

8802 PEAR TREE VILLAGE COURT

Richmond Hwy & Pear Tree Village Ct
ALEXANDRIA, VA

streetsense.
4600 east west highway, suite 800, bethesda, md 20814

MARKET SUMMARY

The Engleside sub-market is located just northeast of Fort Belvoir and has benefited tremendously from the 2005 Base Closure and Realignment plan (BRAC). The 1.2-million-square-foot Fort Belvoir Community Hospital already has 1,600 medical personnel and hospital staff members working at the facilities, with growth expected to exceed 3,000 employees in the near future.

PAD SITE OPPORTUNITY IN ALEXANDRIA / ENGLSIDE, VA

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| POPULATION | 10,103 | 64,504 | 181,295 |
| AVERAGE HH INCOME | \$73,163 | \$84,076 | \$81,532 |
| DAYTIME POPULATION | 2,177 | 10,985 | 52,832 |
| # OF HOUSEHOLDS | 3,544 | 20,664 | 59,136 |

SITE DETAILS

- Approximate .5 acrea parcel along VA-1/Richmond Highway
- Located at signalized intersection, directly adjacent to McDonald's
- Ground Lease or Purchase Opportunity

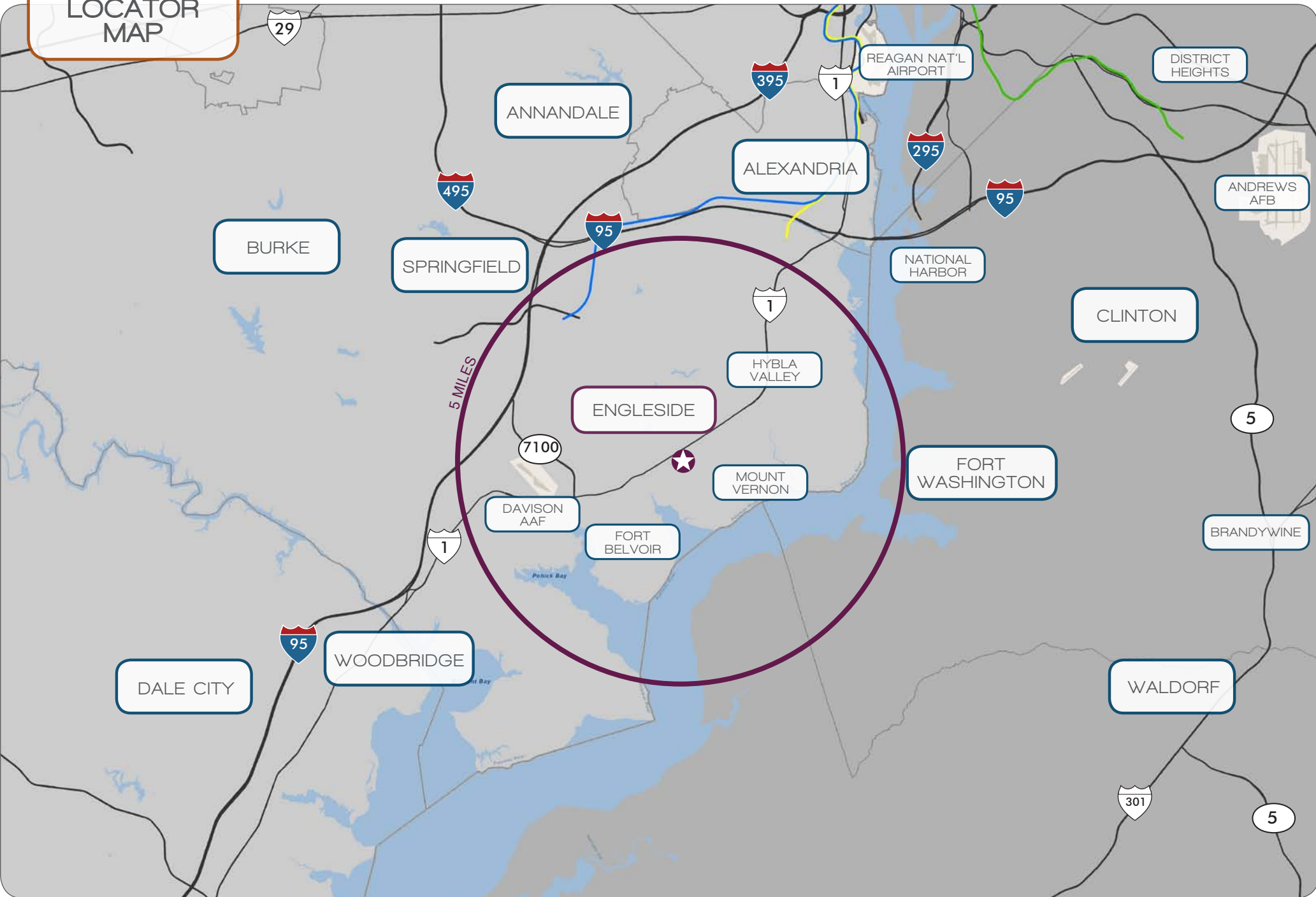
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LOCATOR MAP



AERIAL OVERVIEW

Springfield Plaza

Springfield Mall

Saratoga SC

Gunston Plaza

Springfield Commons SC

Landsowne Centre

Hilltop Village Center

Engleside Plaza

Kingstowne Town Center

Mount Vernon Plaza

South Valley SC

Penn Daw Plaza

Hollin Hall SC

Kings Crossing

Belle View SC

Beacon Mall

Mt Vernon Square

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SHOPPING CENTER KEY

- Grocery Anchored
- Power Center/
- Mass Merchant
- Regional Mall
- Goods & Services
- Lifestyle Center