

Cooper Center

Premier neighborhood shopping center on the Route 1 Corridor



Offering Summary

8723, 8727, 8733 Cooper Road | Alexandria, VA

**AVISON
YOUNG**

The opportunity

Avison Young has been retained as the exclusive sales agent to present the opportunity to acquire the fee simple interest in Cooper Center, a 24,697 square foot, three-building retail center on 2.6 contiguous acres at 8723, 8727, and 8733 Cooper Road in Alexandria, Virginia, with direct frontage on Richmond Highway (Route 1). The Property is 100% leased to fifteen tenants averaging over a decade of tenancy, anchored by daily-needs operators serving 330,000+ annual visits from a repeat customer base in a \$107,000 median income trade area. Cooper Center sits at the front door of a generational transformation: a widened six-lane Richmond Highway, a new BRT system connecting Fort Belvoir to the Huntington Metro with a station planned immediately in front of the Property, and a Comprehensive Plan that provides substantial long-term flexibility for the site's evolution.

The income is seasoned, not speculative. Two decades of proven occupancy, historical vacancy backfilled quickly, and a tenant roster spanning food, medical, personal services, and banking that has held through every cycle since 2005. Layered on top is what a conventional underwriting misses: demolition clauses across nearly every lease and 2.6 acres under single ownership within Sub-unit B-1 of the Woodlawn CBC. A buyer acquires a stabilized, high-performing retail center today, with a free option on the corner as the corridor matures.

Property summary

Type	Strip Retail Center
Address	8723, 8727, 8733 Cooper Road
City, State	Alexandria, VA
# of Buildings	3
Year Built / Renovated	1985 / 2002
Parcel ID	1101-17-A1, 1101-17-B1
Total Acreage	2.61 AC
Zoning	C-8
Rentable Area	24,697
Leased %	100%
WALT	4.11 Years
Weighted Avg . Tenant Tenure	10.51 Years
# of Parking Spaces	125
Parking Ratio	5.06 / 1,000 SF



Investment highlights



100% leased, 15-tenant daily-needs roster averaging over a decade of tenancy, spanning food, medical, personal services, and banking



330,000+ annual visits, up ~20% in three years, from a repeat customer base in a trade area with \$107,000 median household income



Direct frontage on the \$1.2 billion Route 1 transformation, with a realigned, signalized intersection and a planned BRT station arriving immediately in front of the Property



Structurally undersupplied submarket: 2.2% vacancy, a decade below 4%, and ~200,000 sf of inventory removed since 2015 with zero sf under construction



2.6 contiguous acres under single ownership within Sub-unit B-1 of the Woodlawn CBC, a Comprehensive Plan framework offering substantial long-term flexibility



Demolition clauses across nearly every lease, preserving full site control and embedding a free option on the corner as the corridor matures

