



SINCLAIRE
ON SEMINARY

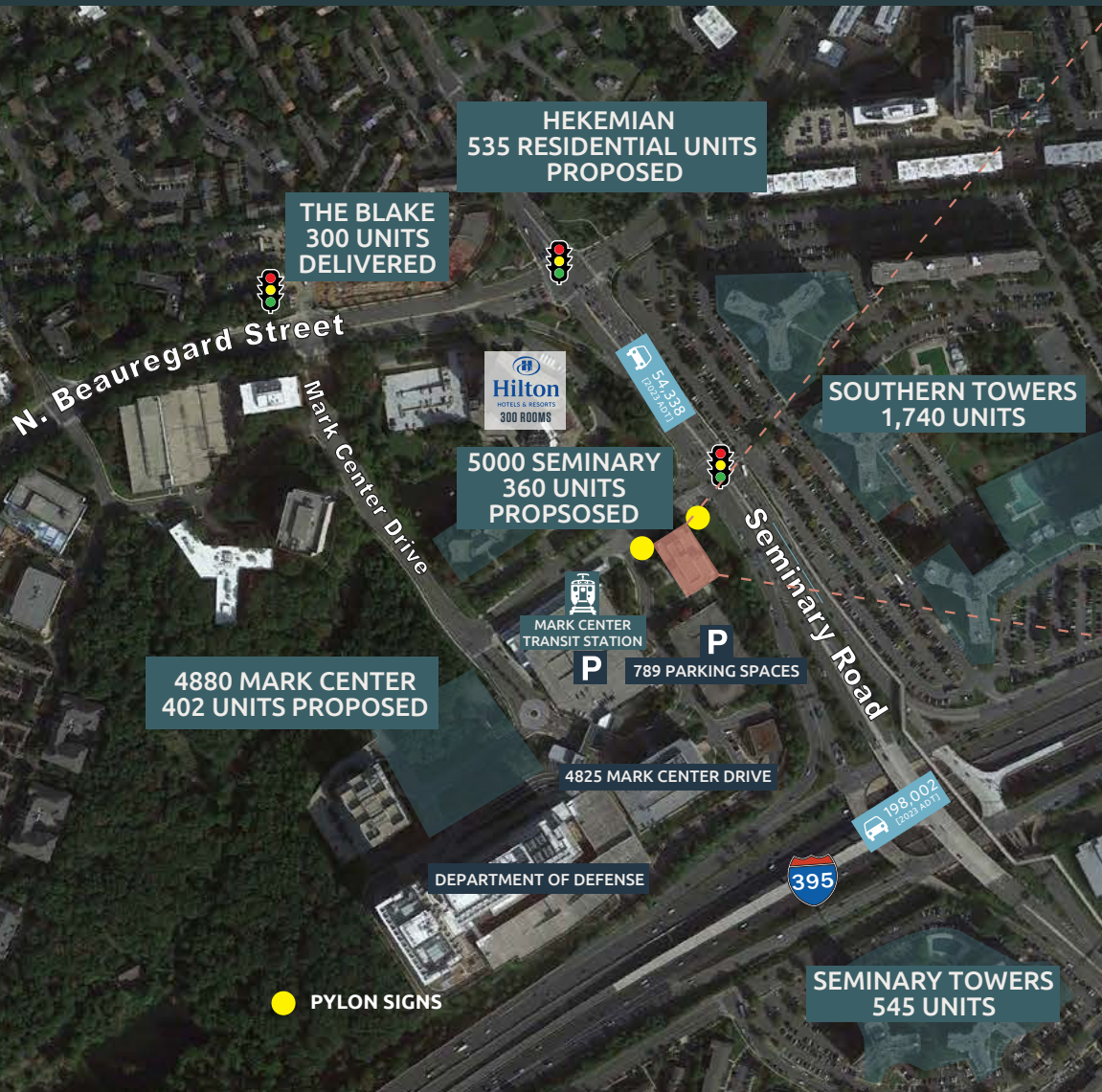
4900 SEMINARY ROAD
ALEXANDRIA, VA 22311

LINDSEY ST. MAXENS
lstmaxens@klnb.com
202-420-7769

MATT SKALET
mskalet@klnb.com
202-420-7775

KIM STEIN
kstein@klnb.com
202-652-2338

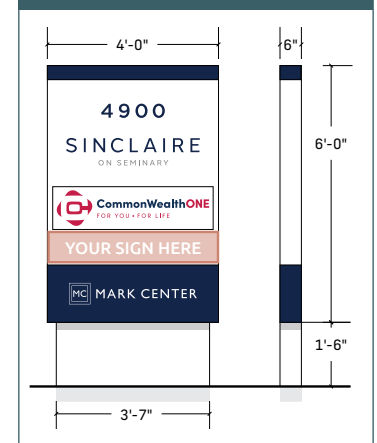
klnb



SITE DETAILS

- 1,985 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



