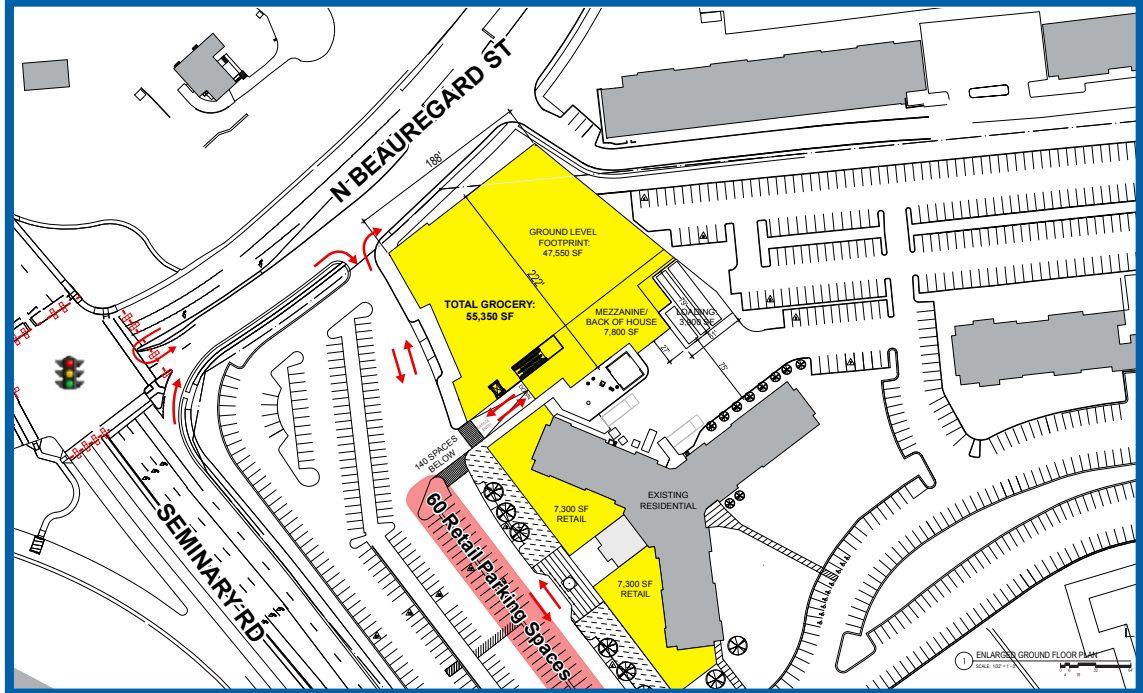


**NEW
RETAIL SPACE
for LEASE**
Alexandria, VA

AVAILABLE

- **Planned Grocery Store**
 - 47,550 s.f. Ground floor
 - 55,350 s.f. total w/mezz
 - 140 Dedicated Parking spaces below grade
- **Retail/Restaurant space 14,600 s.f. total**
 - 7,300 s.f. demisable
 - 7,300 s.f. demisable
 - Surface parking available

