

451 SWANN AVE | ALEXANDRIA, VA



OAKVILLE ROW

Where lifestyle meets retail



CBRE + **STONEBRIDGE**

Key Features

- + 1,500 – 8,600 SF of prime retail space.
- + Exceptional visibility along Richmond Highway with 46,000 daily vehicles.
- + Anchored by a brand new Founding Farmers Restaurant
- + 189 dedicated retail parking spots for customers convenience.
- + Located in Alexandria's rapidly expanding district.



In the Heart of What Matters

Oakville Row at 451 Swann Ave offers prime retail space in Alexandria's rapidly growing Oakville Triangle. Strategically positioned along Richmond Highway with 46,000 daily vehicles, it boasts exceptional visibility and accessibility. It is steps from Potomac Amazon's HQ2, Virginia Tech's Innovation Campus, and the Metro, connecting Del Ray to National Landing. Surrounded by a thriving residential community and a vibrant mix of retail, dining, and entertainment, Oakville Row is an ideal destination for businesses looking to grow in this upscale, high-traffic area.

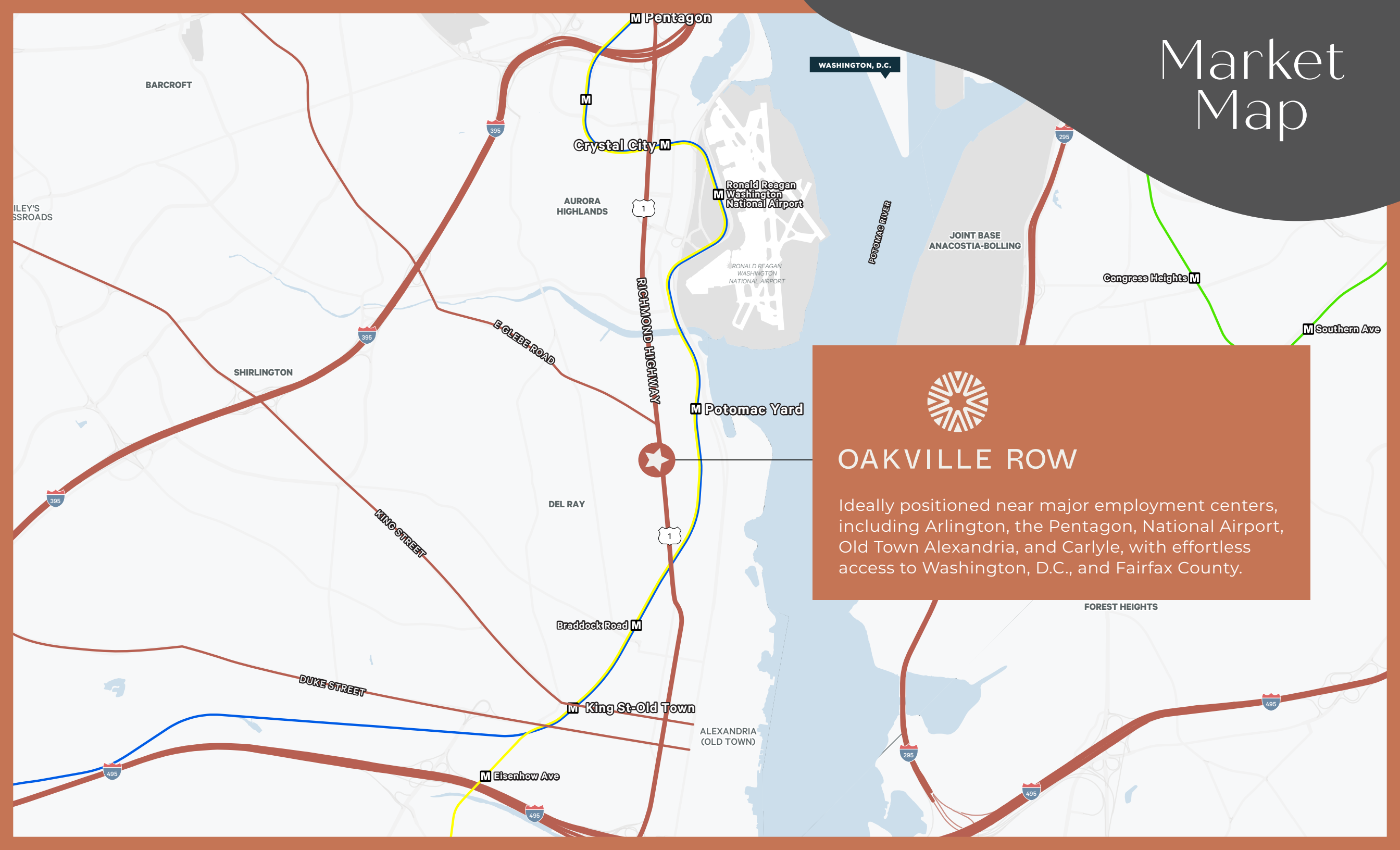


Market Map



OAKVILLE ROW

Ideally positioned near major employment centers, including Arlington, the Pentagon, National Airport, Old Town Alexandria, and Carlyle, with effortless access to Washington, D.C., and Fairfax County.





Who is in Neighborhood

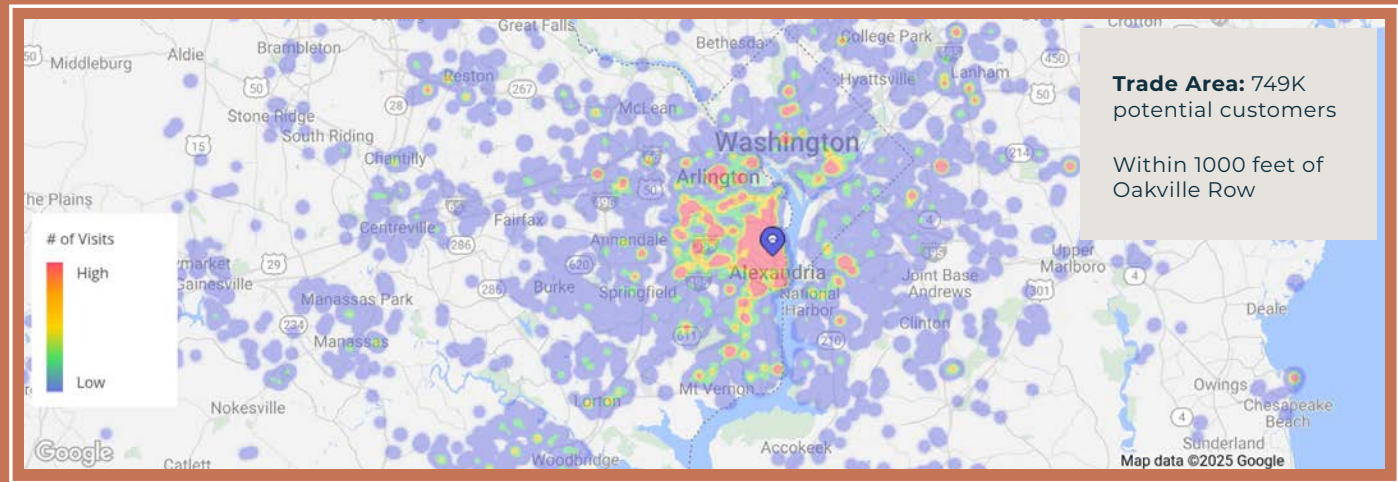


8,500 existing residential units,
and 4,500 residential units in the
pipeline.



