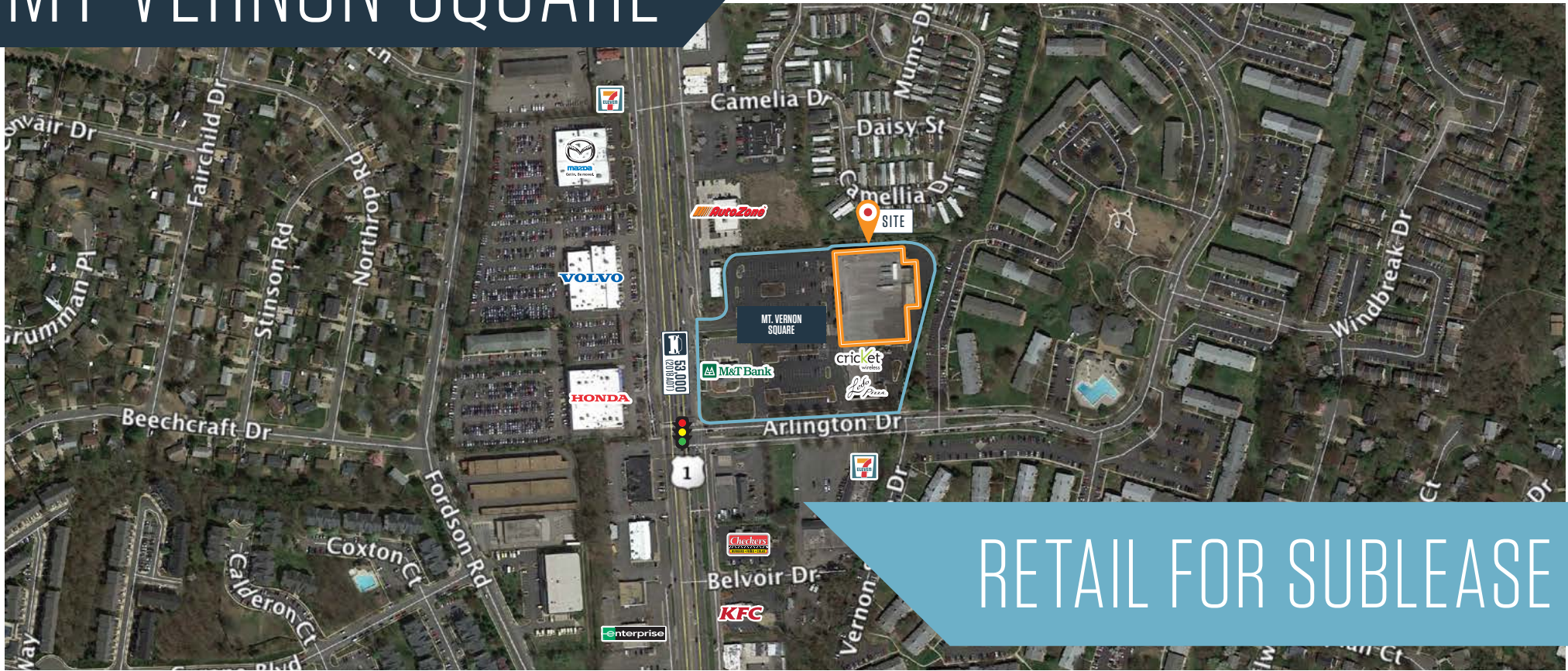


MT VERNON SQUARE

Richmond Highway (Route 1) & Arlington Drive Alexandria, VA 22306
Fairfax County



RETAIL FOR SUBLEASE

JOIN:

Ledo
PIZZA.

cricket
wireless

M&T Bank

- Size: 57,816 SF (divisible).
- Term: Through 4/30/2026 with 8, five-year options to renew.
- Uses Considered: ALL uses considered including grocery.
- Mt. Vernon Square is located on heavily traveled Richmond Highway (Route 1) with over 53,000 vehicles per day.
- This property has a total of 70,617 SF of retail that includes: M&T Bank, Ledo Pizza, and Cricket Wireless.

