

**FOR
LEASE**



950 SF RETAIL SPACE ACROSS FROM MT VERNON PLAZA

**Lease Rate:
\$35.00 - 39.00 SF/yr**

PROPERTY OVERVIEW

This 950 SF retail space in Huntley Meadows Plaza, Alexandria, offers an exceptional opportunity for businesses prioritizing visibility and convenience. The space features a bathroom, rear door access to the parking lot, and prominent pylon signage for maximum exposure. Located directly across from the bustling Mount Vernon Plaza—home to leading retailers like Shoppers, Home Depot, and TJ Maxx—the property benefits from significant foot traffic and high visibility. It is also adjacent to one of Virginia's top-performing McDonald's, ranked #8 statewide in sales. Situated in a high-density area with steady population growth, this location is ideal for a coffee shop, café, or various retail concepts. Join thriving tenants like Mamma's Kitchen and Yogurt City Fro Yo and become part of this vibrant community.

PROPERTY HIGHLIGHTS

- 950 SF Plug and Play Retail space
- Location in the Huntley Meadows Plaza
- Pylon Signage Available
- Rear Door Access to Parking Lot
- Across from Mount Vernon Plaza, featuring top national retailers
- Traffic Drivers: Adjacent to a high-performing McDonald's
- Ideal Uses: Coffee shop, boutique retail, and more

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	7,905	40,424	108,567

AVAILABLE SPACES

950 SF Retail in Alexandria 950 SF

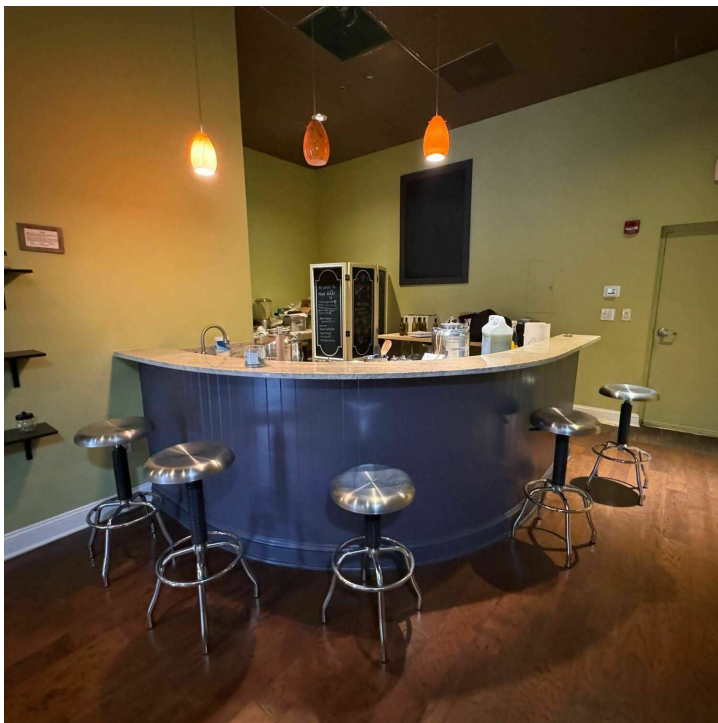
FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373



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7609 FORDSON ROAD, ALEXANDRIA, VA 22306

ADDITIONAL PHOTOS



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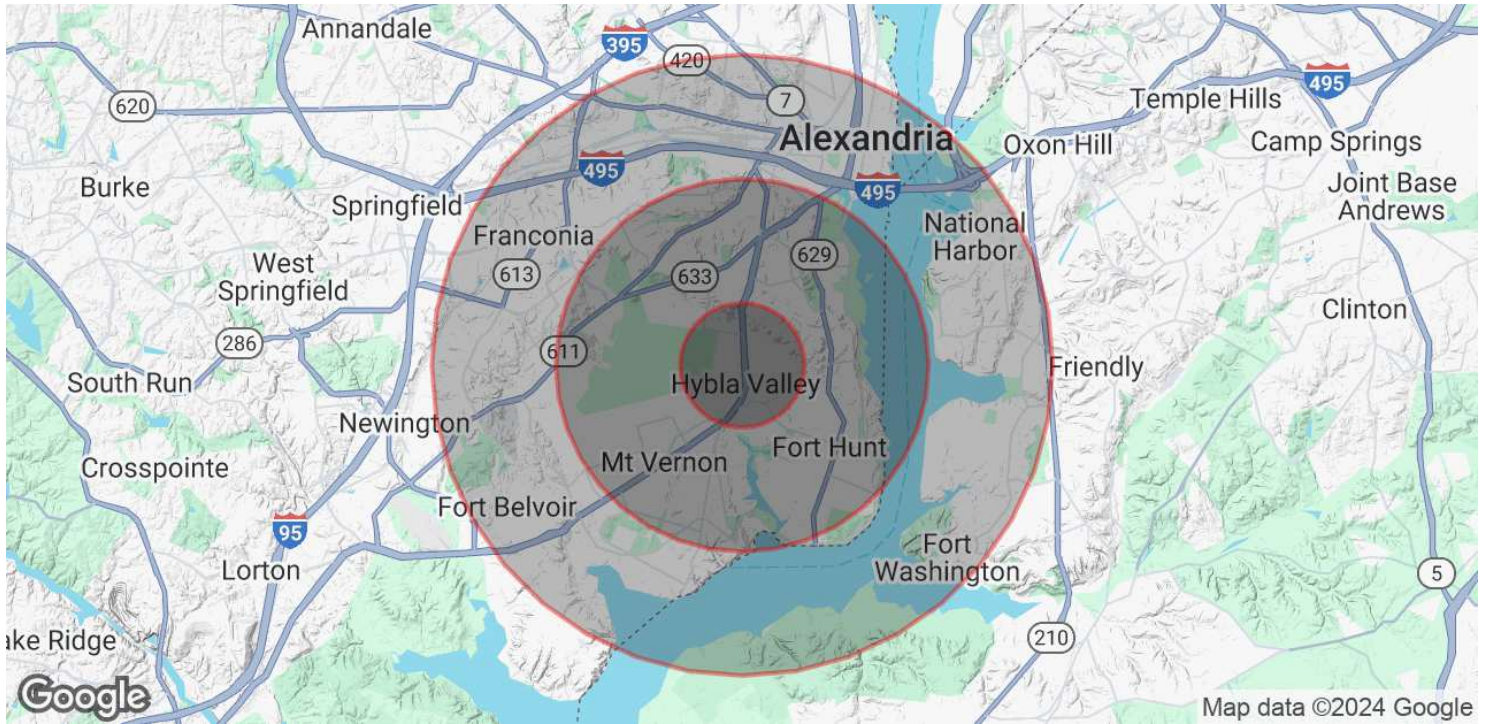


