SOUTH ALEX

FOR LEASE

2,089 - 5,070 SF

RETAIL SPACE

Combined Properties

Next REALTY MID-ATLANTIC

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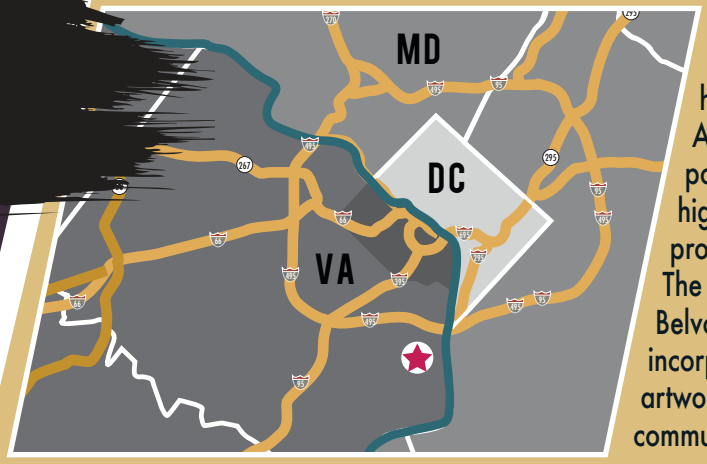
MARKET OVERVIEW



South Alex, a luxury mixed-use development, is situated along highly-trafficked Route One in Alexandria, VA. The site is positioned within a trade area with high household incomes and regionally proximate to major employers such as The Pentagon, Amazon HQ2, and Fort Belvoir. Additionally, South Alex incorporates a unique, vibrant mix of artwork to attract the public to the site's community spaces.

PROPERTY HIGHLIGHTS

- South Alex is a luxury mixed-use development which includes 400 residential units and 41 townhomes delivering in Third Quarter 2022.
- Approximately 22,500 SF of retail space and a 20,000 SF Aldi grocery store are on site.
- Strategically located at the confluence of Rt 1 and North Kings highway, accessible to Huntington Metro, Springfield/Ft. Belvoir area, I-495, and Alexandria.
- The site is adjacent to a 680-unit apartment building.
- A 143-space at-grade retail parking garage and 41 drive-up parking spaces available for retail.
- Trade area boasts dense demographics with 144,000+ residents.
- Average household income of within a 3-mile radius of $165,458.

