

BRADLEE SHOPPING CENTER

ALEXANDRIA, VA



klmb



First Washington Realty

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DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE	7 MIN DRIVE	10 MIN DRIVE
POPULATION	27,262	305,266	574,363	61,625	207,068
AVERAGE HH INCOME	\$198,177	\$173,203	\$180,437	\$183,511	\$168,337
DAYTIME POPULATION	23,830	294,567	623,232	50,579	172,520
HOUSEHOLDS	13,718	140,347	257,136	28,960	92,313
MEDIAN AGE	38.7	37.3	36.7	38.0	36.6
FOOD AWAY FROM HOME SPENDING	\$103,438,192	\$927,121,007	\$1,759,337,822	\$202,539,459	\$593,054,184
RETAIL GOODS SPENDING	\$674,505,407	\$6,094,933,119	\$11,629,211,988	\$1,331,126,179	\$3,903,605,628



22,264 ADT
N QUAKER LANE



23,449 ADT
ROUTE 7



12,423 ADT
BRADDOCK ROAD



221,716 ADT
I-395

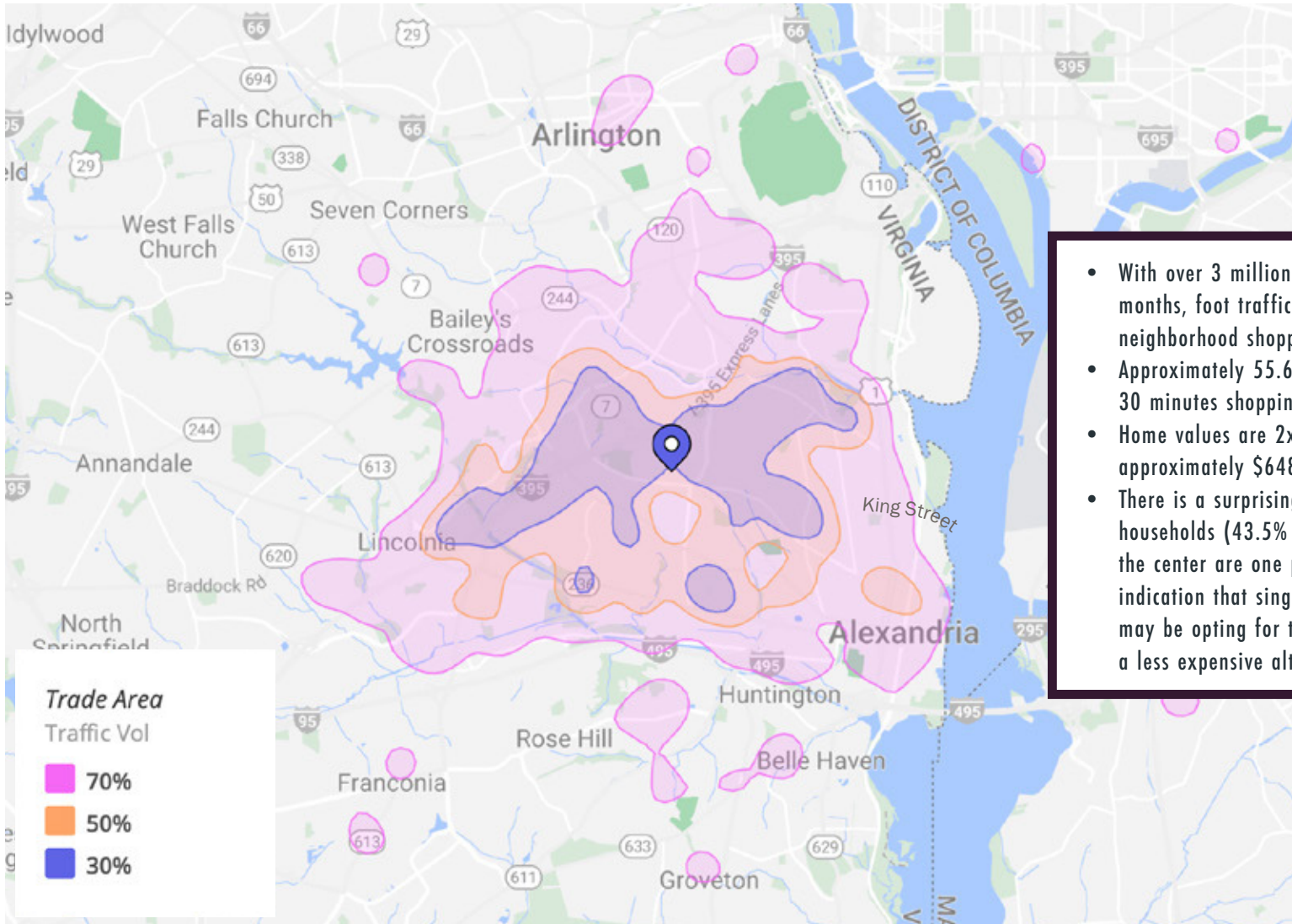
SITE PLAN

FACADE RENOVATIONS UNDERWAY!

- Leased
- At Lease
- Available



PLACER TRUE TRADE AREA



- With over 3 million unique visits over the past 12 months, foot traffic is in the 94th percentile of all neighborhood shopping centers nationally
- Approximately 55.6% of shoppers spend more than 30 minutes shopping at the center
- Home values are 2x the national average, at approximately \$648,000
- There is a surprisingly high share of single person households (43.5% of households frequenting the center are one person households). This is an indication that single Arlington and/or DC residents may be opting for this trade area in Alexandria as a less expensive alternative

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