Key metrics



BUILDING 3
8727 Cooper Road



BUILDING 2
8733 Cooper Road

Family Bakery
Kimchi House



BUILDING 1
8723 Cooper Road



**AMIGO
MARKET**



125
parking spaces



4.11
years of WALT



10.51 YRS
avg. tenant tenure



3
buildings



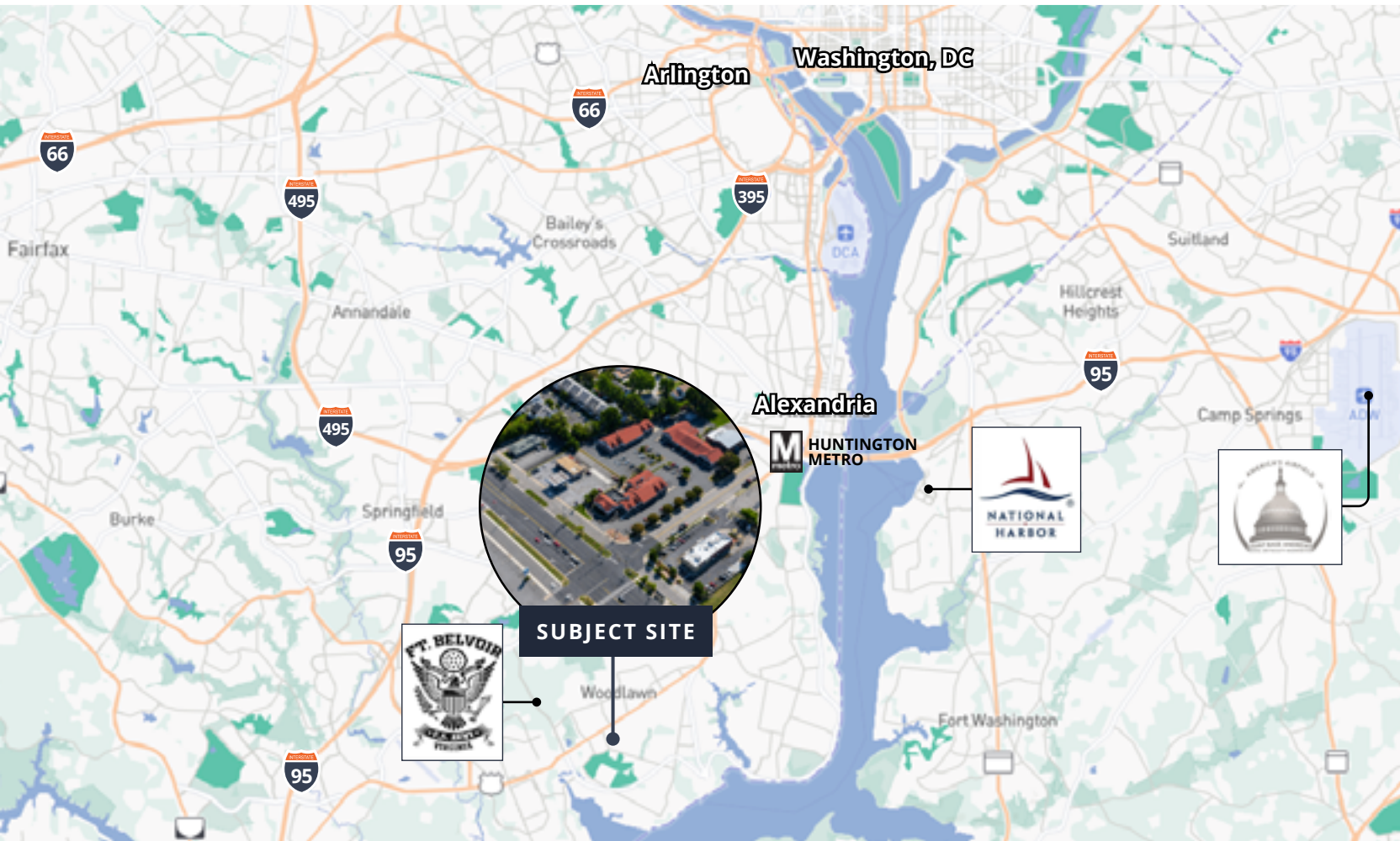
2.61 AC
total acreage



24,697 SF
rentable area

Premier Route 1 location with exceptional connectivity

Cooper Center is strategically positioned on Richmond Highway (Route 1) at Cooper Road in the Mount Vernon area of Fairfax County, one of Northern Virginia's most established and supply-constrained retail corridors. The Property benefits from direct Route 1 frontage and immediate access to Fort Belvoir, placing it minutes from one of the region's largest employment anchors, while the Mount Vernon Memorial Highway and the George Washington Parkway connect the trade area to Old Town Alexandria, National Landing, and Washington, D.C. The future BRT system will link the Property's front door directly to the Huntington Metro Station on the Yellow Line.



DRIVE TIMES



5 MINUTES
to Fort Belvoir



15 MINUTES
to Old Town
Alexandria



15 MINUTES
to Huntington
Metro (Yellow Line)



20 MINUTES
to National Landing
Amazon HQ2



25 MINUTES
to Washington, D.C.

1st in line to benefit from VDOT investment

Nearly \$1.2 billion in public investment is remaking Richmond Highway, and the impact lands directly at Cooper Center's corner. VDOT will realign the offset Sacramento Drive/Cooper Road intersection into a signalized four-way with dedicated turn lanes, widen Route 1 to six lanes with continuous sidewalks and cycle tracks, and deliver dedicated median BRT lanes with a station planned immediately in front of the Property. Utility relocation along the frontage is already underway.

