RAPPAPORT

KINGS CROSSING

Alexandria, Virginia

1,768 SF Space Avaliable



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STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



TRAFFIC COUNTS **46,000 VPD** (Richmond Highway)



NEARBY COMMUNITIES POPULATION **BELLE HAVEN, BELLE VIEW, 136,108 POPLAR FOREST, HOLLIN** HILLS, WOODSTONE, PENN POPULATION DAW, BEACON HILL, **MEMORIAL HEIGHTS.** STONEYBROOKE, & **VIRGINIA HILLS**

DAYTIME 67,387

Michael Howard

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AVG HH INCOME \$126,301

KINGS CROSSING FACTS-AT-A-GLANCE

- Newly constructed neighborhood shopping center strategically located at the crossroads of Richmond Highway & North Kings Highway
- Excellent Visibility on Route 1, with multiple access points, including a four-way traffic light
- Center is anchored by Walmart
- Located across the road from the future Penn Daw Plaza mixed-used development

DEMOGRAPHIC/SITE FACTS			
DEMOGRAPHICS (2013)	1 MILE	3 MILES	5 MILES
POPULATION	20,130	136,108	394,703
AVG HH INCOME	\$116,690	\$126,301	\$114,450
EMPLOYEES	5,188	67,387	162,954

SITE FACTS:

SPACE: 1,768 SF former Frozen Yogurt Shop

TRAFFIC COUNTS: 46,000 VPD (Route 1/Jefferson Davis Highway)

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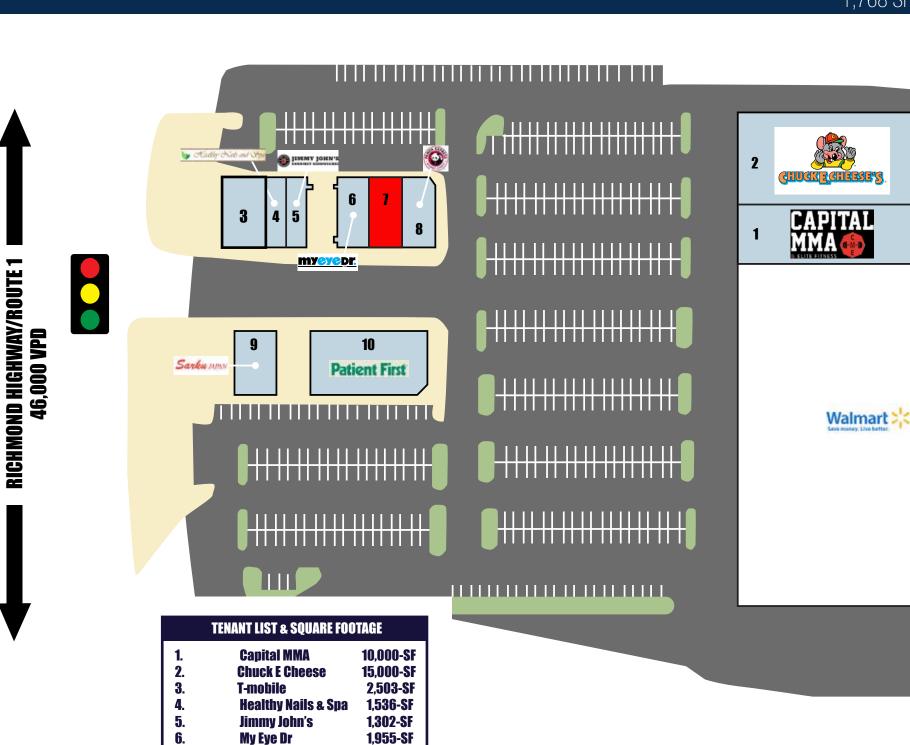
Alexandria, Virginia

1,768 SF Space Avallable









My Eye Dr Available

Sarku

9.

10.

Panda Express

Patient First

1,768-SF

1,800-SF

2,543-SF

6,872-SF