

FOR LEASE > RETAIL SPACE

TONY'S CORNER AT POTOMAC YARD

2700 Jefferson Davis Highway Alexandria, Virginia 22301



SITE HIGHLIGHTS

- Potomac Yard's Newest Retail Development
- Retail Space Available
- Up to 10,525 SF of Prime Retail Space
- Highly visible corner location on Route 1 / Jefferson Davis Highway
- Dedicated on and off site parking
- Potomac Yard redevelopment to include 7.5 million square feet of office, retail and residential.
- High household income within a 3 mile radius (\$115,492.)
- Close proximity to Old Town Alexandria, National Airport, Crystal City and Washington, DC



SARANTIS
PROPERTIES

SARANTIS PROPERTIES, INC.

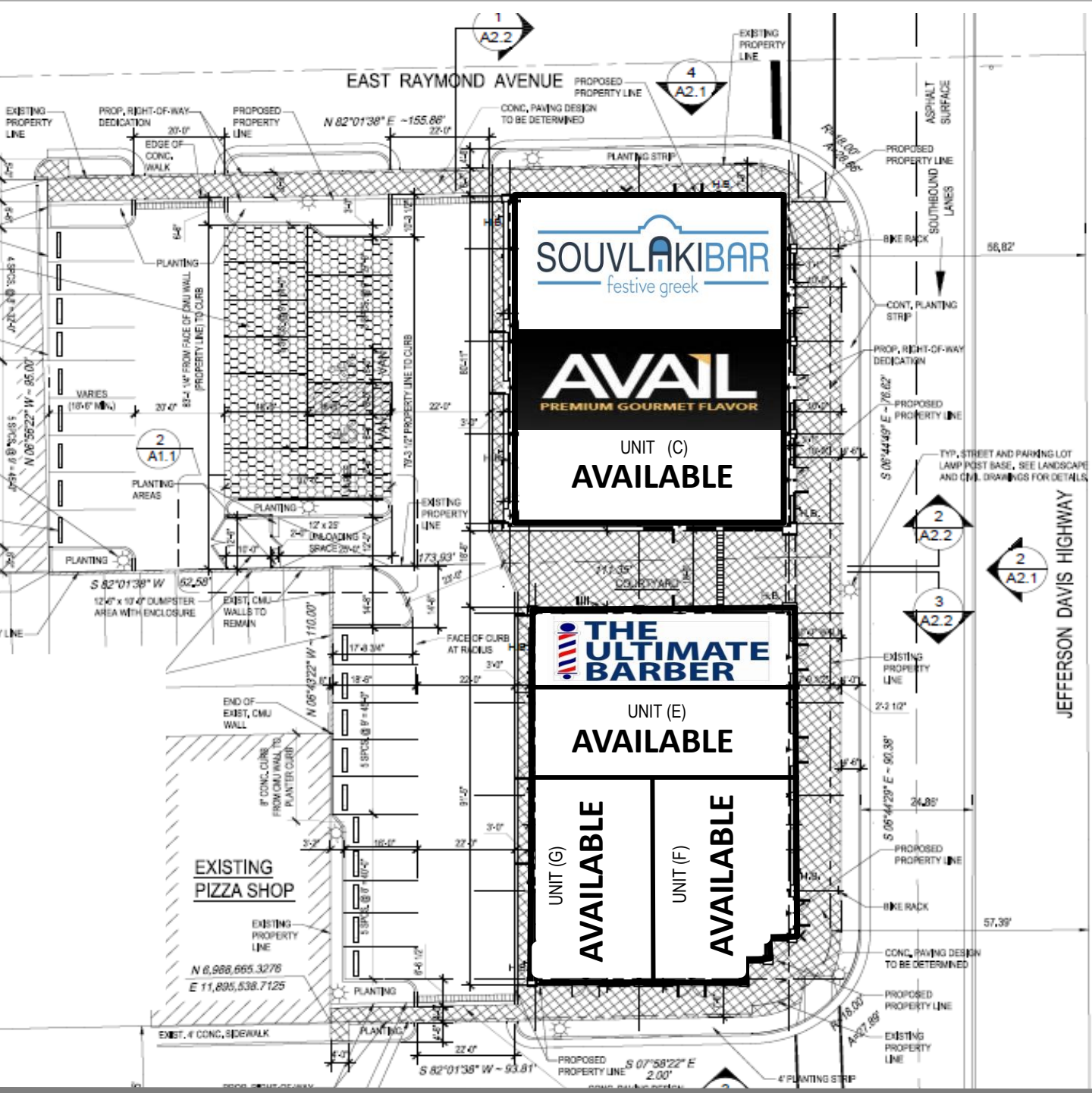
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FOR MORE INFORMATION
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RETAIL SITE PLAN

TONY'S CORNER AT POTOMAC YARD



NEARBY RETAIL & DEMOGRAPHICS

TONY'S CORNER AT POTOMAC YARD



- POTOMAC YARD REDEVELOPMENT**
- 5,969 Total New/Proposed Residential Units
 - 2,490,506 total New/Proposed Office Space
 - 992,436 SF New/Proposed Retail Space
 - 3 Hotels (625 rooms)
- Residential
 - Retail
 - Residential/Office
 - Office
 - Hotel
 - Fire Station
 - Residential/Retail


STATISTICAL SNAPSHOT 3 MILE RADIUS, 2014 DEMOS



POPULATION
\$188,275

AVG HH INCOME
\$115,492

DAYTIME POPULATION
119,139



TRAFFIC COUNTS
37,000 VPD
(ROUTE 1 & MONROE RD)
44,000 VPD
(ROUTE 1 & GLEBE ROAD)

AREA RETAILERS

TARGET, STAPLES, SHOPPERS
TJ MAXX, BARNES & NOBLE
BEST BUY, SUBWAY, GIANT CVS
VERIZON, AT&T

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