

# POTOMAC YARD

CITY OF ALEXANDRIA



## LOCATION

City of Alexandria  
2101-3925 Jefferson Davis Highway  
Alexandria, VA 22305

## SPACE AVAILABLE

6,000 – 30,000 sq. ft.

## GROSS LEASABLE AREA

589,893 sq. ft

## PROPERTY OVERVIEW

Potomac Yard Center is the most dominant shopping center in the Washington, D.C. marketplace, and conveniently located along the busy Jefferson Davis Highway, in Alexandria, Virginia. The property serves as a hub of activity and serves major private, public, and educational providers to include Amazon H2Q, Va Tech Innovation Campus, IDA, Kaiser Permanente, and others, as well as host a number on national top tier retailers.

## CURRENT RETAILERS

Amazon Fresh, Total Wine, PetSmart, Target, Best Buy, TJ Maxx, HomeGoods, Michaels, Barnes & Nobles, Staples

## DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$131,157	21,140
3 mile:	\$125,376	177,697
5 mile:	\$111,111	578,657

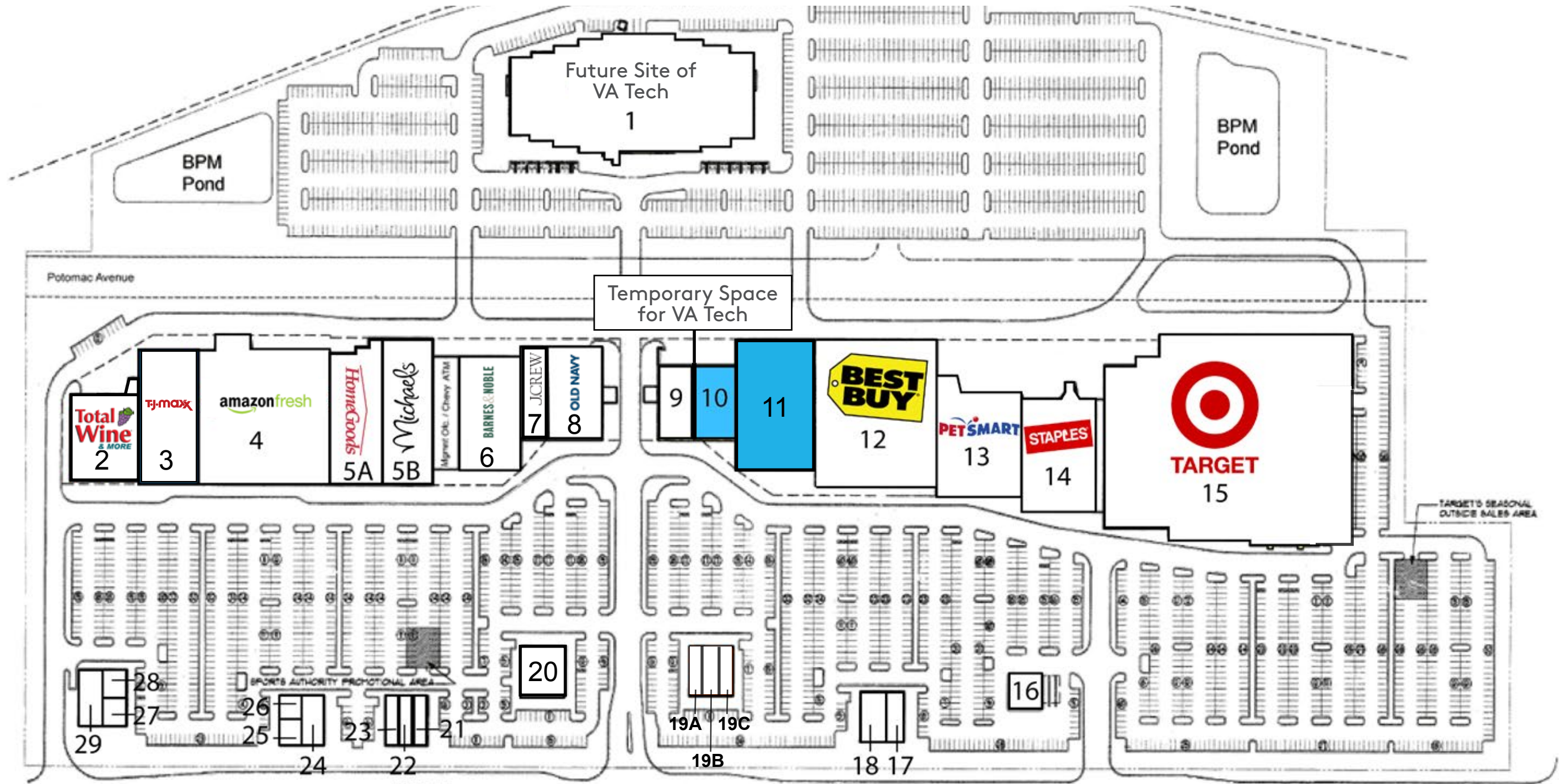
## TRAFFIC COUNT

40,000 vehicles daily on Jefferson Davis HWY

## CONTACT

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SHOPPING CENTER RETAILERS

1	Future Site of VA Tech	75,086 SF	8	Old Navy	15,177 SF	16	Dunkin'/Baskin	3,420 SF	22	Vitamin Shoppe	2,363 SF
2	Total Wine	18,074 SF	9	Rack Room Shoes	7,850 SF	17	Chipotle	3,169 SF	23	Navy Federal Credit Union	3,441 SF
3	TJ Maxx	28,000 SF	10	Available	9,611 SF	18	IHOP	5,002 SF	24	Men's Warehouse	5,808 SF
4	Amazon Fresh	76,744 SF	11	Available	30,384 SF	19A	Cava Grill	2,400 SF	25	Starbucks	1,222 SF
5A	HomeGoods	21,600 SF	12	Best Buy	51,639 SF	19B	& Pizza	2,015 SF	26	Subway	1,223 SF
5B	Michaels	21,600 SF	13	PetSmart	26,313 SF	19C	Five Guys	2,649 SF	27	Potomac Yard Cleaners	1,075 SF
6	Barnes & Noble	26,200 SF	14	Staples	24,037 SF	20	JP Morgan Chase	6,898 SF	28	Hair Cuttery	1,035 SF
7	J. Crew	6,674 SF	15	Target	148,327 SF	21	AT&T Wireless	2,362 SF	29	Sleepy's	6,121 SF

