

# TONY'S CORNER AT POTOMAC YARD

2700 Richmond Highway, Alexandria, VA 22301  
City of Alexandria



## RETAIL FOR LEASE

JOIN:  SOUVLAKIBAR  
festive greek

AREA RETAILERS INCLUDE:



- 1,320 SF available 7/1/24 (Yoga Studio)
- Highly visible corner location on Richmond Highway (Route 1)
- Dedicated on and off site parking
- Potomac Yard redevelopment to include 7.5 million square feet of office, retail and residential
- High household income within a 3 mile radius over \$160,000
- Close proximity to Old Town Alexandria, National Airport, Crystal City and Washington, DC

OWNED & MANAGED BY:



**Billy Kelly**  
bkelly@klnb.com  
703-268-2706

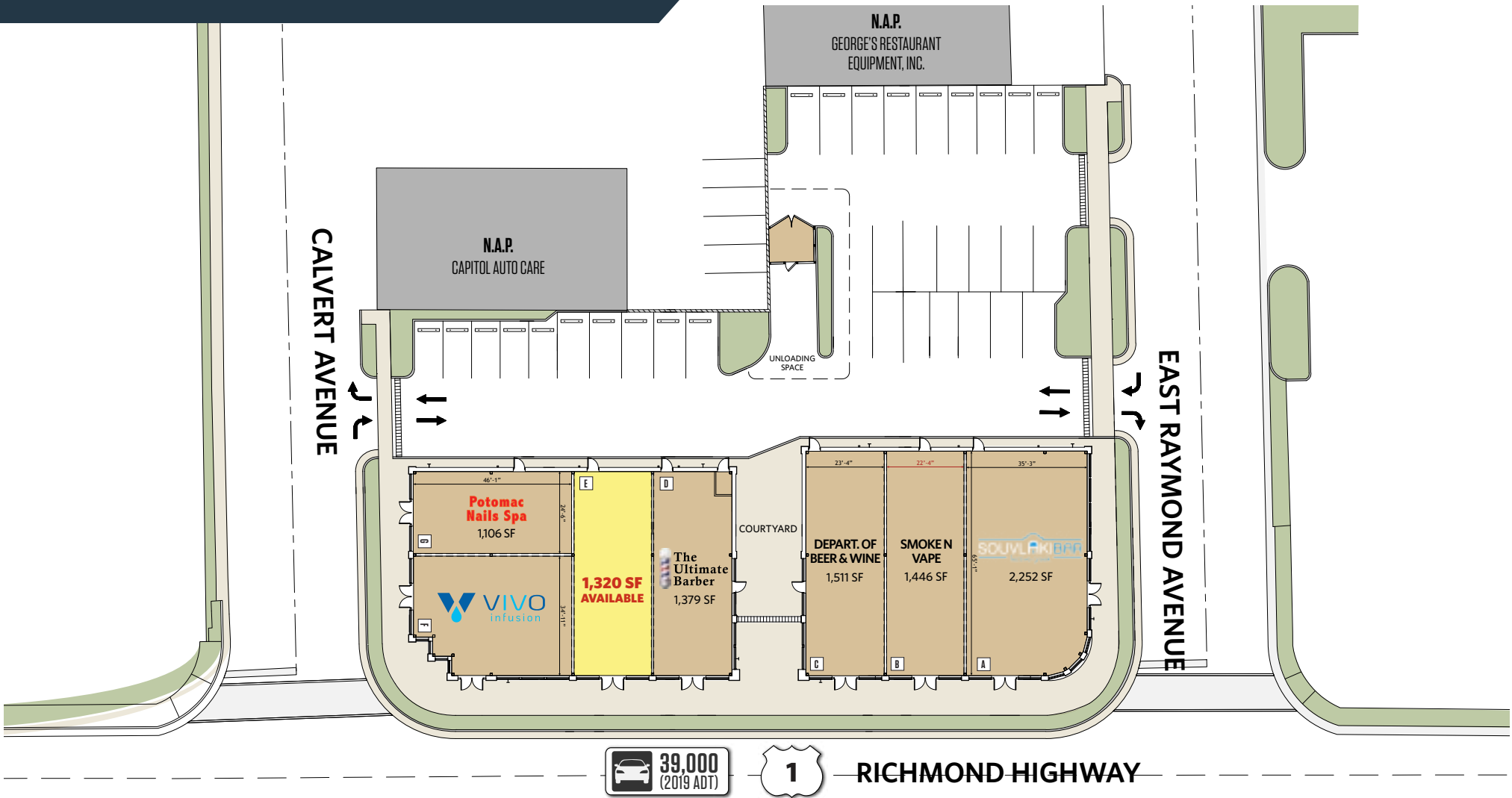
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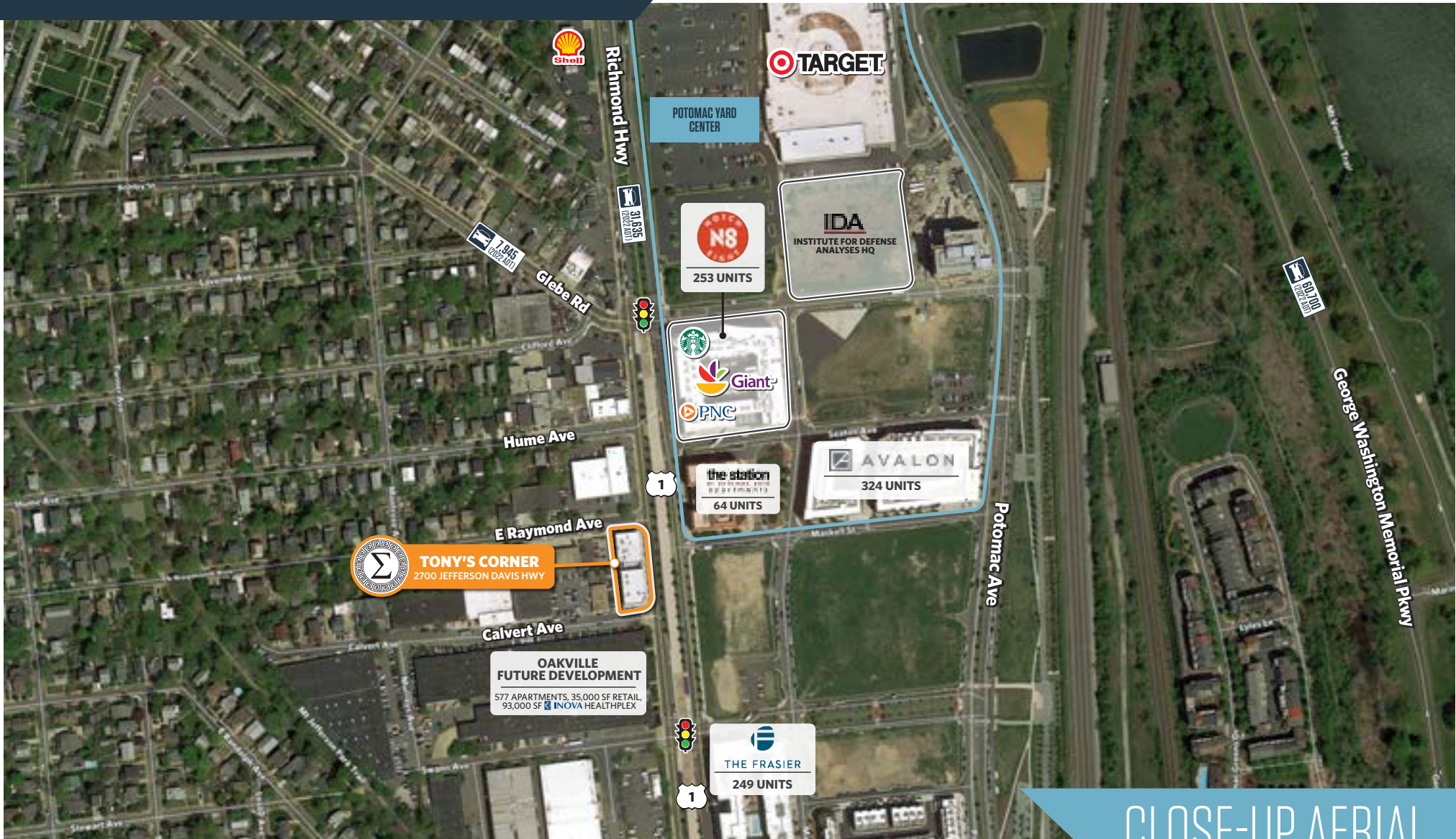
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CLOSE-UP AERIAL