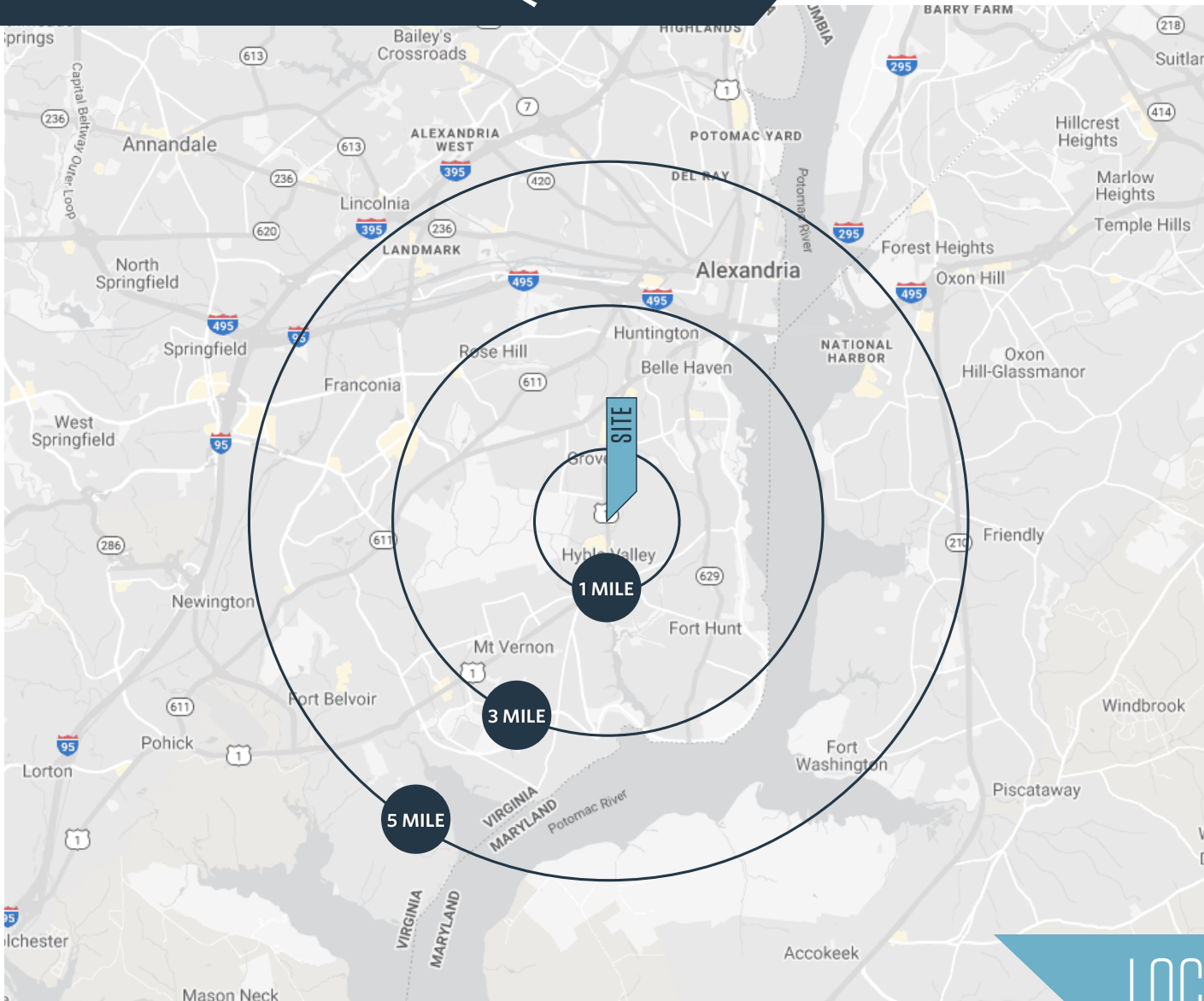
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MT VERNON SQUARE

