

RETAIL CONDO FOR SALE

DEL RAY PLACE

1800 MOUNT VERNON AVENUE | ALEXANDRIA, VIRGINIA



POTOMAC YARD CENTER

TARGET SHOPPERS PET SMART Pier 1 Imports
BEST BUY Thomasville BACK BOOK SHOP BARNES & NOBLE OLD NAVY M
STAPLES T.J. MAXX NEW YORK COMPANY IHOP MATTRESS FIRM

M metro FUTURE POTOMAC YARD METRO STATION

INSTITUTE FOR DEFENSE ANALYSES

NATIONAL INDUSTRIES FOR THE BLIND

Giant Starbucks COFFEE

FUTURE OFFICE DEVELOPMENT

APPROVED ASSISTED LIVING

FUTURE TOWN CENTER

Virginia Tech Innovation Campus Opening 2022

Campus: 300,000 SF
Residential: 350,000 SF
Office: 250,000 SF

Potomac Yard South Redevelopment

Retail: 1,048,500 SF
Office: 4,000,000 SF
Hotel: 340,000 SF
Residential: 5,515 units

SUBJECT PROPERTY

DEL RAY PLACE

49 RESIDENTIAL CONDOS
1 RETAIL CONDO
(New Construction)

DELRAY SHOPPING DISTRICT

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TARTAN PROPERTIES

DELIVERS JANUARY 2019



OFFERING SUMMARY

Sale Price:	\$1,600,000
Delivering:	JAN 2019
Available Space:	2,675 sf
Parking:	8 reserved spaces
Condo Fee:	\$1,300/month
Zoning:	(CL)Commercial Low
Clear Height:	12' slab to slab

PROPERTY OVERVIEW

With Amazon now coming to Northern Virginia, neighborhoods adjacent to Crystal City and Potomac Yard have experienced a quick and strong uptick in interest, and Del Ray is one of these. In the heart of this neighborhood, the newest development project, Del Ray Place, is a mixed-use property located less than one mile from the Virginia Tech Innovation Center—an integral component of the Amazon campus. With quick access to Route 1 and the Braddock Road Metro station, this contemporary, technology-forward property will offer 2,675 sf of street retail space to serve the building's 49 one and two bedroom residential condominiums and the surrounding vibrant neighborhood. Venting for future restaurant will be in place along with the opportunity for outdoor dining. The thoughtful design of the project by the developer, Brookfield Residential, furthers the trend of urbanization and growth of this vibrant neighborhood, already popular young singles and families.

