



RETAIL FOR LEASE

- 1,675 SF retail space available, ideal for coffee/deli user with direct access into lobby.
- Located in a 215,000 SF Office Building and adjacent to Department of Defense (1.7 MM SF) in an undeserved retail corridor and a fast growing residential market.
- Easy access, strategically located next to I-395, I-395 Express Lanes and Route 7.
- Located off of Seminary Road (54,326 VPD) with close proximity to Hilton's Alexandria Mark Center (496 rooms) and Mark Center Transit Station (3,600 riders per weekday - 2019).
- Mark Center serves over 3,067 employees.

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LOCATION

4825 MARK CENTER DRIVE

ALEXANDRIA, VA 22311



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,675 SF	Negotiable	As-Is	Immediate

DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE	10 MINUTE DRIVE
Population	41,990	255,265	596,450	304,069
Daytime Population	32,262	201,624	600,345	268,482
Households	19,155	108,020	258,439	131,526
Average HH Income	\$126,060	\$150,454	\$171,758	\$148,548

TRAFFIC COUNTS | 2021

Seminary Road	54,326 ADT
I - 395	197,004 ADT

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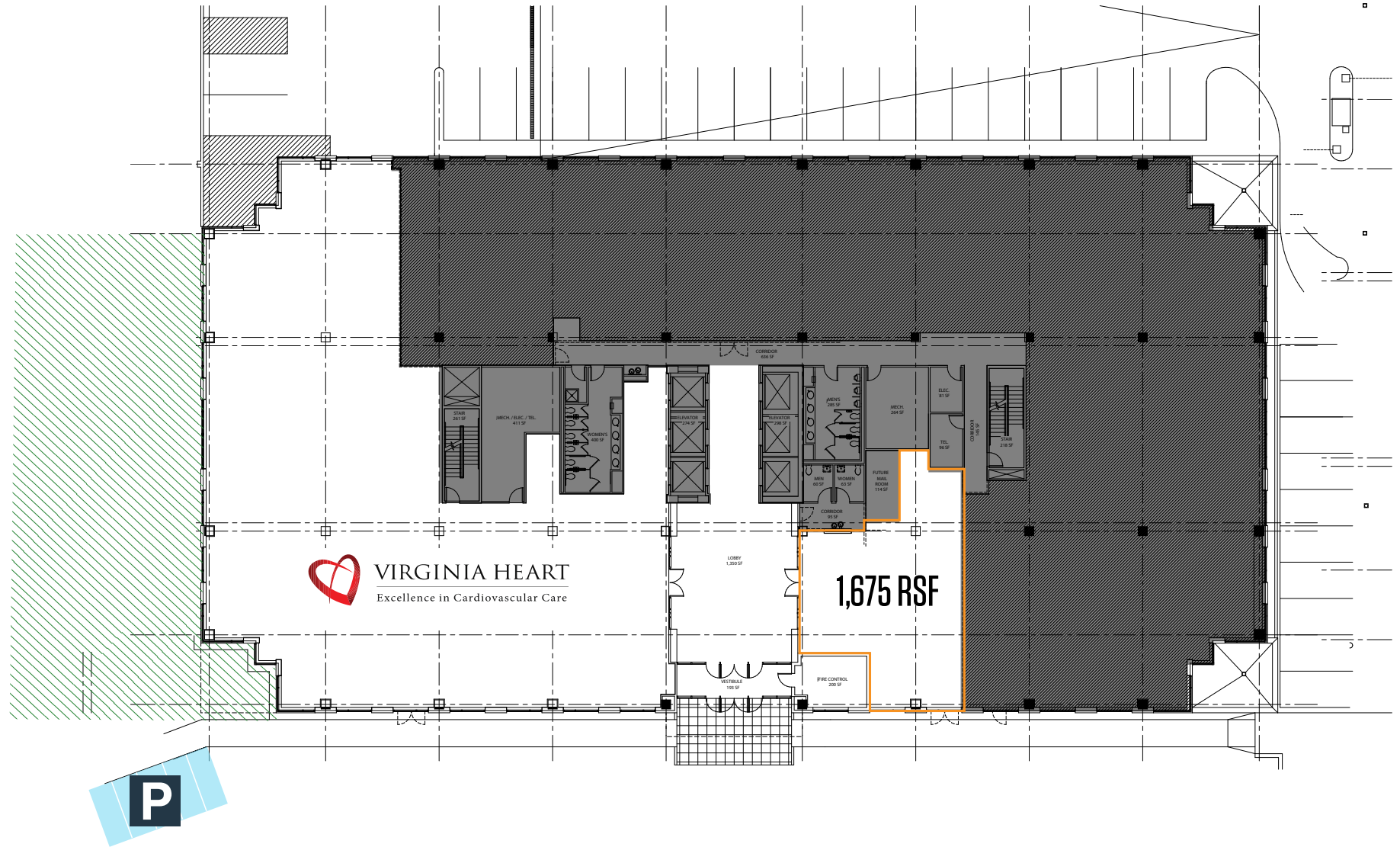
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SITE PLAN