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

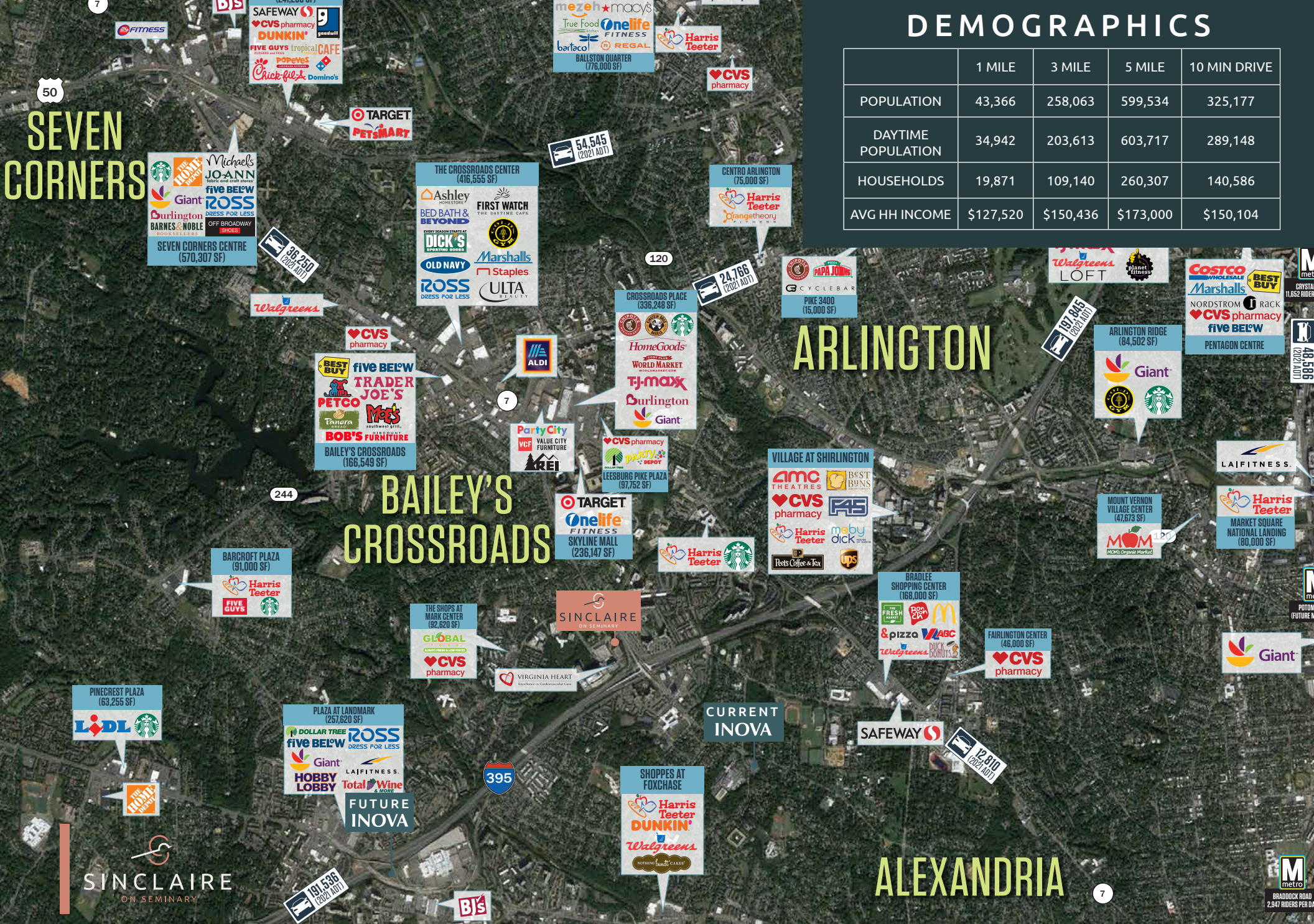
	1 MILE	3 MILE	5 MILE	10 MIN DRIVE
POPULATION	43,366	258,063	599,534	325,177
DAYTIME POPULATION	34,942	203,613	603,717	289,148
HOUSEHOLDS	19,871	109,140	260,307	140,586
AVG HH INCOME	\$127,520	\$150,436	\$173,000	\$150,104

