



SINCLAIRE

ON SEMINARY

4900 SEMINARY ROAD
ALEXANDRIA, VA 22311

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1,593 SF
AT LEASE

1,966 SF
AVAILABLE

SINCLAIRE
4900

NOW LEASING

RETAIL SURFACE
PARKING AVAILALE

FUTURE INOVA

\$1B REDEVELOPMENT

4M SF MIXED USE PROJECT

2000+ HEALTHCARE EMPLOYEES

1M SF 7 BUILDINGS

EASY ACCESS TO



SINCLAIRE ON SEMINARY IS A \$81MM RENOVATED MIXED-USE BUILDING IN THE HEART OF ALEXANDRIA. WITH 213 UPSCALE APARTMENT UNITS, THIS 3,636 SF RETAIL OPPORTUNITY IS LOCATED IN A FAST GROWING RESIDENTIAL MARKET WITH 325,177 RESIDENTS WITHIN A 10 MINUTE DRIVE, AND A DAYTIME POPULATION OF 289,148.

SINCLAIRE
ON SEMINARY

**CURRENT
INOVA**

**FUTURE
INOVA**

ALEXANDRIA

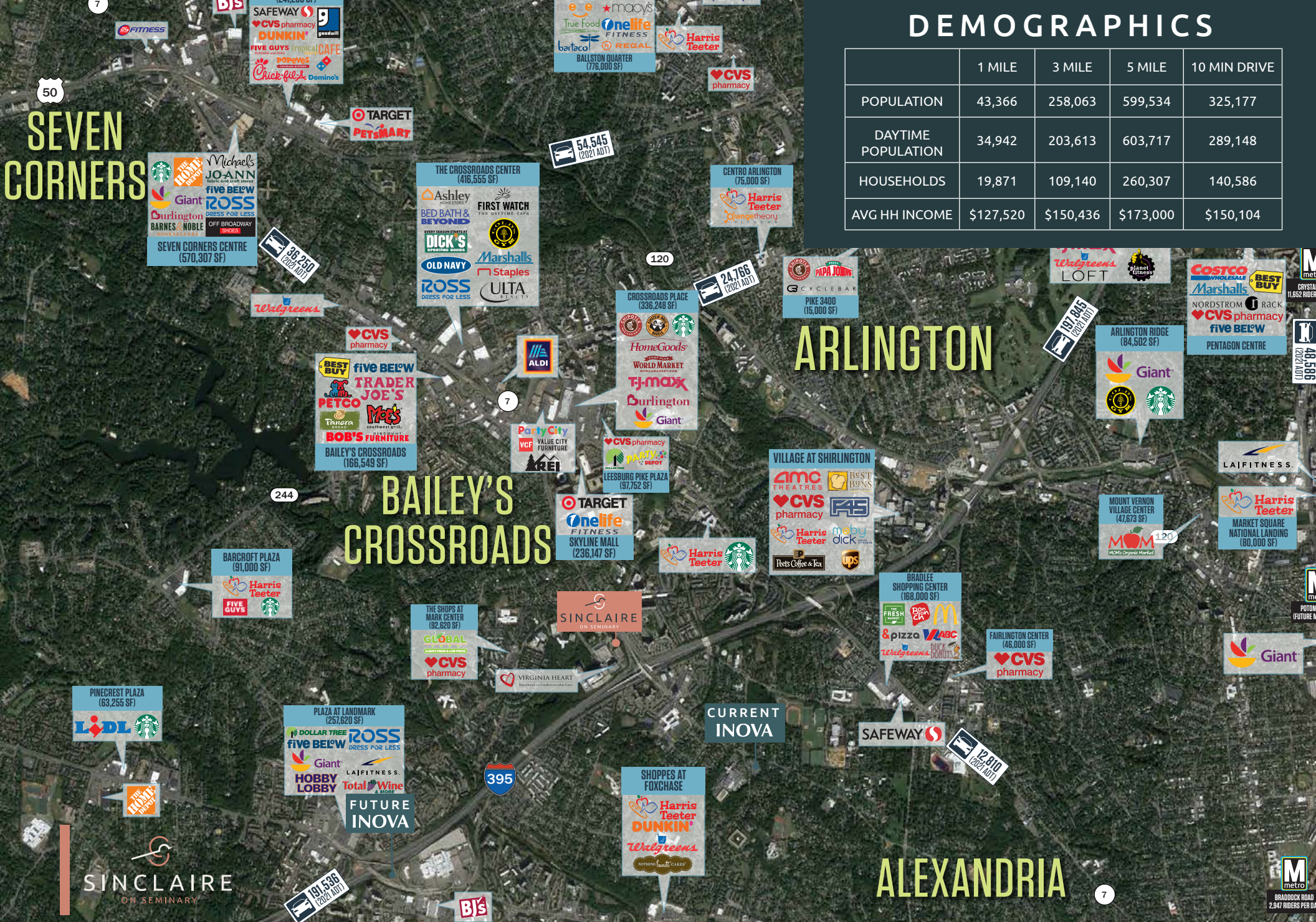
**POTOMAC
YARD**

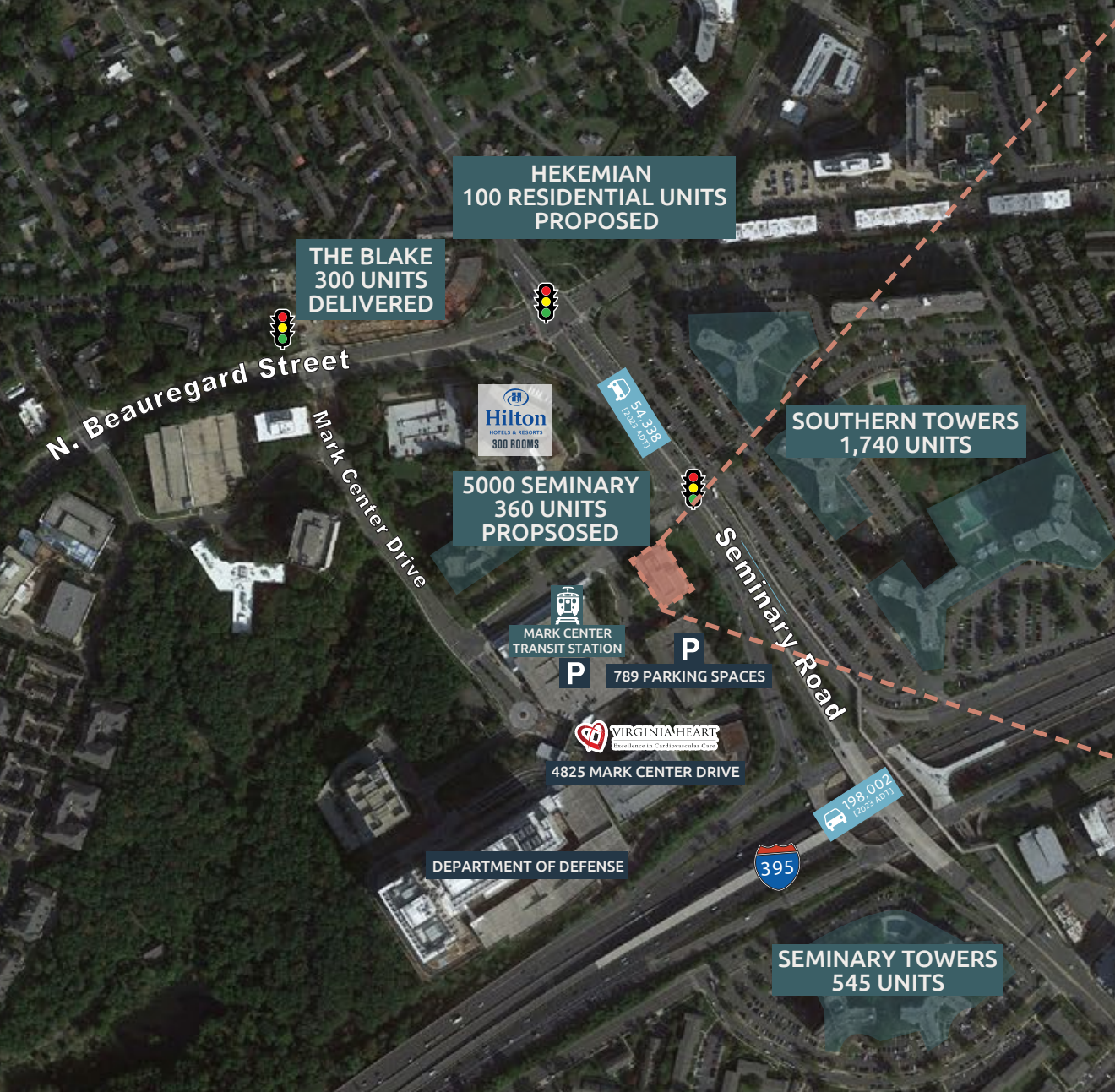
**OLD TOWN
ALEXANDRIA**

SINCLAIRE
ON SEMINARY

THE OPPORTUNITY

