



# ALEXANDRIA, VIRGINIA

## Join the Success Story

### Are You Shopping for Retail Space?

One of the most visited destinations in the mid-Atlantic region, Alexandria's urban environment, rich history, and healthy business climate ensure a dynamic business atmosphere for retailers. Alexandria is home to one of the largest concentrations of independent retailers and restaurants in the region. One of the densest cities in the country, Alexandria is also home to many national retailers whose locations in the City are among the most successful.

- One of the most desirable Cities on the east coast to call home, according to *Money Magazine* and CNN.
- *The Washington Post's* Best Bets 2003 "Readers' Choice" awards called Old Town Alexandria the "Best Place for a First Date."
- *Washingtonian Magazine* consistently ranks Del Ray one of the greater Washington region's hottest neighborhoods.
- *Arts & Antiques Magazine* has stated that Alexandria is "Virginia's Art & Antiques Miracle Mile."
- Alexandria was ranked one of the top 25 destinations for the arts in America by *American Style Magazine*.
- Alexandria is consistently ranked one of the best cities for women by *Ladies Home Journal*.

#### QUICK RETAIL FACTS:

- Population: 135,000
- Households: 65,759
- Median Family Income: \$74,091
- Per Capita Income 2004 (est.): \$56,063
- Daytime workforce: Rapidly approaching 97,500

#### RETAIL MARKET CONDITIONS AND BUSINESS CLIMATE:

- Annual retail sales exceed \$2 billion
- Over 2.8 million square feet of retail in major shopping centers
- Retail vacancy generally less than 5%
- Competitive retail rental rates
- 15 million square feet of office space
- Seventh most educated jurisdiction in the United States
- Ninth in the nation for per capita income
- Triple A bond rating from both of Wall Street's major rating agencies
- Second highest concentration of technology companies in Northern Virginia
- Fourth largest concentration of associations in the United States

#### TOURISM DEMOGRAPHICS:

##### Primary Market:

- Between ages of 35 and 49
- Upper Income: 76% have HHI's over \$50,000, with 24% over \$100,000
- Reside in the mid-Atlantic region
- 88% are repeat travelers, 75% are very likely to return
- Often are weekend getaway tourists with an interest in history
- Inclined toward fine dining

Alexandria Economic  
Development Partnership, Inc.

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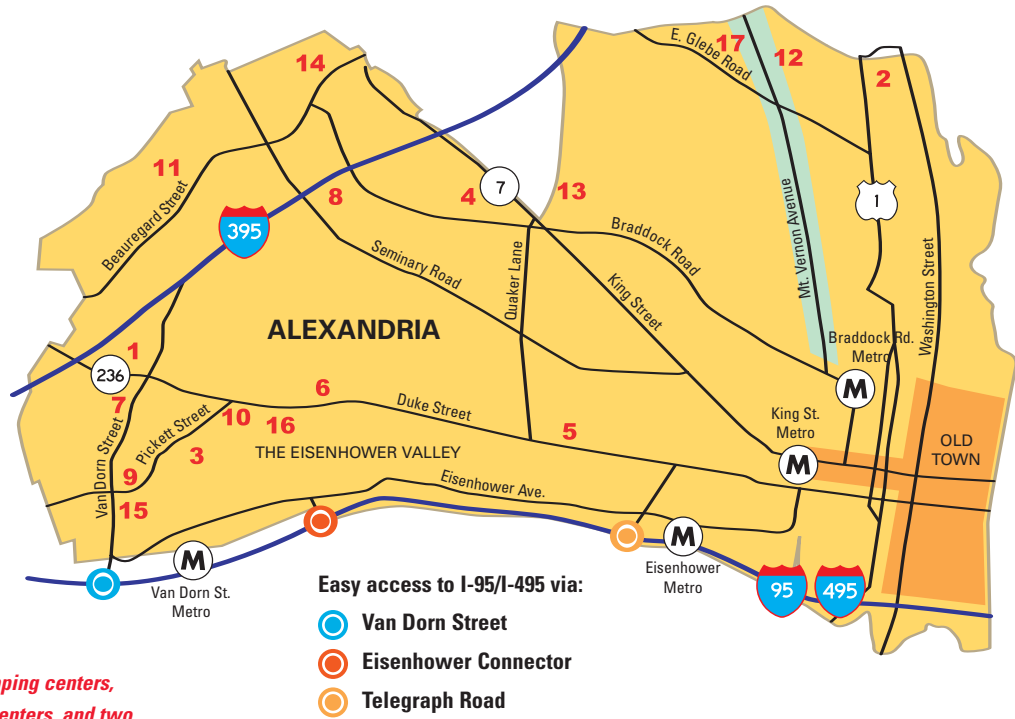
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*Alexandria is home to two regional shopping centers, fifteen neighborhood serving shopping centers, and two distinct Main Street shopping environments – Old Town and Potomac West. A unique retail town center, anchored by the AMC Hoffman Theater, is developing on east Eisenhower Avenue. Exciting urban-style opportunities are available in Carlyle for retailers eager to capitalize on the market created by the U.S. Patent & Trademark Office and other upscale developments in the area. To discuss Alexandria's retail opportunities in more detail, please contact a member of our relocation team to find a space that best suits your needs.*

**REGIONAL CENTERS**

- 1. Landmark Mall**  
5801 Duke Street  
969,000 square feet
- 2. Potomac Yard Retail Center**  
3601 Jefferson Davis Highway  
587,000 square feet

**NEIGHBORHOOD CENTERS**

- 3. The Trade Center**  
300 S. Pickett Street  
205,837 square feet
- 4. Bradlee Shopping Center**  
3680 King Street  
179,307 square feet
- 5. Alexandria Commons Shopping Center**  
3125 Duke Street  
145,945 square feet
- 6. Foxchase Shopping Center**  
4513 Duke Street  
140,240 square feet
- 7. Van Dorn Plaza**  
201 S. Van Dorn Street  
101,807 square feet
- 8. Seminary Plaza**  
4600 Kenmore Avenue  
91,331 square feet

- 9. Van Dorn Station**  
504 S. Van Dorn Street  
74,000 square feet
- 10. Pickett Center**  
50 S. Pickett Street  
69,500 square feet
- 11. The Shops at Mark Center**  
1460 N. Beauford Street  
63,344 square feet
- 12. Mt. Vernon Village Shopping Center**  
3811 Mt. Vernon Avenue  
50,000 square feet
- 13. Fairlington Center**  
1523 N. Quaker Lane  
46,000 square feet
- 14. Summit Center**  
4700 King Street  
38,000 square feet
- 15. Pickett Street Plaza**  
660 S. Pickett Street  
21,800 square feet
- 16. Cameron Station**  
4951 Brenman Park Drive  
20,000 square feet
- 17. The Shops on the Avenue**  
4100 Mount Vernon Avenue  
18,750 square feet

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