



de **DIVARIS**
REAL ESTATE, INC.



SECOND FLOOR PROFESSIONAL SPACE FOR LEASE

ROSE HILL PLAZA

5115 FRANCONIA ROAD, ALEXANDRIA, VA 22310



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,937 - 7,430 SF
Lease Rate:	Negotiable
Building Size:	150,000 SF
Traffic Counts:	Franconia Rd 36,000 VPD
	Rose Hill Dr 18,400 VPD

AVAILABLE SPACES

30A	1,973 SF
30B	1,937 - 7,430 SF

PROPERTY OVERVIEW

Excellent second-story spaces are available for professional/medical office, learning center, or design firm. Located in Rose Hill Plaza Shopping Center close by to Kingstowne Town Center, Springfield Mall, I-95 and 495. The center features several tenants offering 'one-stop' shopping with anchors such as Safeway, Gabe's, Dollar Tree, Tuesday Morning, and more.

PROPERTY HIGHLIGHTS

- Building signage available with high exposure to eastbound Franconia Rd
- Ample parking with elevator access
- Easy access to I-495 from S Van Dorn St

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,555	64,509	176,003
Total Population:	11,766	152,624	422,501
Average HH Income:	\$128,894	\$99,955	\$103,548

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SUITE 30B PROPOSED FLOOR PLAN



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SUITE 30B PROPOSED FLOOR PLAN



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SUITE 30A FLOOR PLAN



Rose Hill Plaza

SAFeway Gabe's ANYTIME FITNESS

DOLLAR TREE Tuesday Morning petvalu RITE AID

Clermont Elementary
581 Students

Twain Middle School
985 Students

Edison High School
1,930 Students

Rose Hill Elementary
740 Students



Giant LANE BRYANT dressbarn

ROSS DRESS FOR LESS STARBUCKS COFFEE

TJ-maxx COST PLUS WORLD MARKET HomeGoods

SAFeway CHIPOTLE STARBUCKS COFFEE UNO CHICAGO GRILL

REGAL CINEMAS BONEFISH GRILL Panera BREAD

NOODLES & COMPANY Johnny Rockets FIREHOUSE SUBS

KOHL'S Walmart

pure barre



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