Virginia Tech Innovation Campus
opened in January 2025; bringing
450 Master of Engineering students
and Qualcomm ThinkABit Lab
Program for grades K-12 to Potomac
Yards

Current Customer



The Neighborhood

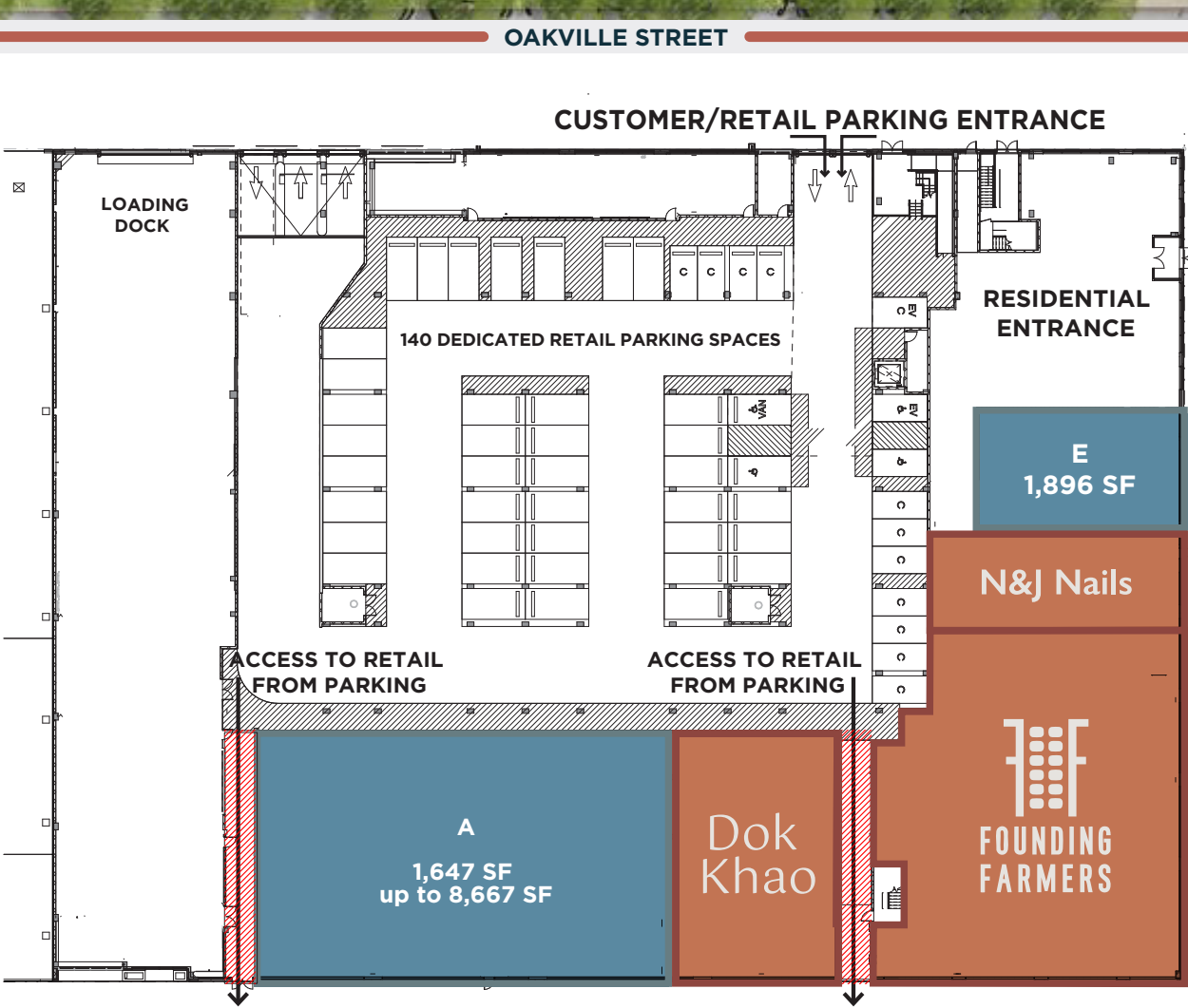


The Opportunity

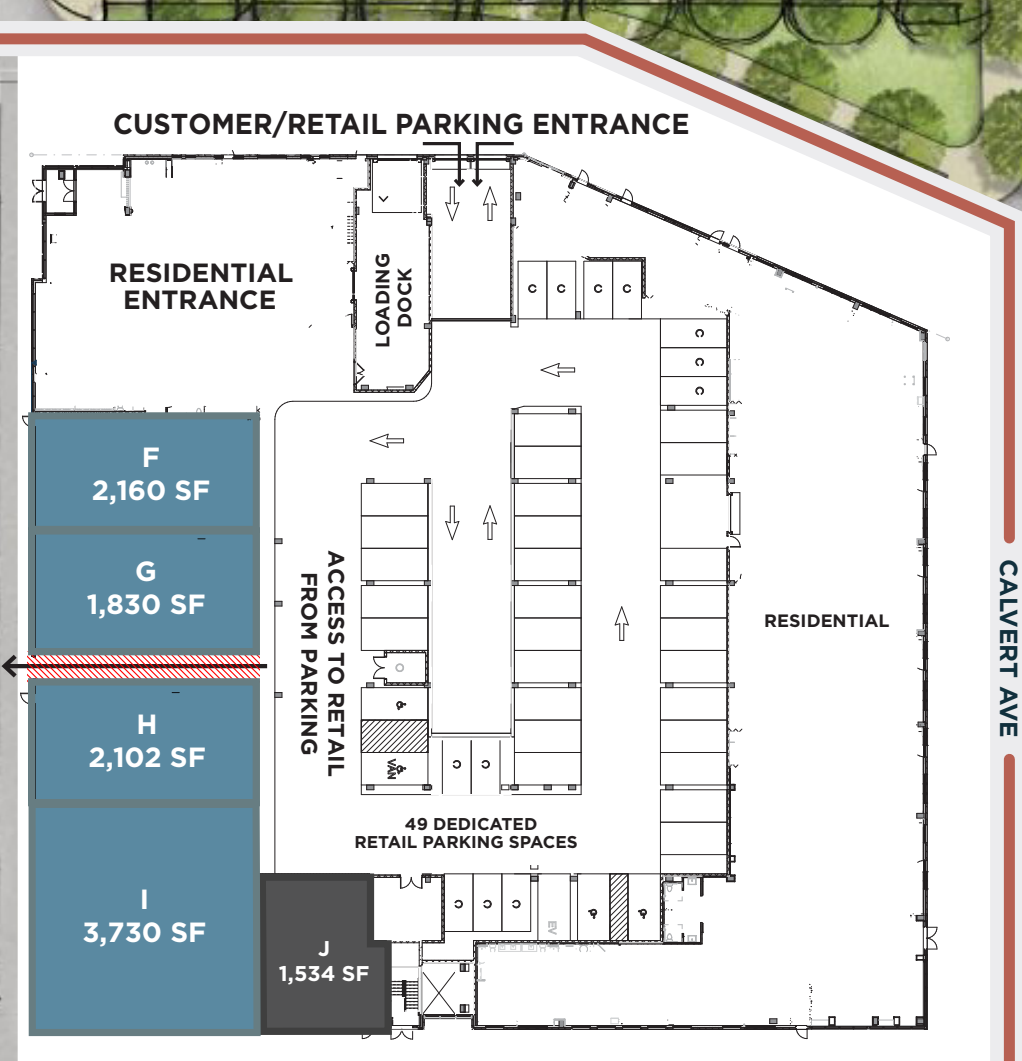
35,992 SF
OF RETAIL & RESTAURANT SPACE

189
DEDICATED RETAIL PARKING SPACES

8,500 Built-In
Customer's



RETAIL BLOCK A



RETAIL BLOCK B

RICHMOND HIGHWAY | 46,639 VPD



○ AVAILABLE ● LEASED ● LOI ● RETAIL BREEZEWAY



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Retail Leasing

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