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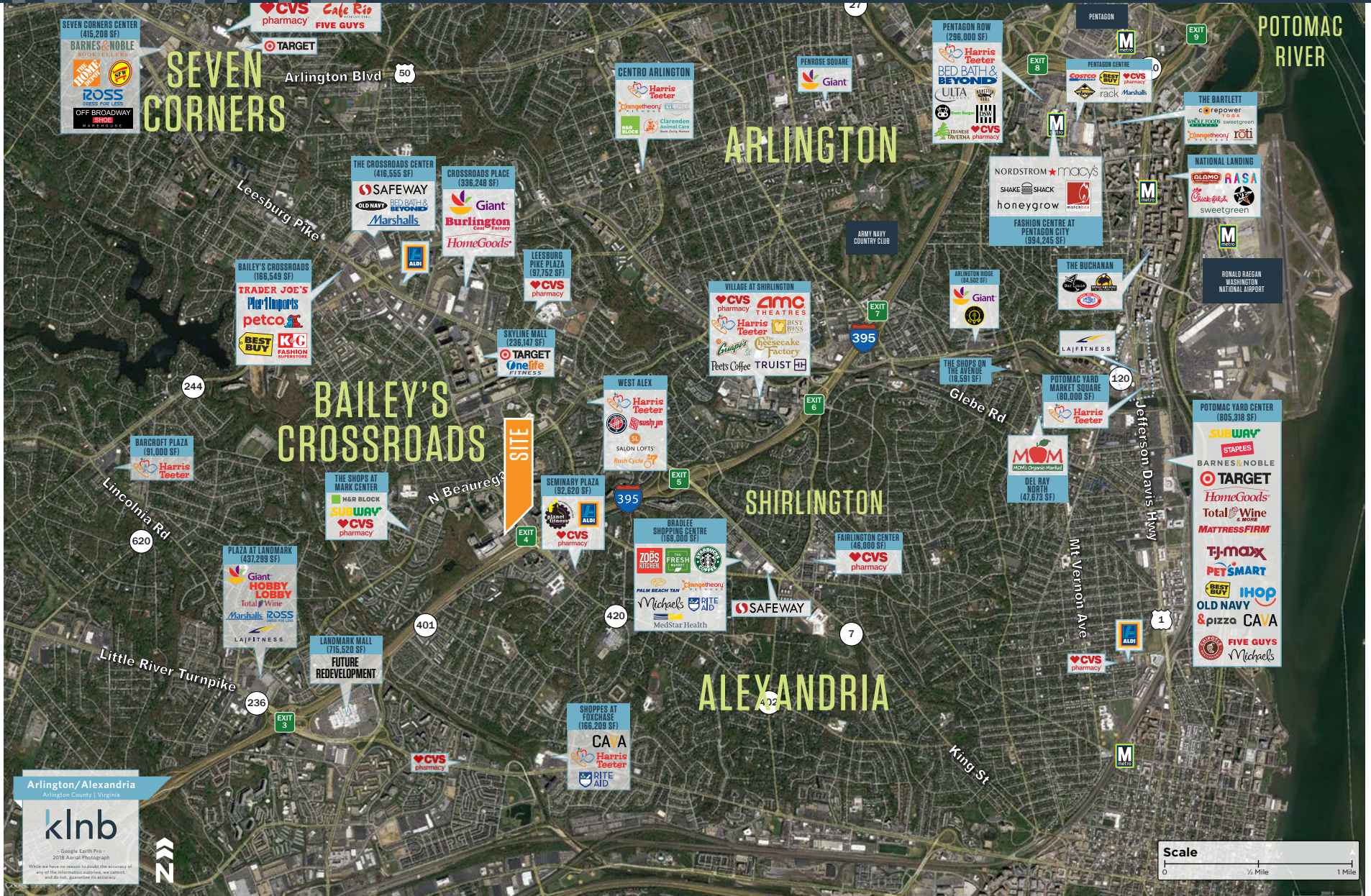
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AERIAL

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