

# RAPPAPORT

## KINGS CROSSING Alexandria, Virginia

1,768 SF Space Available



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### STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



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

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



POPULATION  
**136,108**  
DAYTIME  
POPULATION  
**67,387**  
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)

#### CONTACT INFO:

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**RICHMOND HIGHWAY/ROUTE 1**  
**46,000 VPD**



TENANT LIST & SQUARE FOOTAGE		
1.	Capital MMA	10,000-SF
2.	Chuck E Cheese	15,000-SF
3.	T-mobile	2,503-SF
4.	Healthy Nails & Spa	1,536-SF
5.	Jimmy John's	1,302-SF
6.	My Eye Dr	1,955-SF
7.	<b>AVAILABLE</b>	<b>1,768-SF</b>
8.	Panda Express	1,800-SF
9.	Sarku	2,543-SF
10.	Patient First	6,872-SF