PERMITTED USES

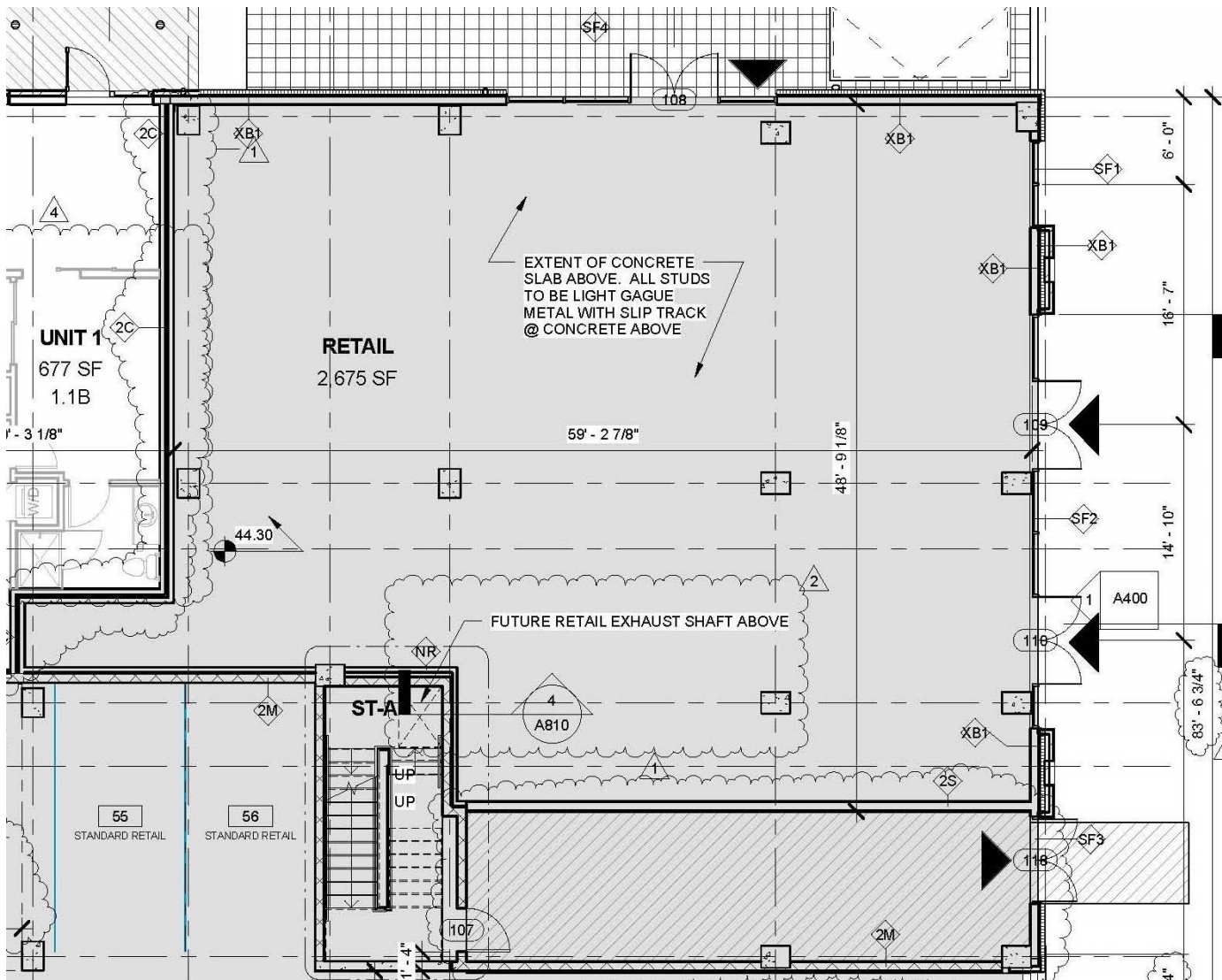
The Development Special Use Permit (DSUP) has approved this space to be used for retail, personal service uses and restaurants as defined by the City of Alexandria Zoning Ordinance.

