



ENDCAP SPACE FOR LEASE

SEMINARY PLAZA

4604 KENMORE AVE, ALEXANDRIA



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EXECUTIVE VICE PRESIDENT

REILLY HUDSON

SENIOR ASSOCIATE

ERIKA DALISERA

RETAIL SPECIALIST

CBRE



PROPERTY FEATURES

OPPORTUNITY

- Anchored by 2nd highest performing Aldi in Virginia and 22nd in the Country!
- Incredibly dense residential market (13,221 residential units within 1 mile)
- 3.5M SF of office space within a 1 mile radius

AVAILABILITY

- 4,270 SF

LOCATION

On Kenmore Road in Alexandria, VA. Highly accessible from major roads including: I-395, Route 7, and Seminary.

COTENANCY



PROPERTY DESCRIPTION

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	38,693	270,038	587,460
AVERAGE HH INCOME	\$103,792	\$113,623	\$127,574

CROSSROADS CENTER



BAILEY'S CROSSROADS SHOPPING CENTER



CROSSROADS PLACE



SHOPPES AT MARK CENTER



PLAZA AT LANDMARK



LANDMARK MALL REDEVELOPMENT



LEESBURG PIKE PLAZA



VILLAGES AT SHIRLINGTON



BRADLEE SHOPPING CENTER



CBRE

SITE

★ = FULL ACCESS MOVEMENT

395

SEMINARY PLAZA
SHOPPING CENTER

NAVAN DORN STREET

COURTYARD
Marriott

EXXON

DOYLES
OUTPOST

planet
fitness

4,270 SF

ALDI

CVS
pharmacy

7
ELEVEN

AT LEASE

KENMORE AVE

SEMINARY ROAD

CBRE

SITE PLAN

★ = FULL ACCESS MOVEMENT



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