

# RAPPAPORT

## STATION 650 AT POTOMAC YARD Alexandria, Virginia

2,352 SF of Space Available



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

 POPULATION **16,010**  
 TRAFFIC COUNTS  
**37,000 VPD** (Route 1 & Monroe Road)  
**44,000 VPD** (Route 1 & Glebe Road)  
 AVG HH INCOME **\$115,130**  
 DAYTIME POPULATION **119,139**  
 AREA RETAILERS  
**TARGET, STAPLES, SHOPPERS, TJ MAXX, BARNES & NOBLE, BEST BUY, SUBWAY, GIANT, CVS, VERIZON, AT&T**

### STATION 650 FACTS AT-A-GLANCE

- Highly visible off of Route 1/Jefferson Davis Highway
- Located within a new mixed-use development with 183 luxury residential units
- Potomac Yard redevelopment to include 7.5 million square-feet of office, retail, and residential uses
- High household incomes within a 1-mile radius (\$123,903)
- Close proximity to Old Town Alexandria and Crystal City

DEMOGRAPHICS (2013)	1 MILE	3 MILES	5 MILE
<b>POPULATION</b>	3,406	16,010	59,566
<b>AVG HH INCOME</b>	\$123,903	\$115,130	\$105,185
<b>EMPLOYEES</b>	14,105	119,139	663,384

**SITE FACTS**  
**SPACE:** 2,352 SF of Space Available  
**TRAFFIC COUNTS:** 37,000 VPD (Route 1 & Monroe)  
 44,000 VPD (Route 1 & Glebe Road)

**CONTACT:**  
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## LOCAL TENANTS

