



SINCLAIRE
ON SEMINARY

4900 SEMINARY ROAD
ALEXANDRIA, VA 22311

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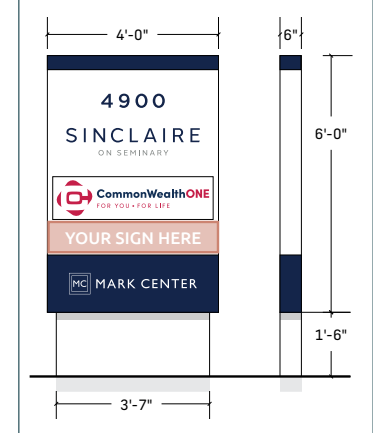
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SITE DETAILS

- 1,966 SF RETAIL SPACE AVAILABLE
- 213 UPSCALE APARTMENT UNITS
- EASILY ACCESSIBLE FROM I-395, EXPRESS LANES & ROUTE 7
- SIGNAGE AVAILABLE FACING SEMINARY ROAD WITH 54,326 VPD
- NEWLY RENOVATED OFFICE TO RESIDENTIAL CONVERSION
- ON SITE PARKING AVAILABLE


PYLON SIGN RENDERING



FUTURE INOVA

\$1B REDEVELOPMENT
4M SF MIXED USE PROJECT
2000+ HEALTHCARE EMPLOYEES
1M SF 7 BUILDINGS

EASY ACCESS TO



SINCLAIRE ON SEMINARY IS A \$81MM RENOVATED MIXED-USE BUILDING IN THE HEART OF ALEXANDRIA. WITH 213 UPSCALE APARTMENT UNITS, THIS 3,636 SF RETAIL OPPORTUNITY IS LOCATED IN A FAST GROWING RESIDENTIAL MARKET WITH 325,177 RESIDENTS WITHIN A 10 MINUTE DRIVE, AND A DAYTIME POPULATION OF 289,148.



THE OPPORTUNITY



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE
POPULATION	43,366	258,063	599,534	325,177
DAYTIME POPULATION	34,942	203,613	603,717	289,148
HOUSEHOLDS	19,871	109,140	260,307	140,586
AVG HH INCOME	\$127,520	\$150,436	\$173,000	\$150,104