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Fairfax County



DEMOGRAPHICS | 2018:

1-MILE	3-MILE	5-MILE
Population		
19,273	115,720	280,132
Daytime Population		
15,868	81,238	269,157
Households		
6,689	43,290	15,935
Average HH Income		
\$84,518	\$127,286	\$137,003

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Richmond Hwy (Route 1) Arlington Dr. 53,000 ADT

LOCATION & DEMOGRAPHICS

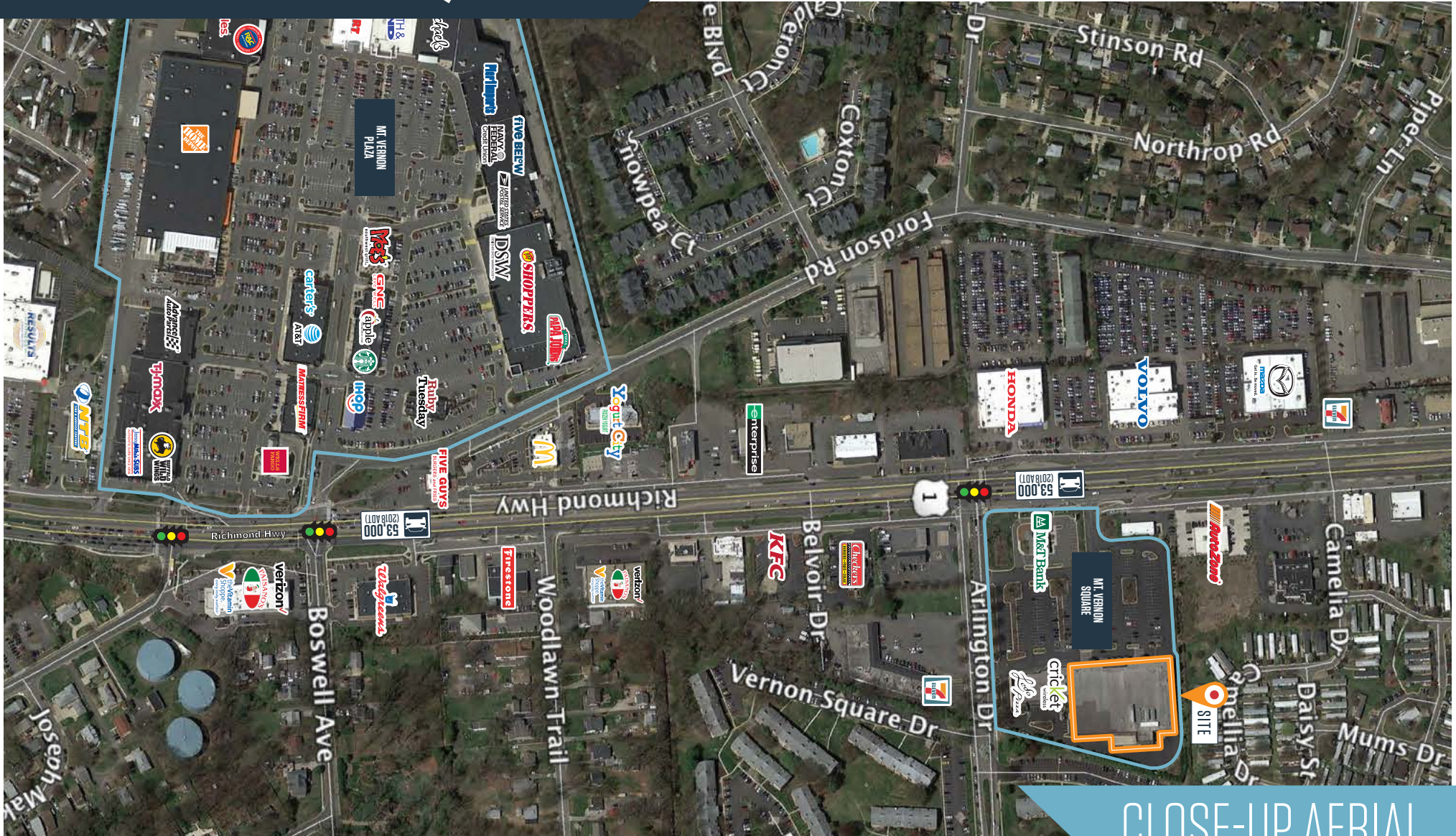
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CLOSE-UP AERIAL

