



DOCHTER & ALEXANDER
RETAIL ADVISORS

3300 RICHMOND HWY
VIRGINIA | ALEXANDRIA

Building Size | 3,600 SF

Lot Size | .35 Acres

Timing | Mid 2025

Rent/Nets | Available Upon Request

POTOMAC YARDS

CONTACT

Matthew Alexander

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HIGHLIGHTS

- Ranking among the **top ten power centers** in the region
- .35 acre free standing corner building** along signalized intersection with a 14-space parking lot
- High visibility** along Route 1 with prominent signage opportunities, averaging 18,868 cars per day
- Located in **Potomac Yards**, a rapidly growing area with strong economic potential

NEARBY TENANTS



NEIGHBORHOOD MAP

ARMY NAVY COUNTRY CLUB

DOUGLAS PARK

ARLINGTON RIDGE



VILLAGE AT SHIRLINGTON

**FAIRLINGTON PARK**

ARLANDRIA SHOPPING CENTER



MONTICELLO PARK

3300 RICHMOND HWY

OLD TOWN ALEXANDRIA



BRADLEE SHOPPING CENTER



3300 Richmond Highway
Alexandria, VA

NATIONAL LANDING



POTOMAC YARD CENTER



DAINGERFIELD ISLAND



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NEARBY CO-TENANCY



3300 Richmond Highway
Alexandria, VA

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FLOORPLAN



SPECS

- Building Size** | 3,600 SF
- Lot Size** | .35 Acres
- Parking Lot** | 14 - 20 Spaces
- Timing** | Mid 2025
- Rent/Nets** | Available Upon Request

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QUICK SERVICE RESTAURANTS
AVERAGE SALES VOLUME PSF

\$1,163
IN 2021

APARTMENT DEVELOPMENTS
WITHIN 1 MILE

1,483
BROKE GROUND


3,454
PROPOSED & UNDER CONSTRUCTION

5,636
EXISTING

AVERAGE WEEKLY METRO RIDERS
FROM POTOMAC YARDS

8,540
IN 2024


POTOMAC YARD CENTER
2021 SALES VOLUME


\$110M
A TOP 5 NATIONAL PERFORMER

DEMOGRAPHICS*	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	24,344	196,083	638,279
AVERAGE HOUSEHOLD INCOME	\$187,440	\$168,739	\$152,877
TOTAL HOUSING UNITS	12,064	103,343	331,105
FOOD AWAY FROM HOME (AVG)	\$6,818	\$6,126	\$5,580

**2023 Data*

3300 Richmond Highway
 Alexandria, VA


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