**For More Information:
703.442.4500**

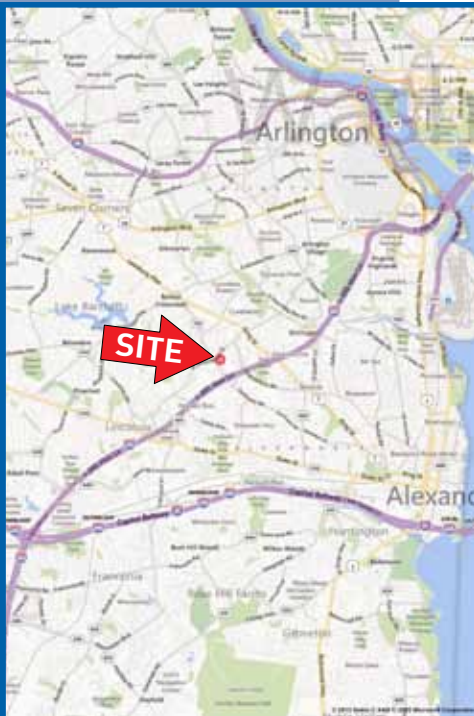


HIGHLIGHTS

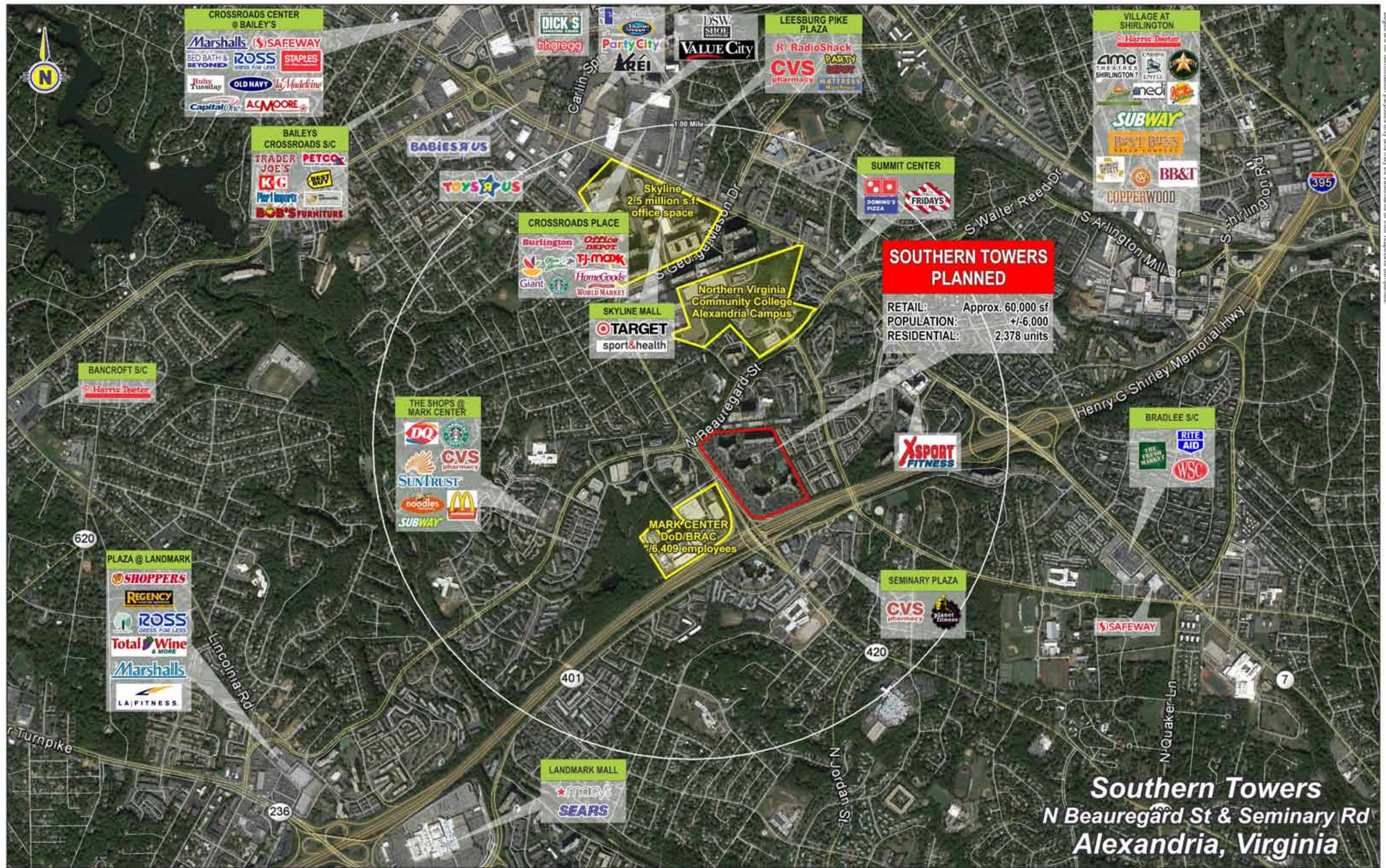
- New grocery-anchored retail development with approximately 60,000 sf of retail space to be constructed.
- Prime location at Northeast corner of N. Beauregard Street and Seminary Road and bounded by I-395.
- Excellent Daytime population, across Seminary Road from the Mark Center with 6,409 employees (DoD/BRAC) and other employment centers.
- Site serviced by full interchange at I-395 (189,000 AADT) with Seminary Road (56,000 AADT).
- One of the most densely populated intersections in the DC Metro area, and an underserved retail market.
- Captive market with over 6,000 people, 2,378 existing residential units with plans to renovate existing apartment buildings.

DEMOGRAPHICS*

	½-mile	1-mile	2-miles	3-miles
Population	12,869	43,613	148,399	261,981
Households	6,242	19,952	63,573	109,872
Med HH Income	\$74,700	\$83,017	\$83,126	\$91,080
Daytime Demos	8,353	28,506	75,919	134,317



* Demographics are 2014 Estimates
© 2014 SITES USA, INC.



**SOUTHERN TOWERS
PLANNED**

RETAIL: Approx. 60,000 sf
 POPULATION: +/-6,000
 RESIDENTIAL: 2,378 units

Southern Towers
 N Beauregard St & Seminary Rd
 Alexandria, Virginia

Logos are for identification purposes only and may be trademarks of their respective companies.



SOUTHERN TOWERS

N. Beauregard St & Seminary Rd
Alexandria, Virginia

**NEW
RETAIL SPACE
for LEASE**

Alexandria, VA



**For More Information,
Contact:**

RAY SCHUPP
703.442.8825
rschupp@nextrealty.com

ANDREW ROSE
703.442.8837
arose@nextrealty.com