

PLATFORM



AT 1100 N. FAYETTE STREET | ALEXANDRIA, VA





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ALEXANDRIA, VA

- Platform is a mixed-use development in North Old Town Alexandria, just south of Potomac Yard and a 5-minute drive to Historic Old Town Alexandria, with 628 residential units to deliver in multiple phases.
- Three vented restaurant opportunities, which are ideal spaces for casual neighborhood eateries with potential for 3 additional service retail tenants fronted by a 1 acre park.
- An under served neighborhood has excellent potential for residential growth on the horizon.
- Situated near the Braddock Road Metro Station and not too far from National Landing, which includes Amazon HQ2 and the VA Tech Innovation Campus.



DEMOGRAPHICS 2020

| | 1 MILE | 3 MILES | 5 MILES |
|--|---------------------|-----------|-----------|
|  POPULATION | 31,466 | 168,716 | 501,849 |
|  DAYTIME POPULATION | 41,021 | 191,557 | 520,086 |
|  HOUSEHOLD INCOME | \$191,136 | \$154,340 | \$124,051 |
|  TRAFFIC COUNTS | 47,000 - ON ROUTE 1 | | |

AREA RETAILERS



[solidcore]





ARLINGTON NATIONAL CEMETERY

PENTAGON CITY

RONALD REGAN WASHINGTON NATIONAL AIRPORT

NATIONAL LANDING

VIRGINIA TECH INNOVATION CENTER CAMPUS

POTOMAC YARD

1100 N. FAYETTE STREET ALEXANDRIA, VA

OLD TOWN ALEXANDRIA

PLATFORM



SLATERS LANE 15,000 VPD

ROUTE 1, 47,000 VPD



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MT VERNON AVENUE 1,300 VPD



GEORGE WASHINGTON
MIDDLE SCHOOL



E BRADDOCK STREET 8,100 VPD

MATTHEW MAURY
ELEMENTARY SCHOOL



N HENRY STREET 22,000 VPD



RUSSELL ROAD



ORONOCO STREET

JEFFERSON-HOUSTON
PREK-8 IB SCHOOL



QUEEN STREET



KING STREET 30,000 VPD

PLATFORM

SITE PLAN OVERVIEW

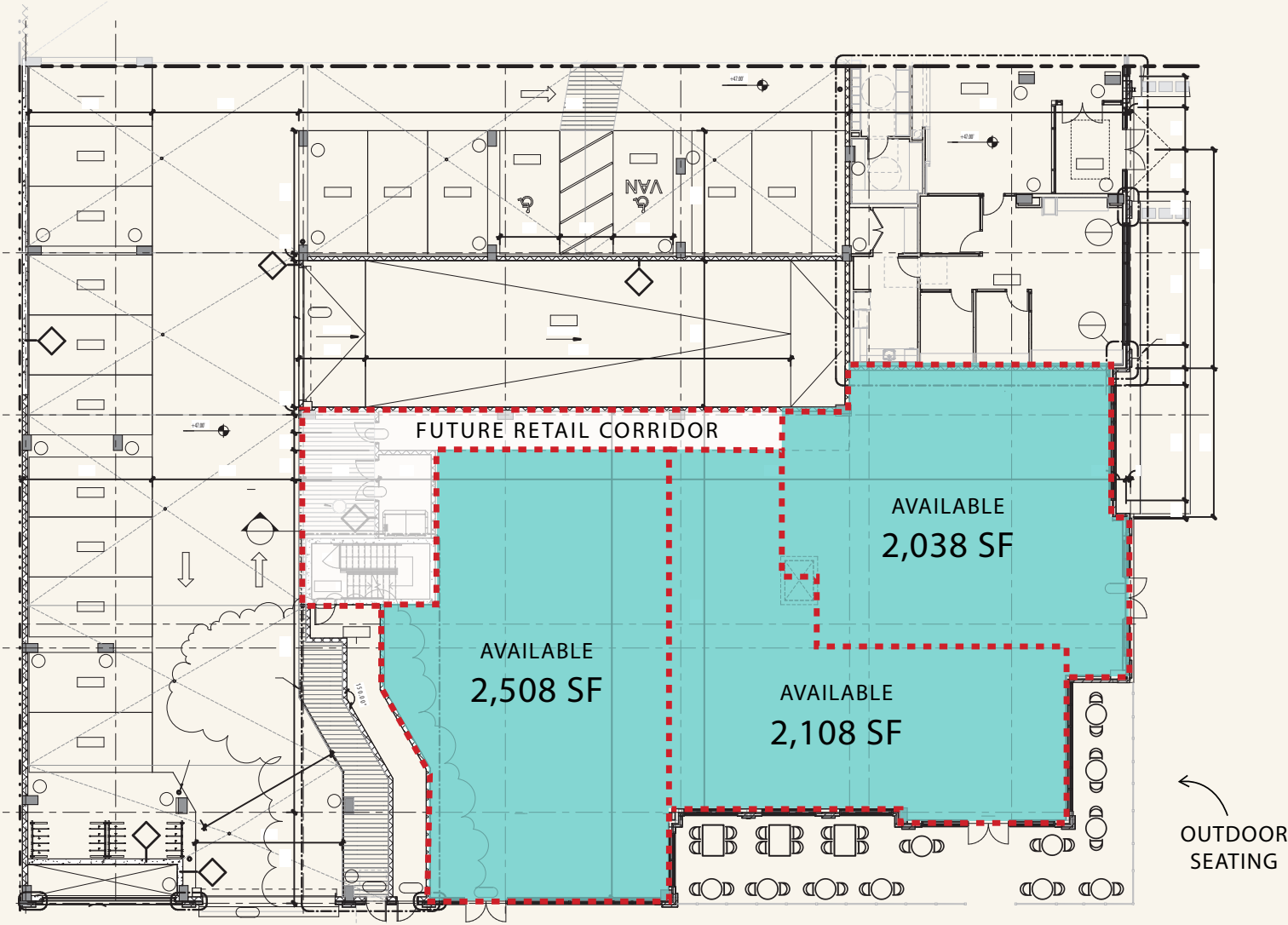
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SITE PLAN: BUILDING 1