THE INVESTMENT

\$465M

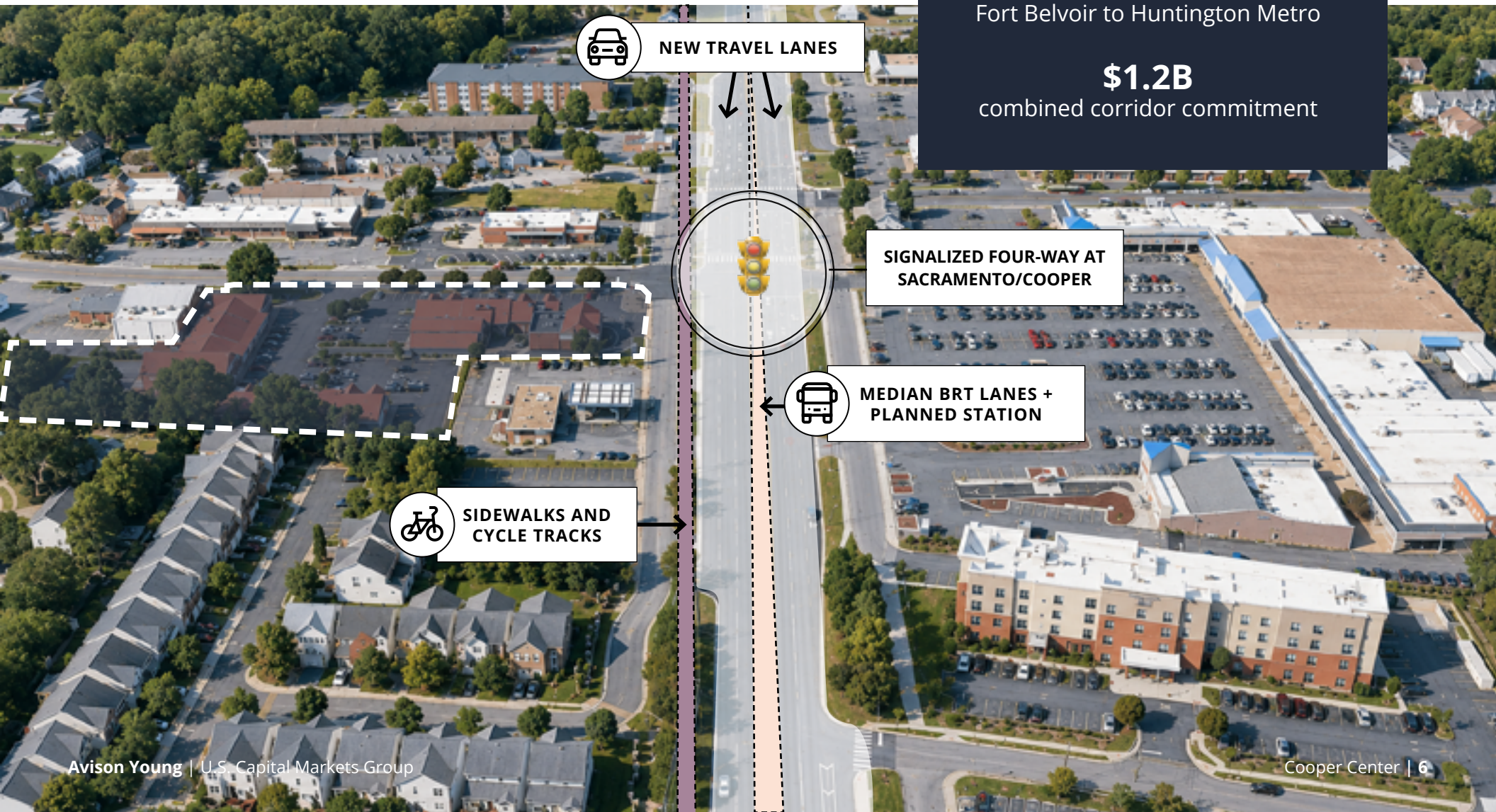
Route 1 widening
(Segment C fronting the Property)

\$730M

Richmond Highway BRT ("The One"),
Fort Belvoir to Huntington Metro

\$1.2B

combined corridor commitment



20% increase in visits since 2023

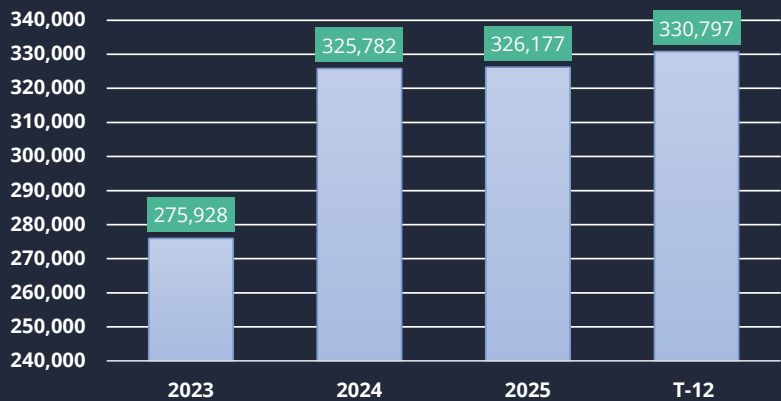
How Placer.ai works

Placer.ai maps visitor home locations from anonymized device data, weighted by total visits, so the trade area reflects the center’s actual repeat customer base rather than drive-time assumptions.

Avison Young takeaway

Cooper Center has drawn over 330,000 visits over the trailing twelve months, up 20% in three years, with an average dwell time of 38 minutes. The heat map is filtered to visitors with more than five visits, so every hotspot represents repeat customers, concentrated within the trade area of the center across Engleside, Woodlawn, Hybla Valley, and Mount Vernon, where median household income of \$107,000 outpaces both Virginia (\$93,000) and the U.S. (\$84,000).

Cooper Center (# of Visits)



+20%
VISITS SINCE 2023



\$107,000
MEDIAN HH INCOME



38 minutes
AVG DWELL TIME

The keystone parcel of the comprehensive plan

Sub-unit B-1 of the Woodlawn CBC, the Comprehensive Plan provides substantial long-term flexibility, with mixed-use redevelopment of up to approximately 250 dwelling units and 260,000 sf of nonresidential use across the sub-unit

Greatest heights at the Property's frontage, buildings of up to six stories are planned nearest Richmond Highway and the future BRT station

2.6 contiguous acres under single ownership, the natural starting point for consolidating the corner over time

Demolition clauses across 13 of 15 leases, preserving full site control on a redevelopment timeline

None of it required to justify the acquisition, the retail performs today; the Plan simply means the land beneath it has a second act



Rendering example

**If you would like more information,
please get in touch.**

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