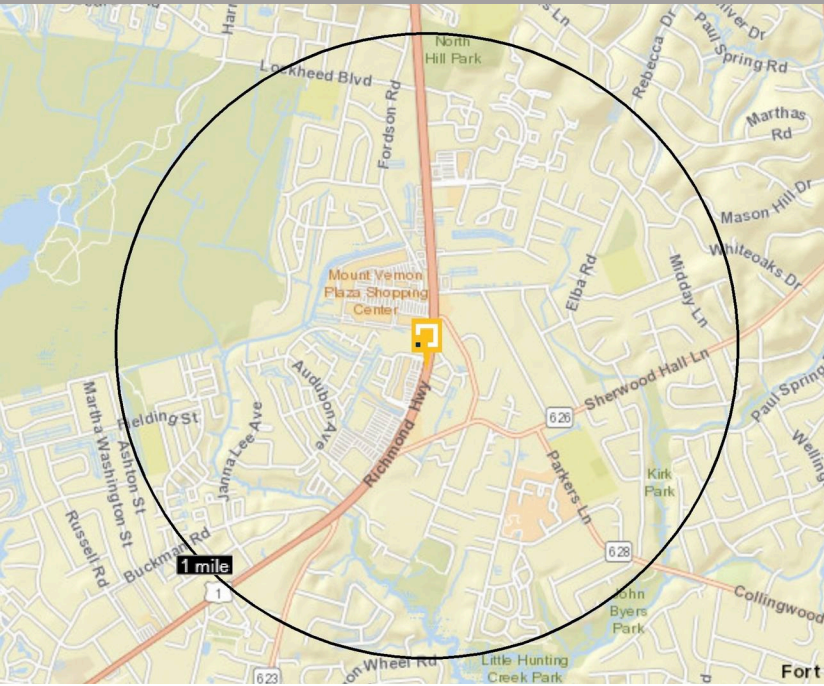


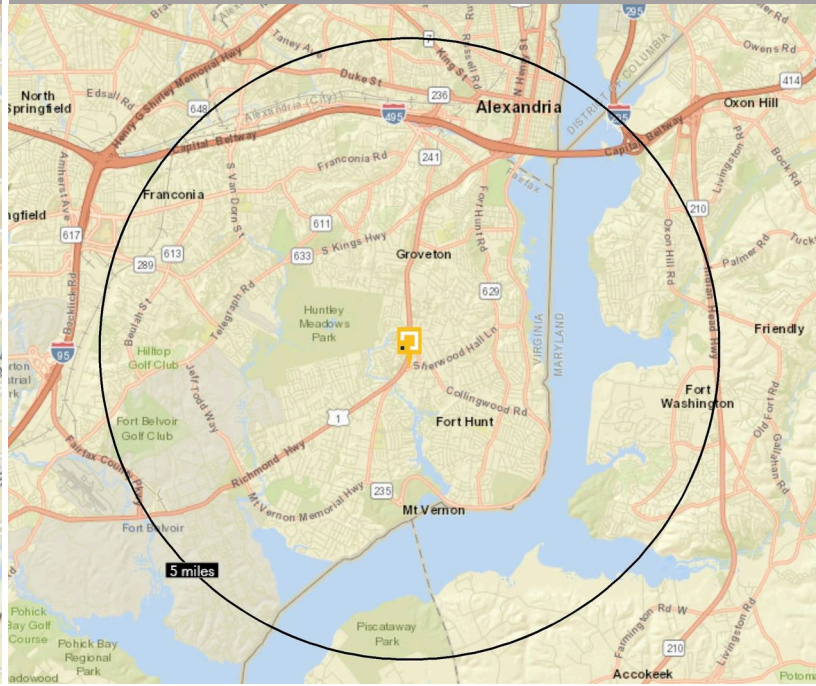
7770 RICHMOND HIGHWAY

Alexandria, VA

1 MILE RADIUS



5 MILE RADIUS



7770 Richmond Highway is located in Fairfax County in Alexandria, Virginia. With 60,000 square feet of retail, 7770 Richmond is anchored by Results Fitness and includes a light mix of local retailers and service providers directly adjacent to our community shopping center - Mount Vernon Plaza.