klnb





SITE DETAILS

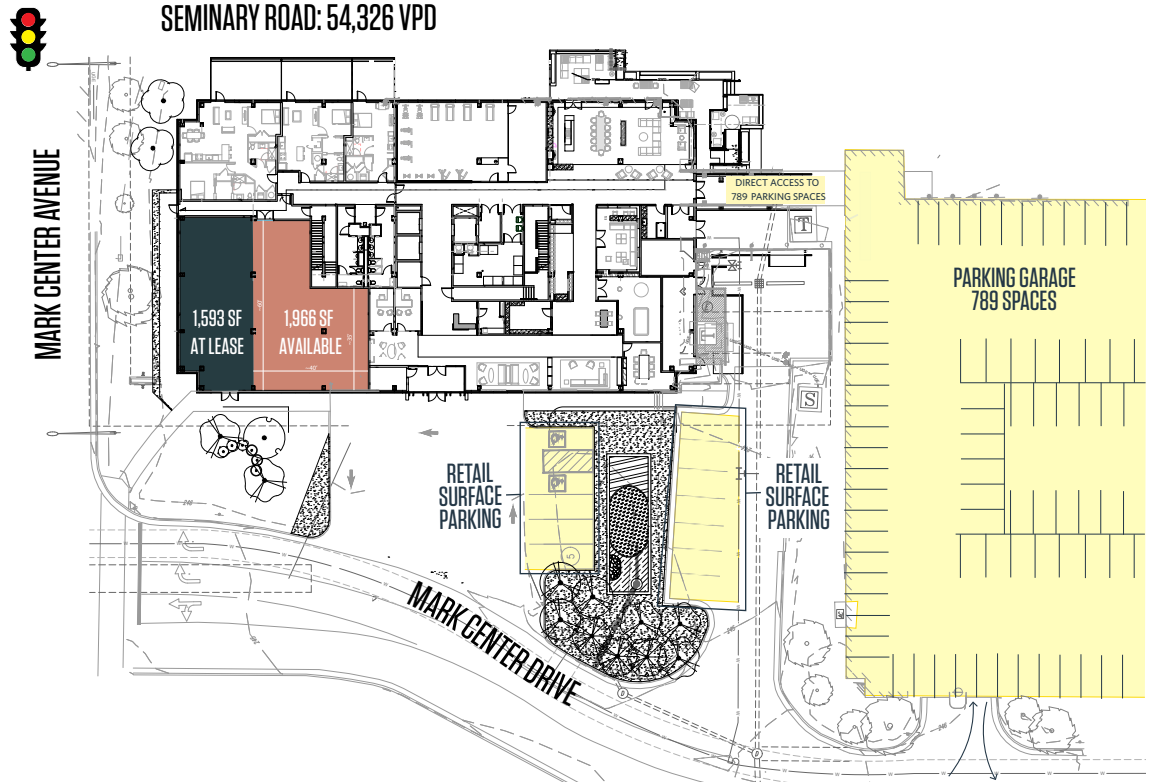
- 1,966 SF RETAIL SPACE AVAILABLE
- 213 UPSCALE APARTMENT UNITS
- EASILY ACCESSIBLE FROM I-395, EXPRESS LANES & ROUTE 7
- SIGNAGE AVAILABLE FACING SEMINARY ROAD WITH 54,326 VPD
- NEWLY RENOVATED OFFICE TO RESIDENTIAL CONVERSION
- ON SITE PARKING AVAILABLE



THE PROJECT



BUILDING PHOTOS



RETAIL SITE PLAN





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