1 MILE SNAPSHOT

22,906
population

$114,842
median hh income

$501,862
median home value

41,748
employees

38.2
median age

DEMOGRAPHICS*

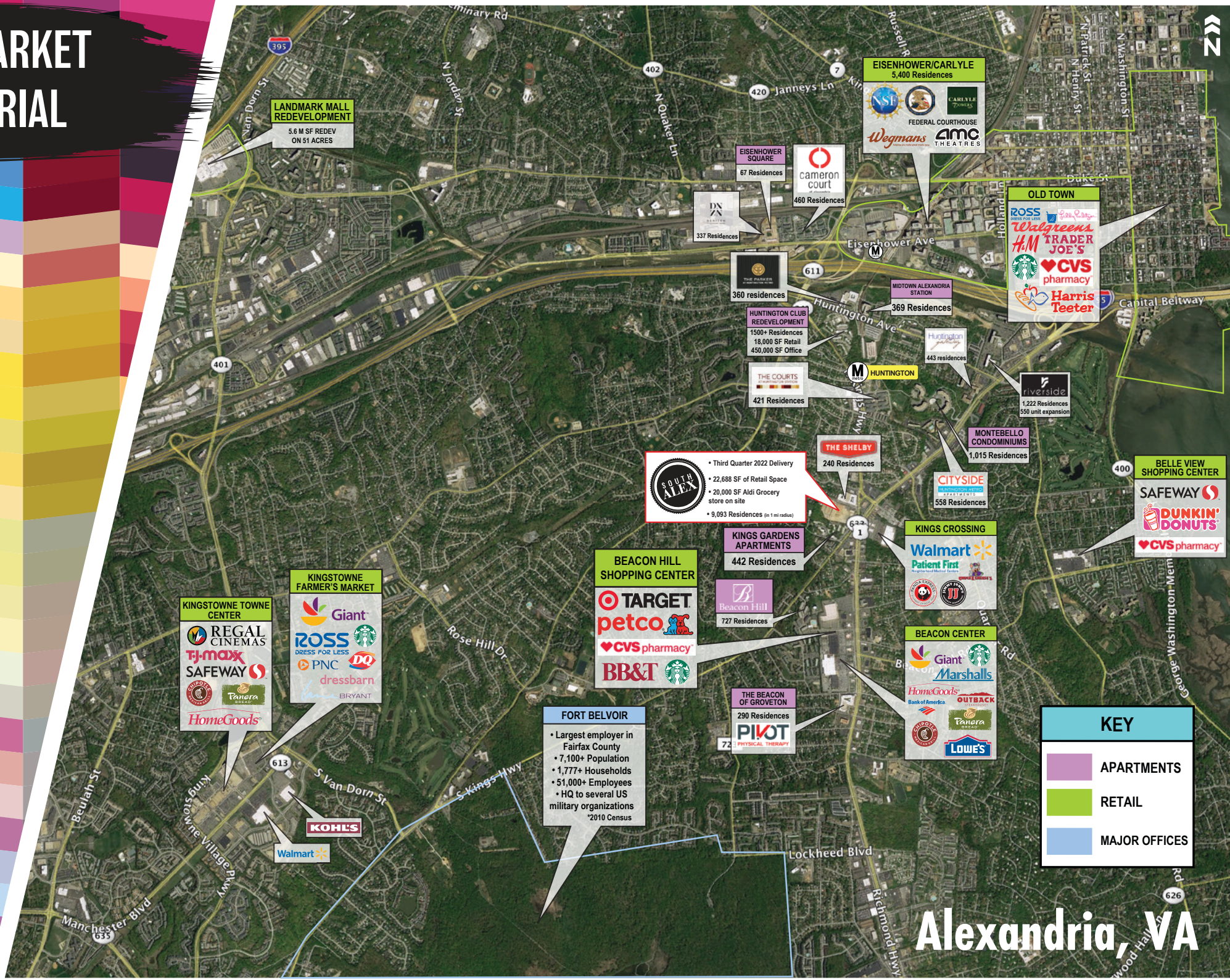
	0.5-mile	1-mile	2-miles	3-miles
Population	6,469	22,906	70,891	144,736
Households	2,269	9,093	30,806	63,144
Median HH Income	$105,164	$114,842	$119,565	$127,577
Daytime Population	2,616	10,474	59,087	125,703

*Demographics are 2020 Estimates © 2020 SITES USA, Inc.

43,352 cars per day on Route 1
2020 Traffic Counts

11,135 cars per day on North and South Kings Highway
2020 Traffic Counts

MARKET AERIAL



THE NEIGHBORHOOD

ACCESS PLAN

FULL MOVEMENT
NORTH KINGS HIGHWAY
Richmond Highway
11,135 AADT
43,352 AADT
1
ALDI
Dedicated Retail Parking ON GRADE
P
125'
3,797 SF
44'
1
2
2,563 SF
47.5'
P
41 Storefront Parking Spaces
P
Front in Parking
P
Front in Parking
3
4
5
6
7
4,367 SF
2,490 SF
80'
2,089 SF
2,312 SF
5,070 SF
70'
PYLON
Large Patio

SITE PLAN

FULL MOVEMENT
NORTH KINGS HIGHWAY
Richmond Highway
11,135 AADT
43,352 AADT
1
ALDI
Dedicated Retail Parking ON GRADE
P
125'
3,797 SF
44'
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2
2,563 SF
47.5'
P 41 Storefront Parking Spaces
P Front in Parking
P Front in Parking
3
4
5
6
7
4,367 SF
2,490 SF
80'
2,089 SF
2,312 SF
5,070 SF
70'
Large Patio
PYLON
ALDI

SOUTH ALEX MURAL

This eye-catching art mural centers the public plaza with visibility from Route 1 and North Kings Highway.

EVENT PROGRAMMING

South Alex features a vibrant event space intended to engage with the local community and partner with retailers.

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