

“Alexandria’s #1 Neighborhood Retail Center”

POTOMAC GREENS PLAZA

1552 Potomac Greens Drive
Alexandria, VA 22314

**FOR
LEASE**
1,964 SF
End Cap
Retail
Space



HIGHLIGHTS:

- Attractive neighborhood retail center located just north of Old Town Alexandria
- Located on Slaters Lane between GW Parkway and US Route 1
- Stable tenants
- Easy Ingress/Egress
- Abundant retail parking
- Situated in the center of a densely populated, highly educated area, with the median household income over \$125,000
- Ideal for jewelry, cell phones, pets and pet grooming, shoes, yoga/pilates/barre, lighting, childrens store, home improvement/interior design and a variety of other retail uses.

2016 TRAFFIC COUNTS

Slaters Lane: 14,000 AADT

GW Memorial Pkwy: 49,000 AADT

Jefferson Davis Hwy  : 49,000 AADT



DEMOGRAPHICS*

| | 1-mile | 2-miles | 3-miles |
|--------------------|-----------|-----------|-----------|
| Population | 26,667 | 75,289 | 171,186 |
| Households | 13,233 | 35,266 | 80,762 |
| Median HH Income | \$127,686 | \$127,314 | \$108,194 |
| Daytime Population | 27,540 | 85,401 | 157,859 |



*Demographics are 2016 Estimates
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For More Information, Please Contact:

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MARKET AERIAL



PENTAGON ROW

- Harris Teeter
- World Market
- TJ-maxx
- LOFT
- unleashed
- Nando's
- LEBANESE TAVERNA
- Bed Bath & Beyond
- BONEFISH GRILL
- DSW
- RITE AID
- SWEET TART

FASHION CENTER AT PENTAGON CITY

- NORDSTROM
- macy's
- BANANA REPUBLIC
- J.CREW

PENTAGON CENTRE

- COSTCO WHOLESALE
- WHOLE FOODS MARKET
- Marshalls
- NORDSTROM RACK
- CVS BEST BUY
- MODELL'S Gotta Go To Mo's

VILLAGE AT SHIRLINGTON

- Harris Teeter
- AMC THEATRES
- COPPERWOOD

NATIONAL GATEWAY

- Harris Teeter
- LA FITNESS

CRYSTAL CITY RESTAURANTS

- REAGAN AIRPORT
- Ronald Reagan Washington National Airport
- noodles company
- Così
- CHIPOTLE
- au bon pain THE FRENCH BAKERY CAFE
- RUTH'S CHRIS STEAK HOUSE
- JALEO
- MCCORMICKSCHMICKS

Giant

Blackmores

POTOMAC YARDS

- SHOPPERS
- BARNES & NOBLE BOOKSELLERS
- OLD NAVY
- Pier 1 Imports
- Starbucks
- NY & C
- IHOP
- DUNKIN' DONUTS
- PETSMART
- REGAL ENTERTAINMENT GROUP
- dressbarn
- TJ-maxx
- BEST BUY
- STAPLES The Office Superstore
- TARGET

POTOMAC GREENS

- RUSTICO
- tropical CAFE
- SLATERS MARKET
- RUSSIAN GOURMET

BRADLEE S/C

- RITE AID
- Starbucks

SAFeway

ALEXANDRIA COMMONS

- Giant
- Starbucks
- zpizza
- BANANA FRESH
- Panera BREAD

SITE

Harris Teeter

TRADER JOE'S

HOFFMAN TOWN CENTER

- AMC THEATRES
- Starbucks
- Deli's

WHOLE FOODS

SAFeway

HUNTINGTON STATION

POTOMAC GREENS PLAZA

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SITE PLAN



Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy. Site Plan is not to scale and is strictly for informational purposes only.