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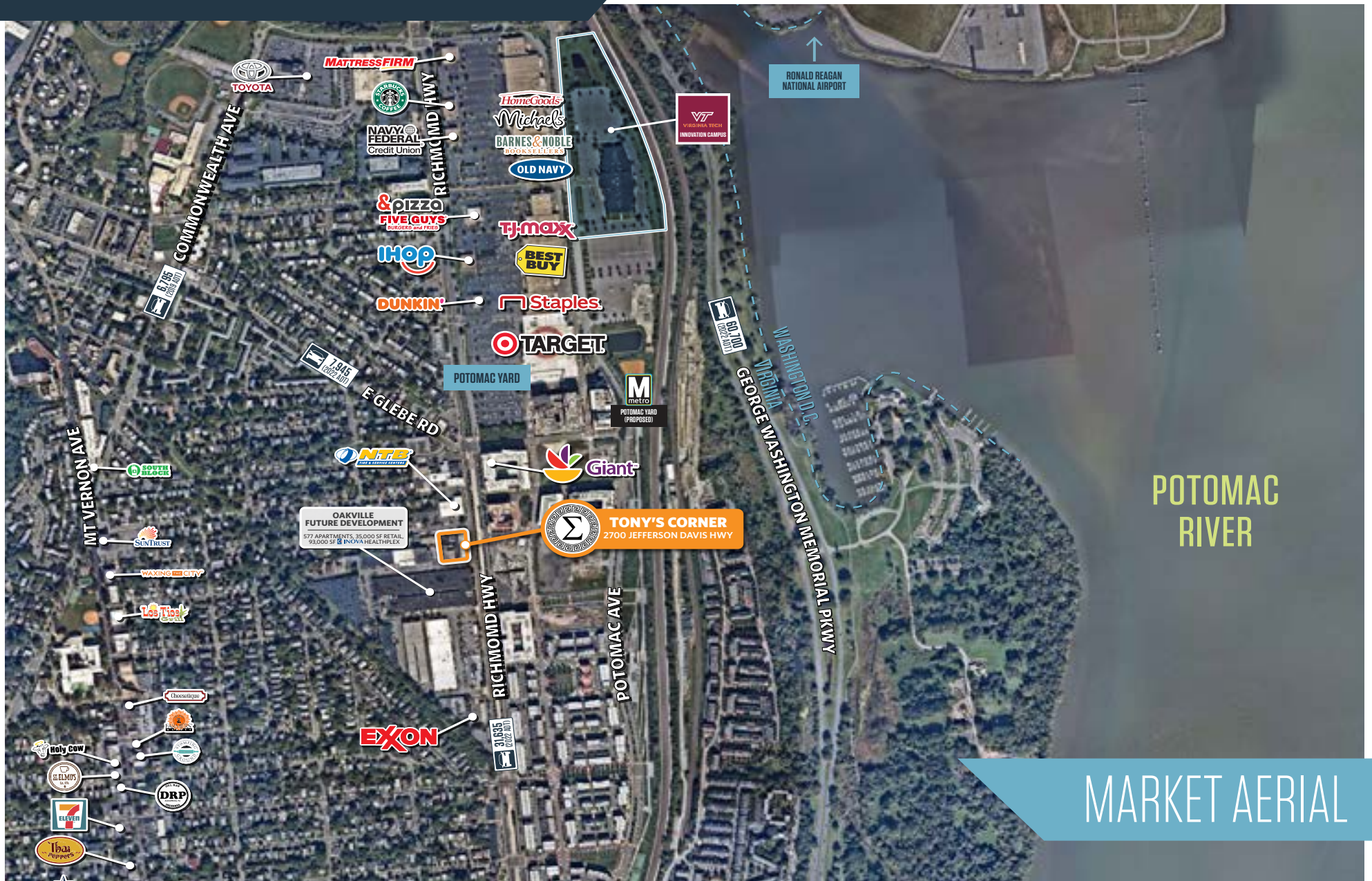
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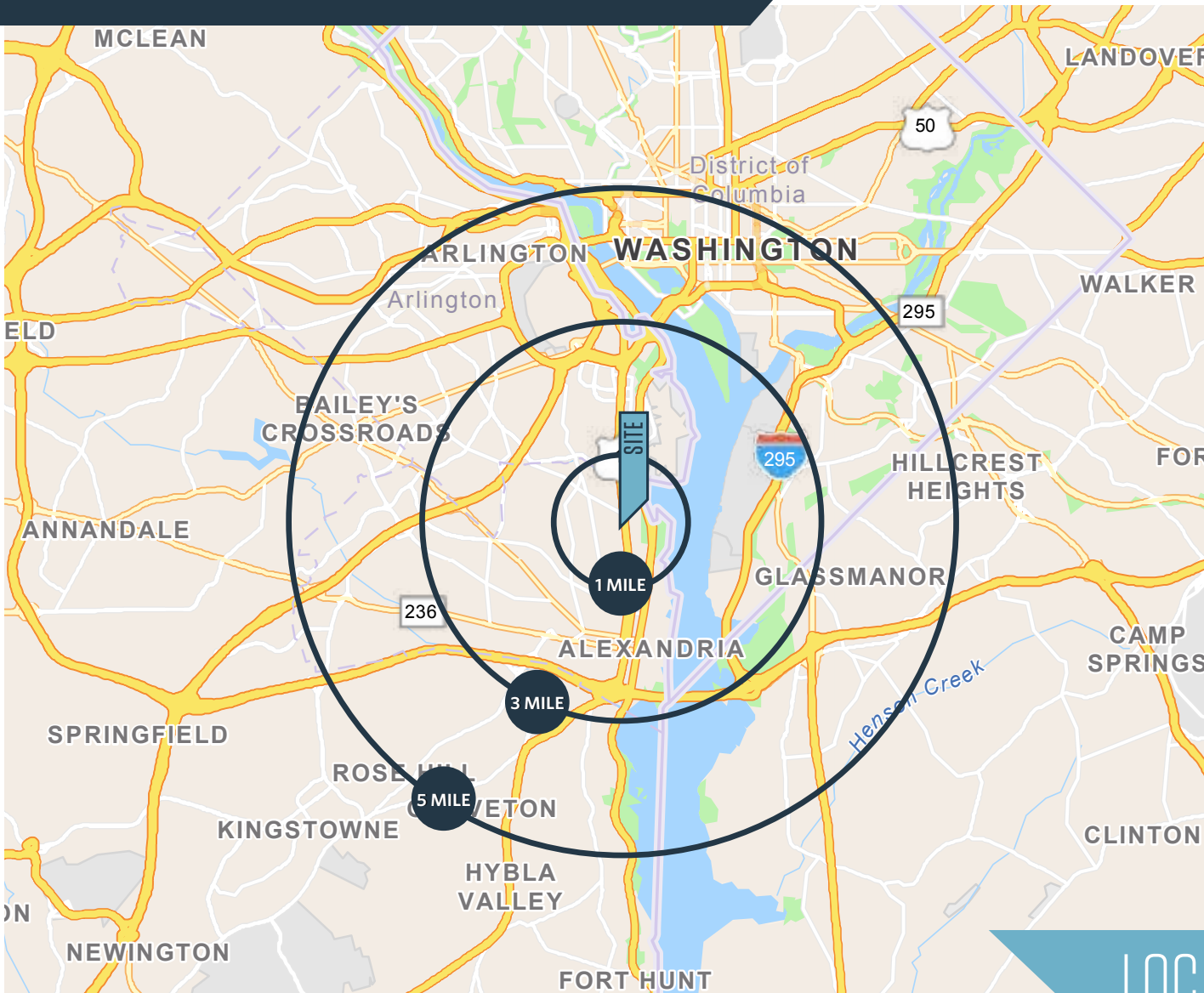
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## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	27,256	195,129	607,806
Daytime Population	16,287	170,973	691,759
Households	13,182	94,955	281,278
Average HH Income	\$198,317	\$168,417	\$150,409

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Richmond Highway (Route 1) 31,635 ADT

## LOCATION & DEMOGRAPHICS

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PHOTOS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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**klnb**