PROPERTY HIGHLIGHTS

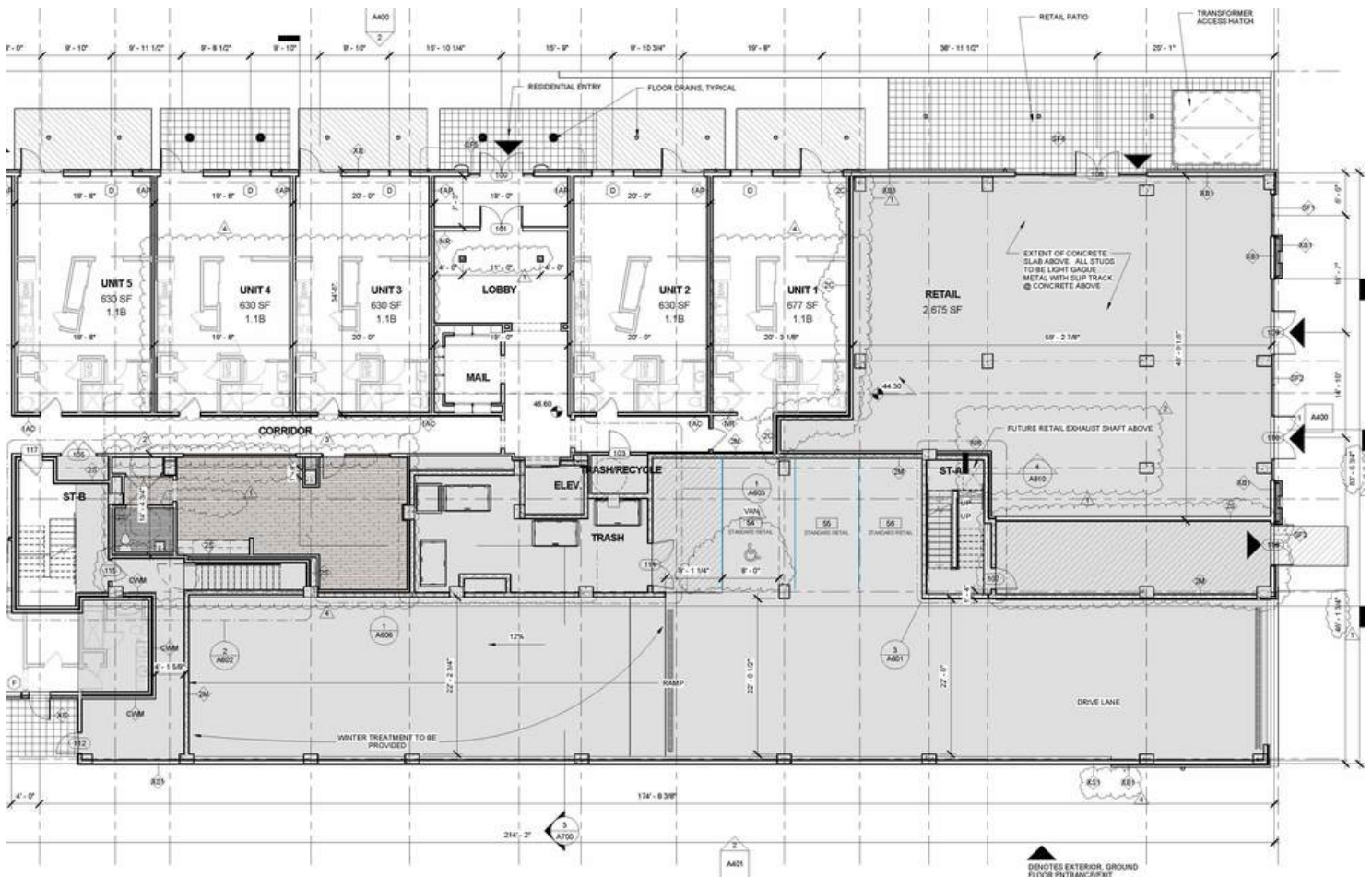
- Neighborhood street retail unit on the vibrant Mt. Vernon Avenue in the heart of the Del Ray neighborhood
- Permitted uses include retail, personal services, and restaurants
- Air shaft venting to rooftop for potential food users is planned
- Opportunity for outdoor dining
- Will be delivered in "cold dark shell" condition, fully demised with fire-rated drywall, sprinkler system; utilities and meters stubbed out
- 47' frontage on Mt. Vernon Avenue, neighborhood-focused and pedestrian-rich retail environment
- 8 reserved parking spaces
- Monthly condo fee \$1,300
- Quick access to Route 1 (.4 miles), National Airport (3 miles)
- Braddock Road Metro station .8 miles; two blocks to Capital Bikeshare; DASH bus to King Street Metro, Potomac Yard; Metro Bus to Pentagon, Ballston, and Rosslyn Metro stations
- Local dining: Del Ray Cafe, Junction Bakery & Bistro, Stomping Ground, Holy Cow, Del Ray Pizzeria, Swing's Coffee, Evening Star
- Fitness amenities: MV Crossfit, YMCA, Core Wellness & PT, Foundation Fitness, Orange Theory, Mind the Mat, Yoga in Daily Life, and Ease Yoga
- Within blocks: US post office, CVS, Walgreens, gas stations, three banks, as well as local favorites including Kiskadee, Purple Goose, VéloCity Bicycle Cooperative, among others