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DEMOGRAPHICS MAP & REPORT



POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

23,611

36

35

37

3 MILES

111,658

39

38

40

5 MILES

271,051

40

39

41

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

7,905

3

\$108,923

\$516,192

3 MILES

40,424

2.8

\$166,780

\$671,453

5 MILES

108,567

2.5

\$173,654

\$716,689

Demographics data derived from AlphaMap

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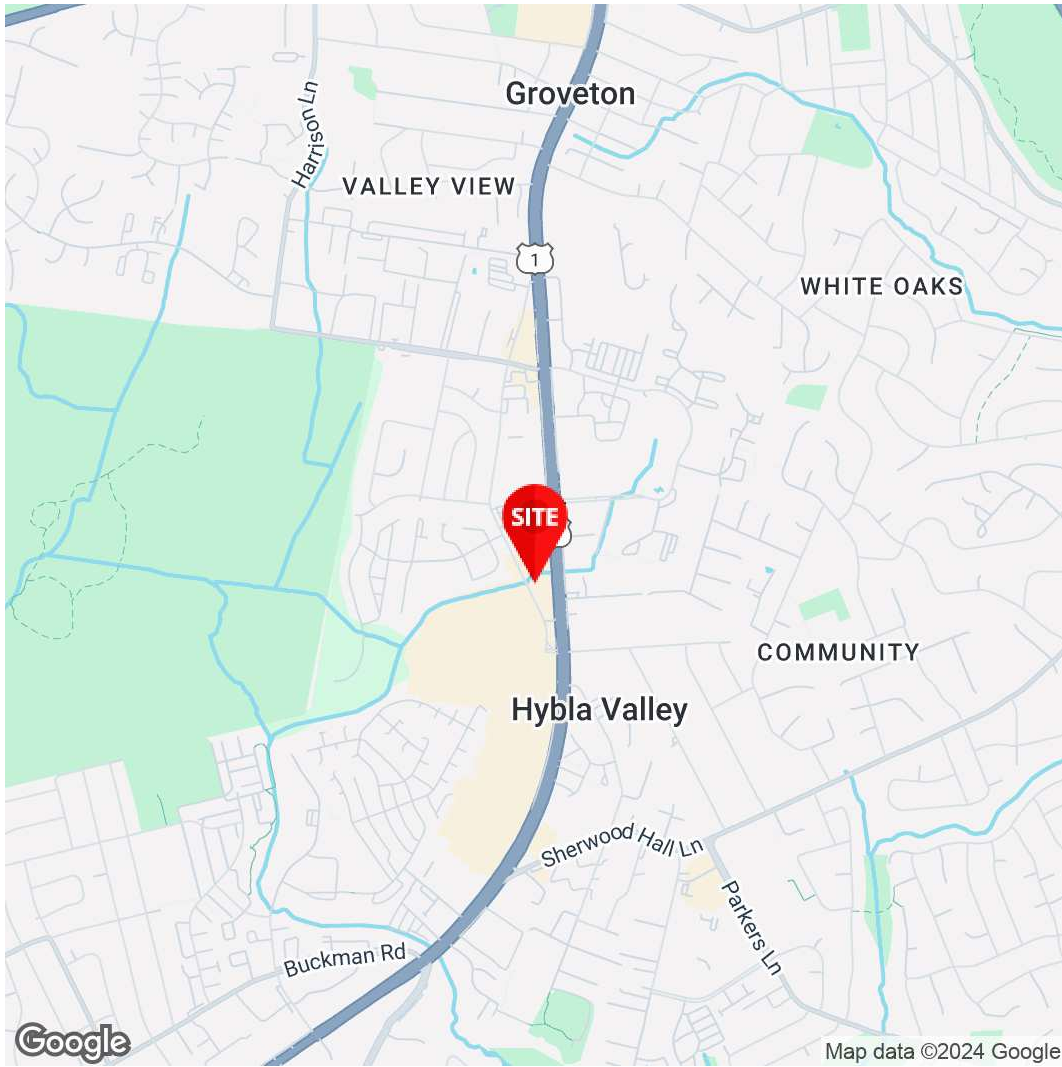
RETAILER MAP



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