

BRADLEE SHOPPING CENTER

ALEXANDRIA, VA



klmb



First Washington Realty

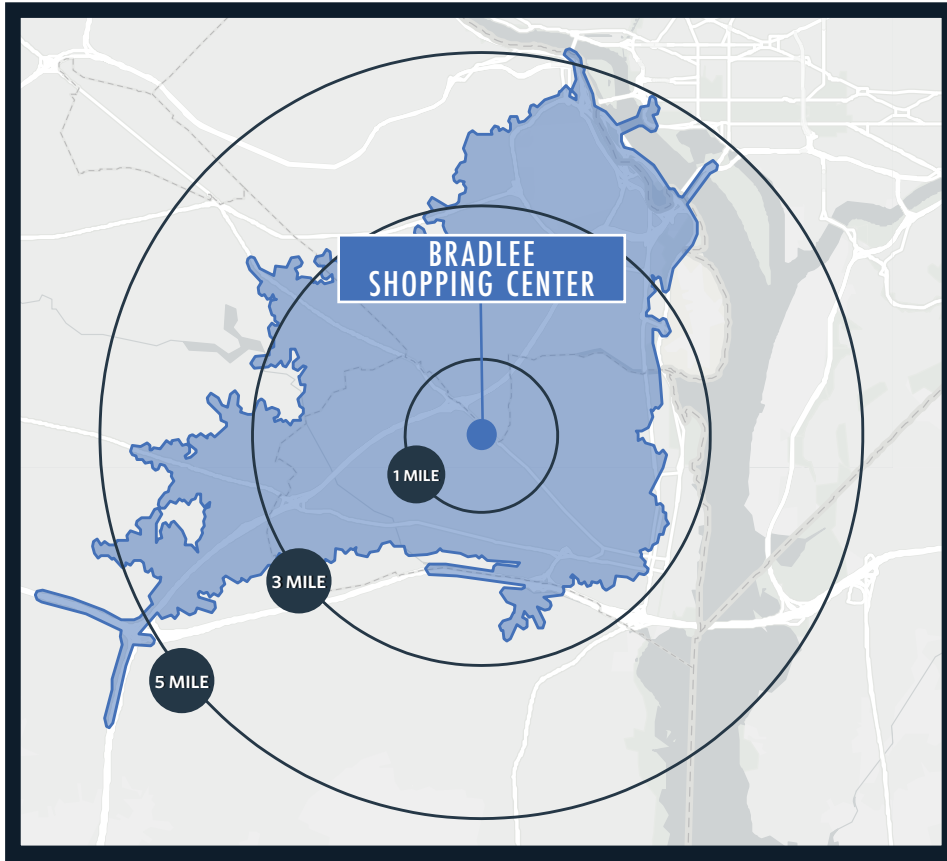
MATT SKALET
MSKALET@KLNb.COM
202-420-7775

JENNIFER PRICE
JPRICE@KLNb.COM
202-420-7768

KELLY ATKINSON
KATKINSON@KLNb.COM
202-420-7762

[illegible]

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

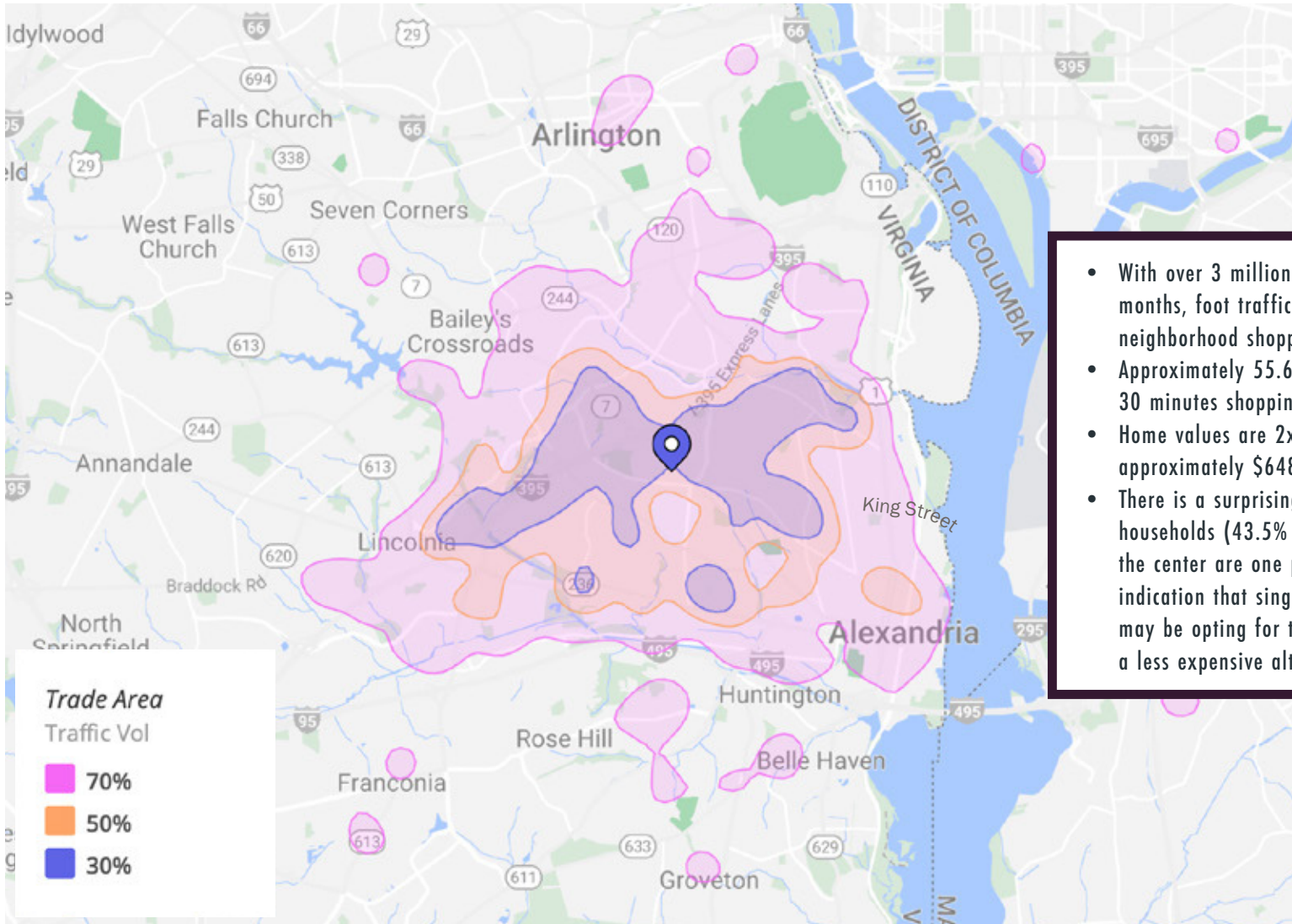
SITE PLAN

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

BRADLEE SHOPPING CENTER

ALEXANDRIA, VA



MATT SKALET
MSKALET@KLNb.COM | 202-420-7775

JENNIFER PRICE
JPRICE@KLNb.COM | 202-420-7768

KELLY ATKINSON
KATKINSON@KLNb.COM | 202-420-7762

klnb.com

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.