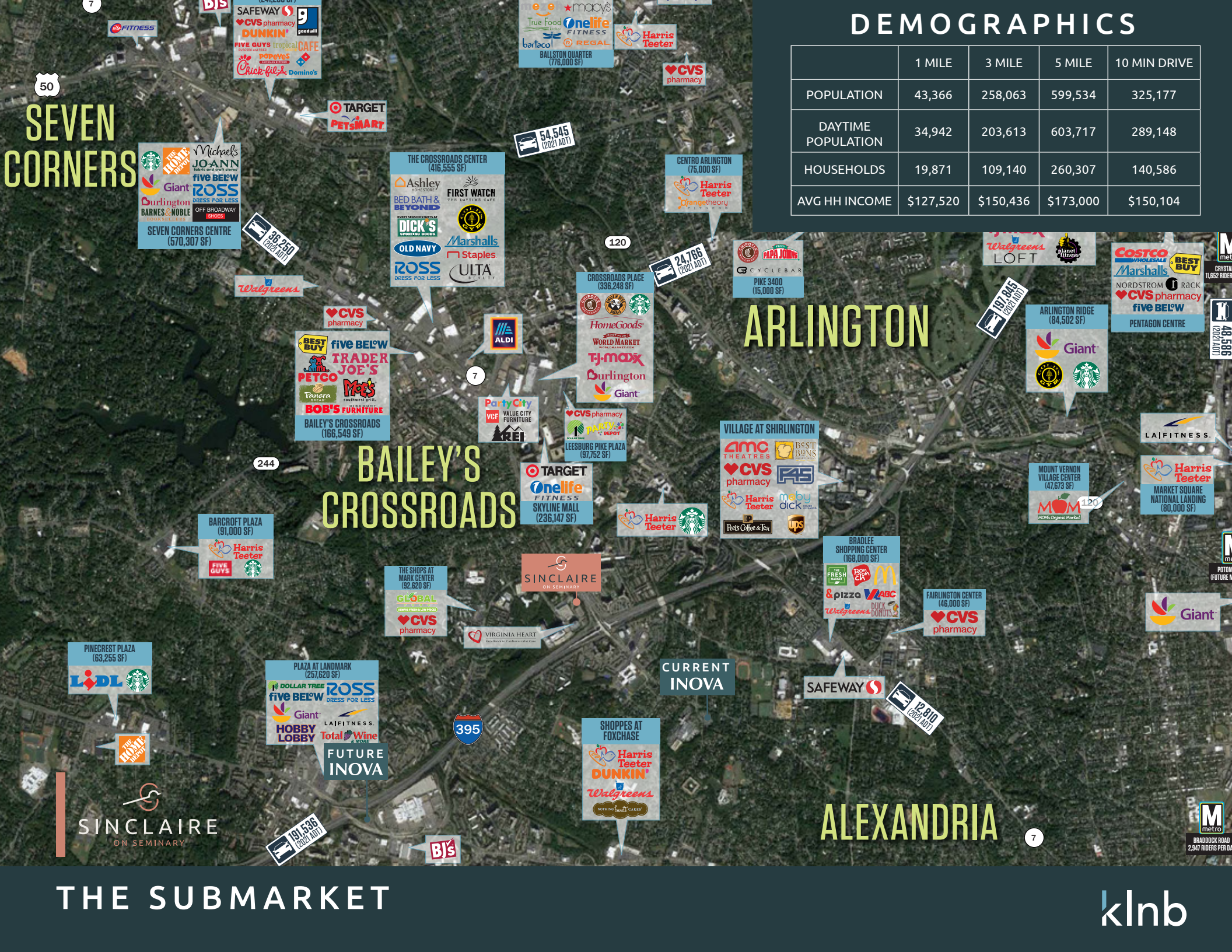
SEVEN CORNERS

BAILEY'S CROSSROADS

ARLINGTON

CURRENT INOVA

ALEXANDRIA



50

7

54,545 (2021 ADT)

120

7

244

395

7

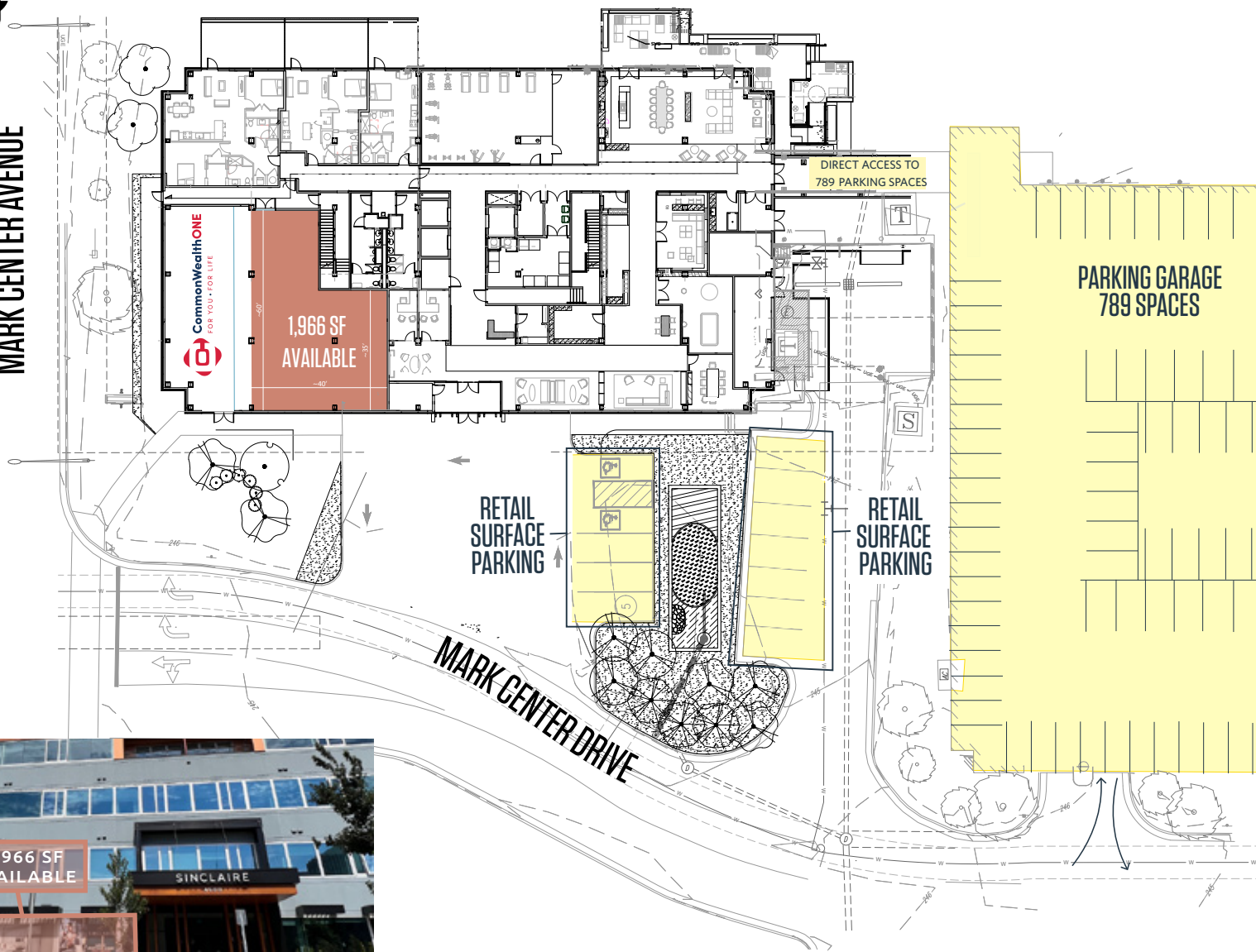
SINCLAIRE ON SEMINARY

M metro BRADDOCK ROAD 2,947 RIDERS PER DAY



SEMINARY ROAD: 54,326 VPD

MARK CENTER AVENUE



RETAIL SITE PLAN



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