7770 RICHMOND HIGHWAY

7770 Richmond Highway
Alexandria, VA 22036



GLA
60,000 SF

COUNTY
Fairfax

TYPE
Community

PARKING SPACES
280

DEMOGRAPHICS

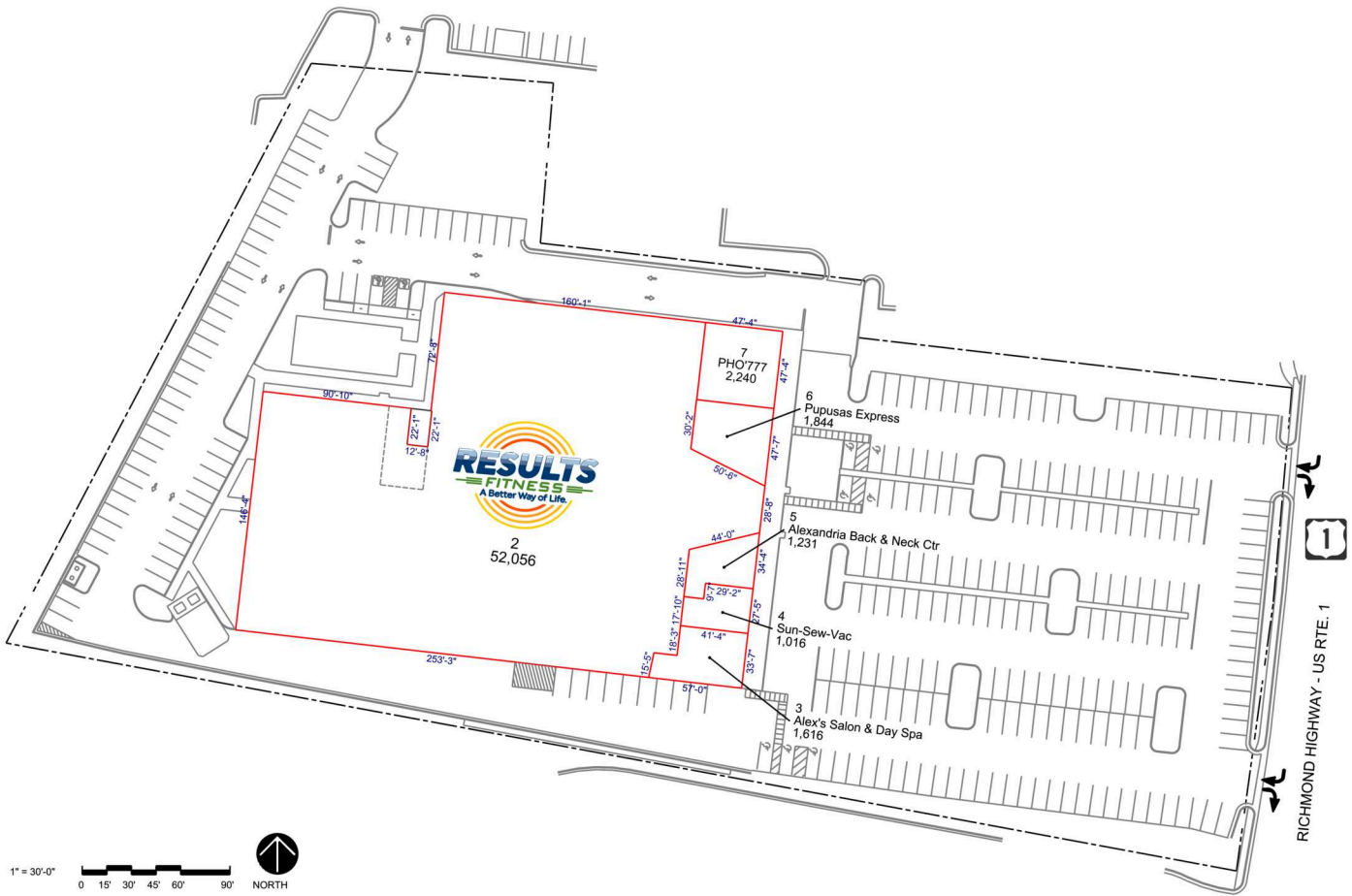
	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	MEDIAN HHI	AVERAGE HHI	MEDIAN AGE	COLLEGE EDUCATED
1 MILE	23,425	19,888	8,221	\$58,650	\$92,354	33	29%
3 MILE	105,076	77,295	38,065	\$99,425	\$138,316	39	50%
5 MILE	247,428	241,460	99,809	\$109,930	\$147,706	39	58%

LEASING CONTACT:

Rich Abruscato
 rabruscato@federalrealty.com
 (301) 998-8188

7770 RICHMOND HIGHWAY

Alexandria, VA



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The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions shown exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.