SEVEN CORNERS

BAILEY'S CROSSROADS

ARLINGTON

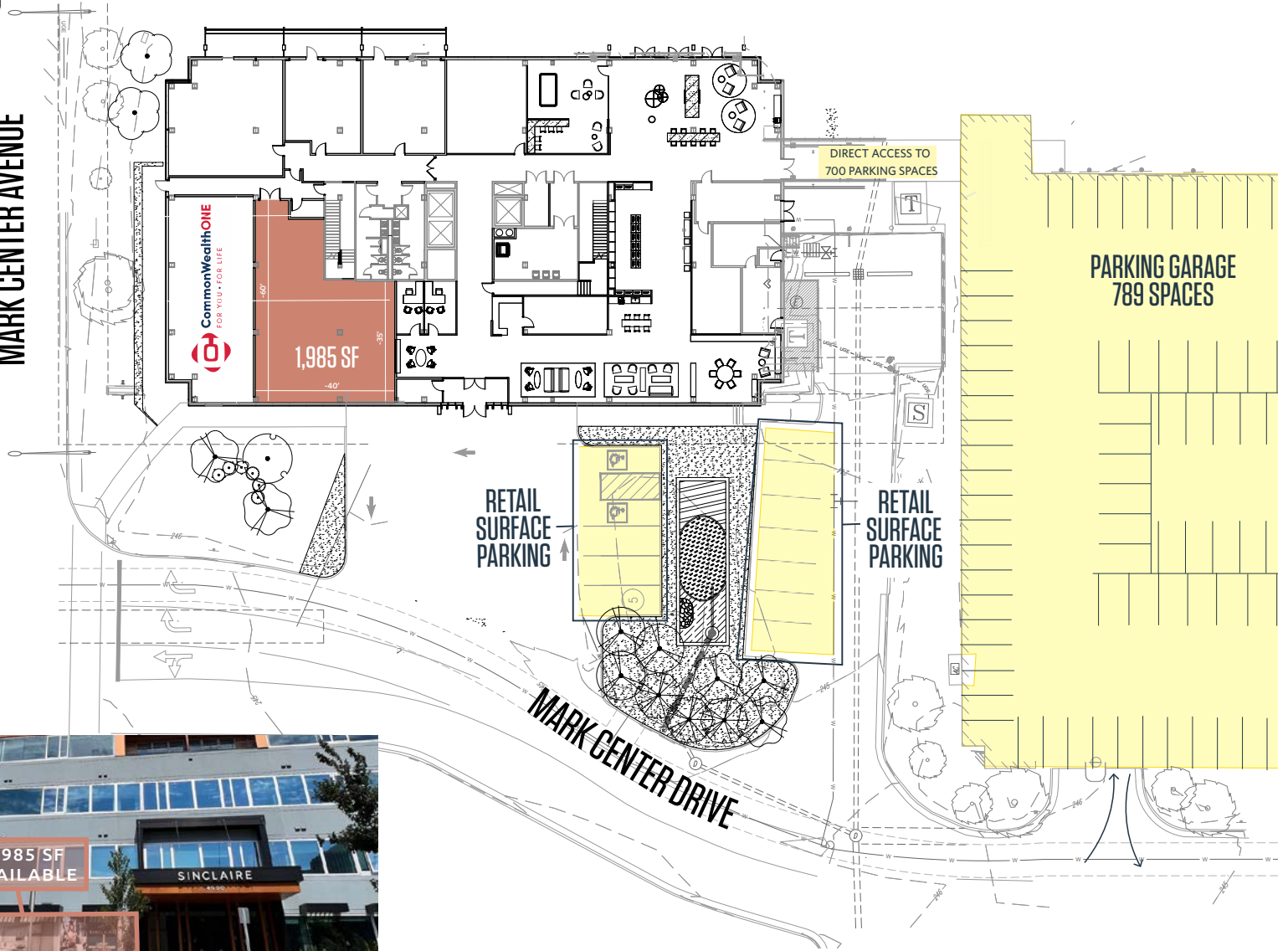
ALEXANDRIA



SEMINARY ROAD: 54,326 VPD



MARK CENTER AVENUE



RETAIL SITE PLAN



SINCLAIRE

ON SEMINARY

4900 SEMINARY ROAD
ALEXANDRIA, VA 22311

LINDSEY ST. MAXENS
lstmaxens@klnb.com
202-420-7769

MATT SKALET
mskalet@klnb.com
202-420-7775

KIM STEIN
kstein@klnb.com
202-652-2338



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