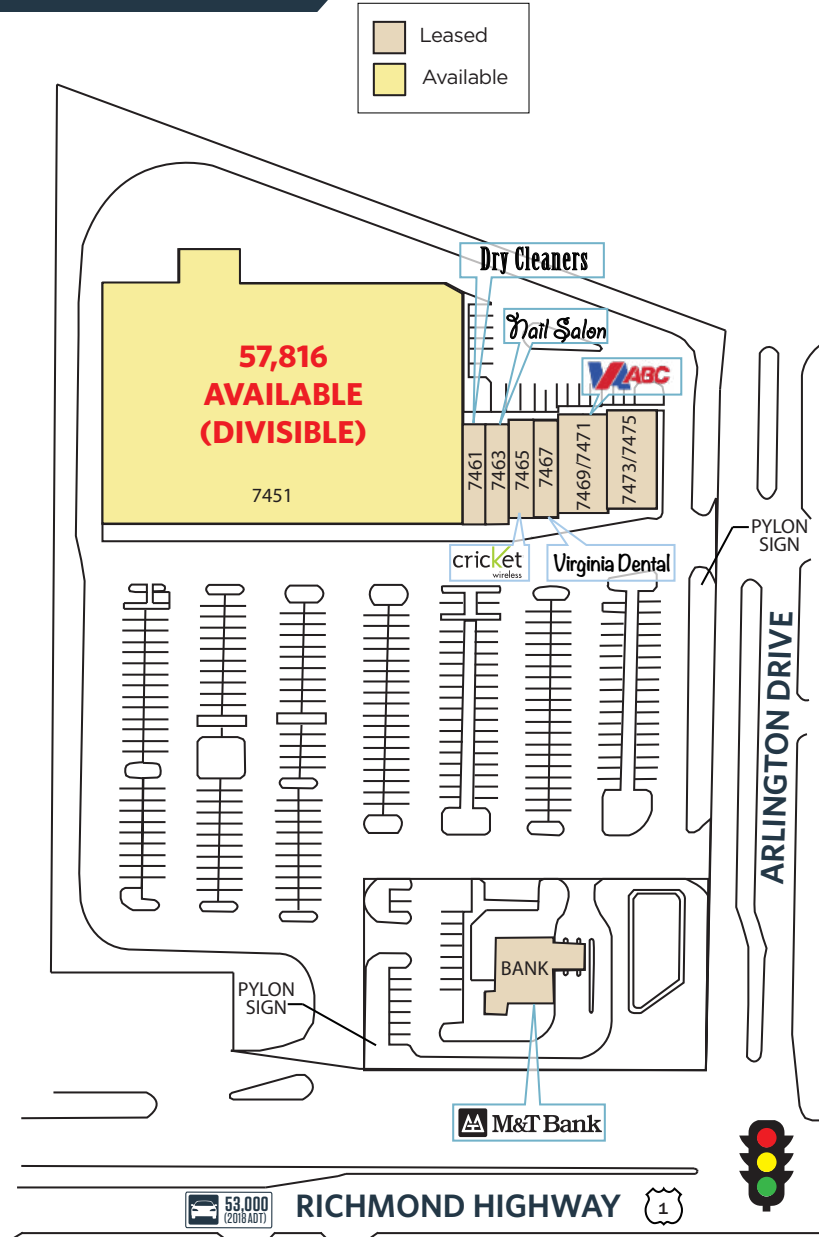
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SITE PLAN

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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