



**SINCLAIRE**  
ON SEMINARY

**4900 SEMINARY ROAD**  
ALEXANDRIA, VA 22311

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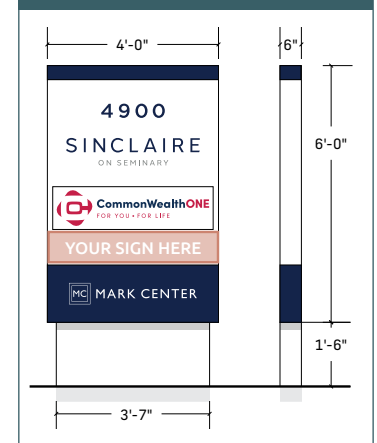
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## SITE DETAILS

- 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


### PYLON SIGN RENDERING



# FUTURE INOVA

**\$1B** REDEVELOPMENT  
**4M SF** MIXED USE PROJECT  
**2000+** HEALTHCARE EMPLOYEES  
**1M SF** 7 BUILDINGS

## EASY ACCESS TO



395 495 95 7  
M metro

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.



# THE OPPORTUNITY



# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE
POPULATION	43,366	258,063	599,534	325,177
DAYTIME POPULATION	34,942	203,613	603,717	289,148
HOUSEHOLDS	19,871	109,140	260,307	140,586
AVG HH INCOME	\$127,520	\$150,436	\$173,000	\$150,104

## SEVEN CORNERS

SEVEN CORNERS CENTRE (570,307 SF)

THE CROSSROADS CENTER (416,555 SF)

54,545 (2021 ADT)

CENTRO ARLINGTON (75,000 SF)

24,786 (2021 ADT)

PIKE 3400 (15,000 SF)

PENTAGON CENTRE

## ARLINGTON

BAILEY'S CROSSROADS (166,549 SF)

CROSSROADS PLACE (336,248 SF)

LEESBURG PIKE PLAZA (97,752 SF)

SKYLINE MALL (236,147 SF)

VILLAGE AT SHIRLINGTON

ARLINGTON RIDGE (84,502 SF)

MOUNT VERNON VILLAGE CENTER (47,678 SF)

MARKET SQUARE NATIONAL LANDING (80,000 SF)

## BAILEY'S CROSSROADS

BARCROFT PLAZA (91,000 SF)

THE SHOPS AT MARY CENTER (92,620 SF)

BRADLEE SHOPPING CENTER (168,000 SF)

FAIRLINGTON CENTER (46,000 SF)

PINECREST PLAZA (63,255 SF)

PLAZA AT LANDMARK (257,620 SF)

19,810 (2021 ADT)

SINCLAIRE ON SEMINARY

19,586 (2021 ADT)

SHOPPES AT FOXCHASE

## ALEXANDRIA

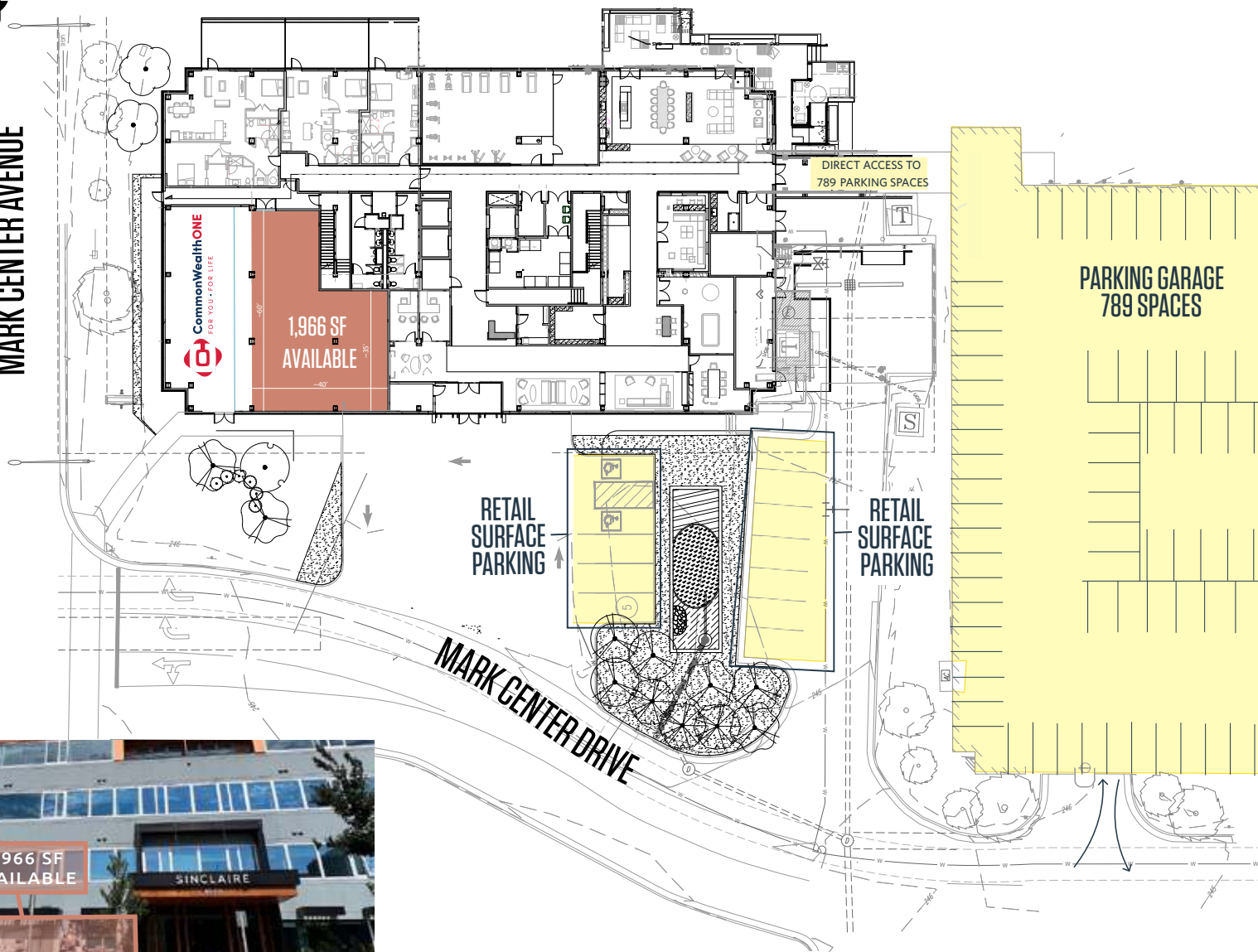
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BRADDOCK ROAD 2,947 RIDERS PER DAY



SEMINARY ROAD: 54,326 VPD

MARK CENTER AVENUE



# RETAIL SITE PLAN



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