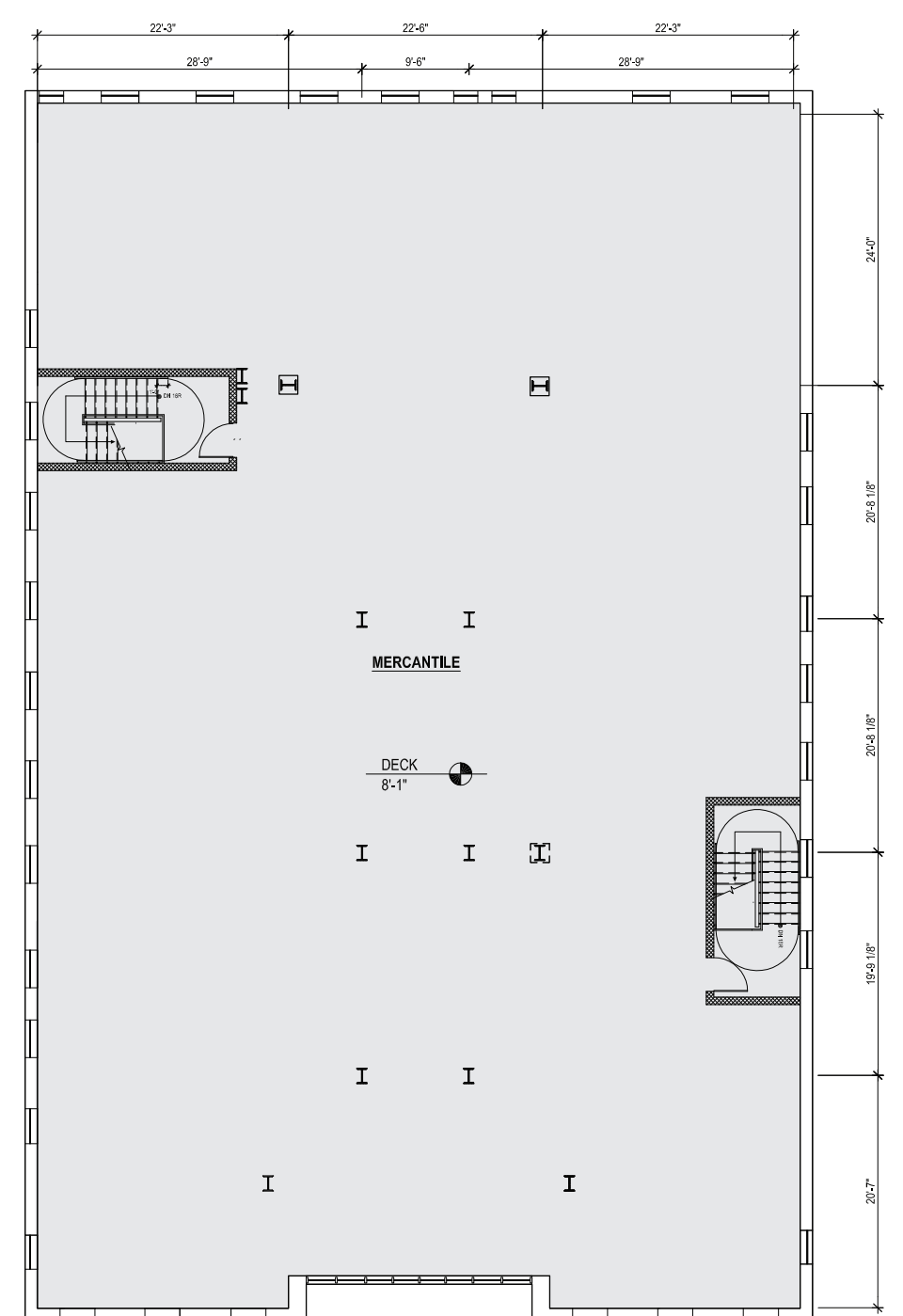
LOWER LEVEL PLAN 7,688 SF



FIRST FLOOR PLAN 7,796 SF



SECOND FLOOR PLAN 7,706 SF



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