PLATFORM AT 1100 N. FAYETTE STREET | ALEXANDRIA, VA
2,038 - 2,508 SF AVAILABLE



SITE PLAN: BUILDING 1

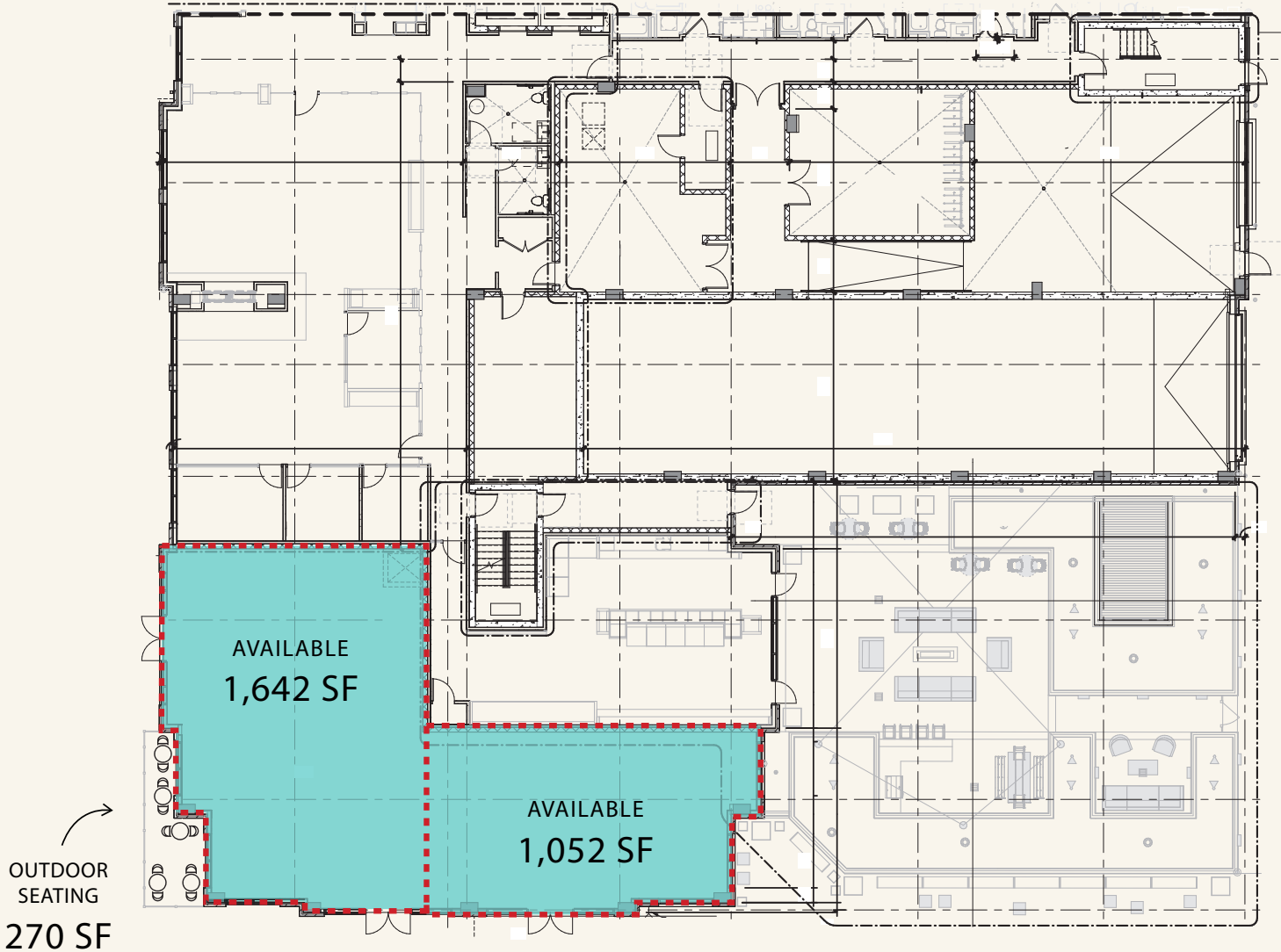
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PLATFORM

SITE PLAN: BUILDING 3

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1,052 - 1,642 SF AVAILABLE



SITE PLAN: BUILDING 3

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PARK AND RETAIL AREA

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RAPPAPORT

PLATFORM AT 1100 N. FAYETTE STREET | 1200 N FAYETTE STREET, ALEXANDRIA, VA

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