



Del Ray Tower
Alexandria, VA

3,057 – 7,211 SF demisable

RAPPAPORT
CULTIVATING PLACES



Alexandria

Virginia

- Retail opportunity surrounded by a strong residential neighborhood with a great nearby restaurant scene
- Additional retail opportunity with dedicated outdoor seating
- 332 apartments within the project
- Positioned just south of National Landing, the area is set for significant growth with the on-going development of Amazon



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	32,461	206,040	593,885
Daytime Population	28,286	225,939	797,429
Household Income	\$172,256	\$148,513	\$132,637
Traffic Counts	9,300 on Mount Vernon Ave		

Area Retailers





The Birchmere

- Legendary Music Venue
- Music Hall 500 guests
- Bandstand 1,500 guests
- Over 300 shows annually

Cora Kelly School for Science
309 Students

VA TECH

- Graduate Level Campus
- Science & Technology
- \$1.1 Billion endeavor
- 300,000 SF - 11 Stories

TJ-maxx **Total Wine & More** **BARNES & NOBLE**
OLD NAVY **Michaels** **HomeGoods**

HUASCARAN RESTAURANT

7 ELEVEN

HOPS N SHINE
BEER • BITES • MOONSHINE

POPEYES

DISTRICT BISCUIT
COMPANY

PIZZA HUT

Del Ray Tower

SOUTH BLOCK

STRACCI

TRUIST

Potomac Yard Center

target **BEST BUY** **FIVE GUYS** **PIZZA HUT**
PETSMART **DUNKIN'** **BASKIN BUBBLES** **BR** **ROBBINS**
IHOP **Staples** **CAVA**

