

RAPPAPORT

BEACON OF GROVETON Alexandria, VA

2,641-SF of Medical, Office & Retail Space Available (divisible)



8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

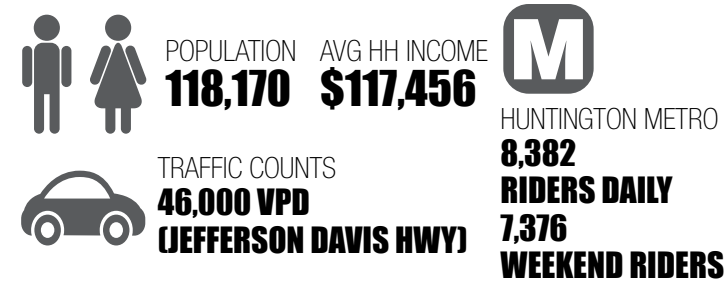
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STATISTICAL SNAPSHOT 3-MILE RADIUS, 2013 DEMOS



NEARBY COMMUNITIES
BELLE HAVEN, BELLE VIEW, POPLAR FOREST, HOLLIN HILLS, WOODSTONE, PENN DAW, BEACON HILL, MEMORIAL HEIGHTS, STONEYBROOKE, & VIRGINIA HILLS

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BEACON OF GROVETON FACTS-AT-A-GLANCE

- Mixed-use development in the heart of Alexandria
- 290-luxury apartments above streetfront retail space
- On-site parking garage with 59-dedicated parking spaces, and 19-surface spaces
- Excellent visibility from Route 1 and Memorial Street
- Easy access from the Capital Beltway (495, 295 & 95)
- High daytime employee population
- Strategically located in the Route 1 Corridor

DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2013)	1 MILE	3 MILES	5 MILES
POPULATION	19,168	118,170	333,577
AVG HH INCOME	\$87,707	\$117,456	\$115,757
EMPLOYEES	5,243	44,359	143,549

SITE FACTS:

SPACE: 9,723-SF of streetfront retail space
TRAFFIC COUNTS: 46,000 VPD (Jefferson Davis Highway/Route 1)

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