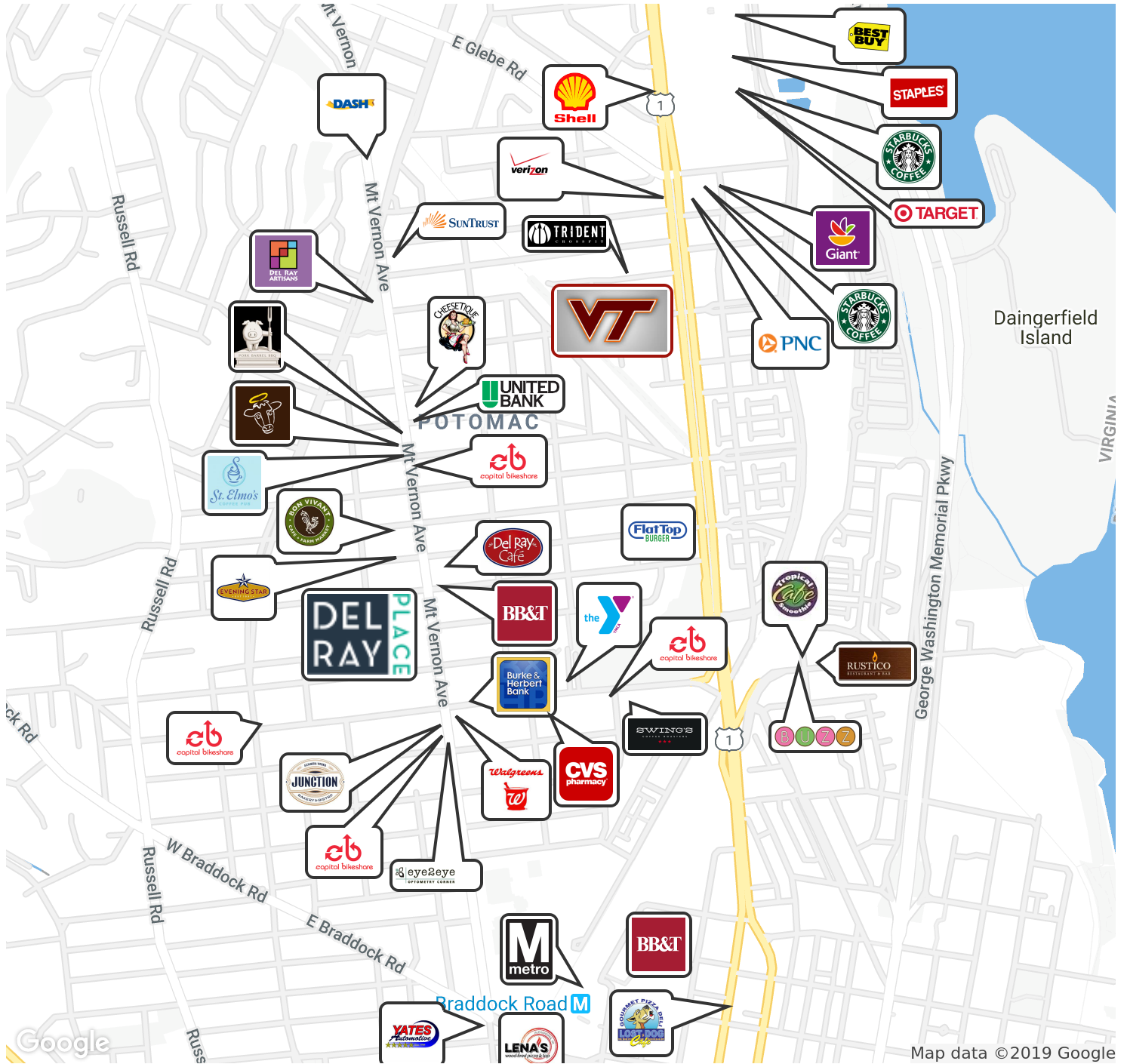
RETAIL SPACE | FLOOR PLAN



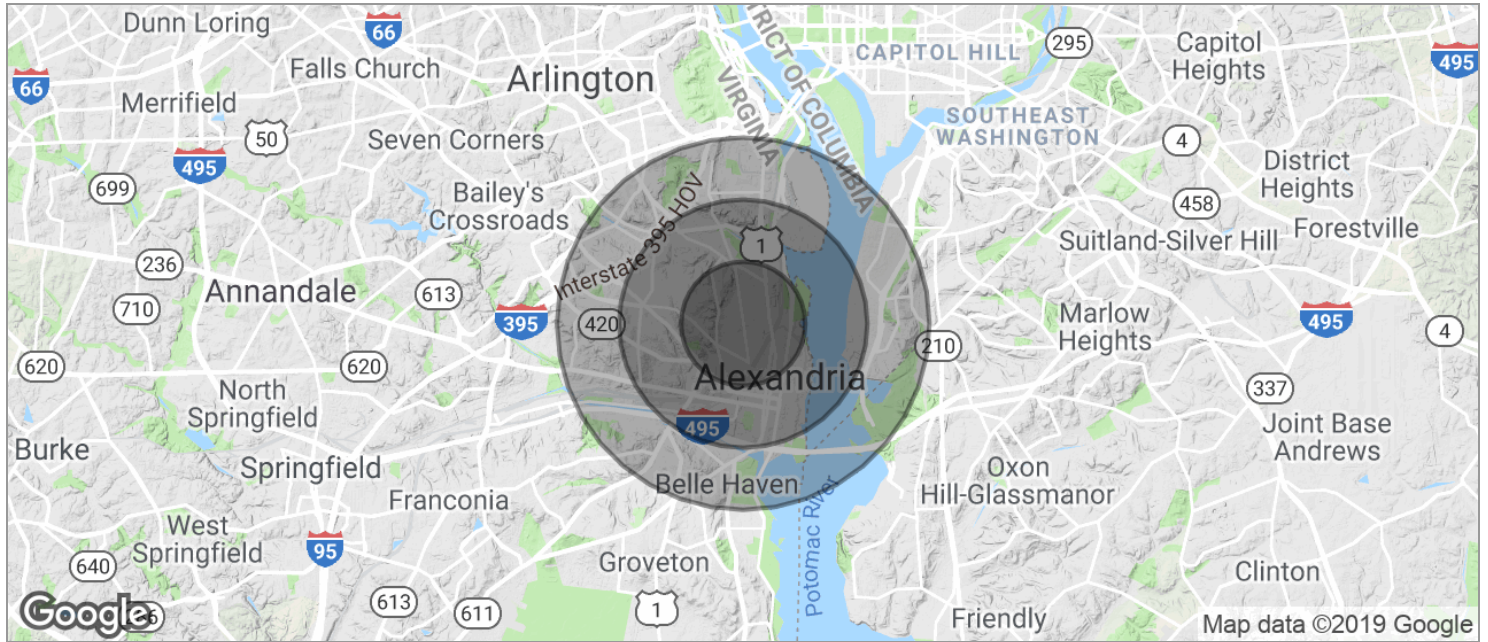
FLOOR PLAN | GROUND FLOOR



NEIGHBORHOOD FAVORITES



DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION			
TOTAL POPULATION	28,624	82,077	159,161
MEDIAN AGE	36.9	36.8	36.3
MEDIAN AGE (MALE)	36.0	36.9	36.4
MEDIAN AGE (FEMALE)	37.5	37.2	36.6
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	12,428	38,436	77,809
# OF PERSONS PER HH	2.3	2.1	2.0
AVERAGE HH INCOME	\$130,875	\$133,508	\$119,648
AVERAGE HOUSE VALUE	\$605,964	\$625,967	\$588,141

* Demographic data derived from 2010 US Census

DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tartan Properties Commercial in compliance with all applicable fair housing and equal opportunity laws.