Giant

M metro
Potomac Yard

WEST GLEBE ROAD
15,000 VPD

MOUNT VERNON AVE
9,300 VPD

RICHMOND HWY (RT 1)
45,000 VPD

Potomac River
GEROGE WASHINGTON MEMORIAL PKWY

TOYOTA

WELLS FARGO

McDonald's

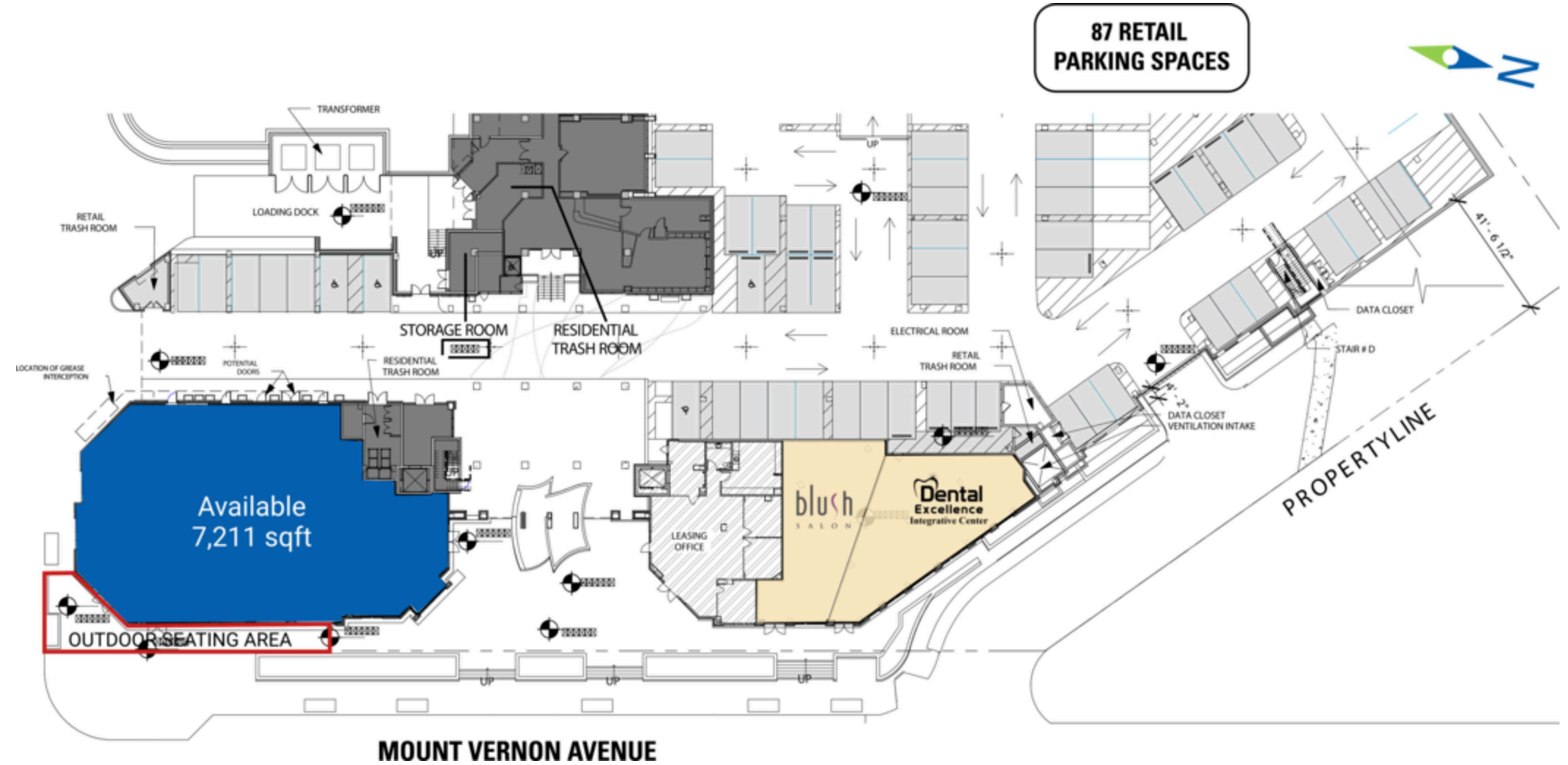
VW



Site Plan

7,211 SF available

Space #	Sq. Ft.	Tenant
1	7,211	Available
2	-	Blush Salon
3	-	Dental Excellence Integrative Center



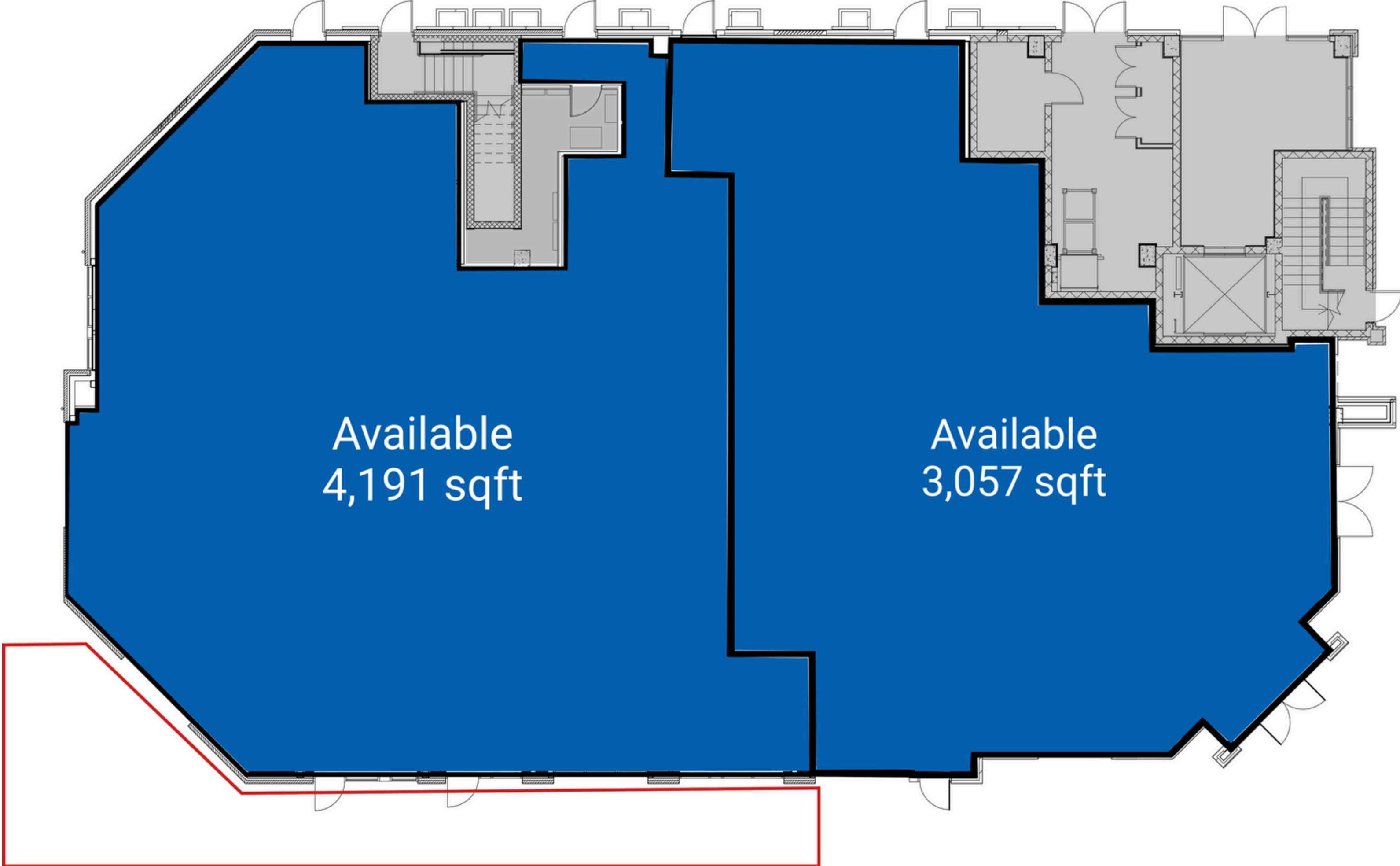
● Space Available

Demising Option

3,057 - 4,191 SF available



Space #	Sq. Ft.	Tenant
1	4,191	Available
2	3,057	Available



MOUNT VERNON AVENUE

● Space Available

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