

Richmond Highway Overview

The Richmond Highway corridor is located in the southeastern section of Fairfax County, and extends from the Alexandria city limits south approximately 7.5 miles to Fort Belvoir. Nearly 4 million sq/ft of retail development is present, along with 1 million sq/ft of office space, and over 1,000 hotel rooms.

Significant expansion continues at Ft. Belvoir, including the new 1.5 million sq/ft Ft. Belvoir Community Hospital. An additional 3,500 workers are scheduled to arrive on the main post by the end of 2011 as the result of base realignment activities.

Approximately 213,000 people live within a five-mile radius of Richmond Highway, and 45% of households earn \$100,000 per year or more. New mixed-use projects will add new residents, and more opportunities for them to live, shop, play, and work on the highway.



The Beacon of Groveton

As the residential population and daytime workforce located along Richmond Highway continues to grow, the corridor provides an excellent location and potential market for retailers.

Mt. Zephyr

This commercial district offers an eclectic retail mix including antiques, specialty groceries, garden centers, and a variety of small businesses operated by spirited entrepreneurs. In recent years, many new residential communities have been built near this stretch of Richmond Highway, and a substantial townhouse project on Buckman Road is planned.

Woodlawn

The Woodlawn area is positioned for new growth and development opportunities following expansion at nearby Ft. Belvoir. Surrounding neighborhoods are served by supermarkets and retailers that meet everyday needs conveniently. Small businesses serve up a variety of specialty goods, services, and tasty treats. New hotels have recently located here to serve Ft. Belvoir visitors and tourists who come to enjoy Mount Vernon and other nearby historic sites. The opening of Mulligan Road by 2013 will make Woodlawn a well-connected hub of future opportunity.

Leasing Opportunities

Listed below are the primary shopping centers located along Richmond Highway. Contact SFDC about additional properties available for lease, sale, or redevelopment.

North Gateway & Huntington

- *Huntington Gateway*, CB Richard Ellis, www.cbre.com/huntingtongateway
- *Huntington Station*, AJ Dvoskin, www.dvoskin.com
- *Belle View Shopping Ctr*, KLN Retail, www.klnb.com

Penn Daw

- *Kings Crossing*, JBG Rosenfeld, www.jbgr.com
- *Penn Daw Plaza*, Combined Properties, www.combined.biz
- *Adler Shopping Ctr*, Adler Financial, www.adlerfinancial.com

Beacon/Groveton

- *Beacon Center*, Saul Centers, www.saulcenters.com

Hybla Valley

- *Mount Vernon Plaza*, Federal Realty Investment Trust, www.federalrealty.com/properties/mtvernon
- *Mount Vernon Crossroads*, KLN Retail, www.klnb.com
- *Mount Vernon Square*, KLN Retail, www.klnb.com
- *Huntley Meadows Shopping Ctr*, KW Commercial, www.kwcommercial.com

Woodlawn

- *Engleside Plaza*, KLN Retail, www.klnb.com
- *Woodlawn Center*, MTH Mgmt, www.mthmanagement.com
- *Sacramento Center*, McCaffery Interests, www.mccafferyinterests.com
- *Lukens Plaza*, KLN Retail, www.klnb.com
- *Cooper Center*, KLN Retail, www.klnb.com
- *Pear Tree Village*, Jackson Prentice, www.jacksonprentice.com

Learn More About Richmond Highway

Southeast Fairfax Development Corporation (SFDC) promotes economic activity and redevelopment on Richmond Highway between the Capital Beltway and Ft. Belvoir. SFDC partners with a variety of stakeholders and helps businesses find the location on Richmond Highway where they can succeed and thrive.

To learn about current or future development activities, available space, existing businesses on the highway, or additional resources:

Visit

www.sfdc.org

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Development Corporation

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Contact Us

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Discover

RICHMOND HIGHWAY

Retail

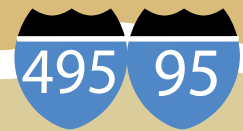


FAIRFAX COUNTY



VIRGINIA

RETAIL NODES



CITY OF ALEXANDRIA

North Gateway and Huntington

The North Gateway area features excellent regional accessibility due to its location just off the Beltway (I-95/ I-495), and proximity to the Huntington Metro station. Recent residential projects near the Metro station, plus new hotels on Richmond Highway have brought additional residents and visitors to the North Gateway area. Over 333,000 square feet (sq/ft) of office space is also located in the North Gateway.

Penn Daw

A key crossroads location that attracts nearby communities with convenient everyday goods and services. Additional residential projects are in the pipeline, bringing newcomers who appreciate commuting ease and proximity to Metro. Retail opportunities will continue to grow, and future projects will bring mixed-use development with retail and residential.

Beacon/Groveton

When shopping for house and home, the convenience and selection in the Beacon/Groveton area is right on target. The centerpiece is Beacon Center, well-connected to affluent communities to the east and west. Shoppers can find prominent national stores featuring everything for their home improvement, pet care, office supply, apparel, casual dining, grocery, and general merchandise needs. Off the highway about 1 mile east on Beacon Hill Road is an established neighborhood shopping center with grocery anchor.

Coming soon is The Beacon of Groveton, a mixed-use project encompassing 51,000 sq/ft of office space, upscale residential units, and 20,000 sq/ft of retail.

Hybla Valley

Hybla Valley has everything for the dedicated shop-a-holic. Where else can shoppers buy an SUV, spend all day loading it up with fabulous finds for the entire family, enjoy breakfast, lunch, and dinner, take a break for coffee or cocktails, plan and order a kitchen remodel, then finish the day with a pedicure and a massage?

Major retailers feature everything for inside and outside the home, with plenty of opportunities for wardrobe rejuvenation. Thriving small businesses round out the mix of retail, restaurants, and services. A quaint shopping center a few miles east on Fort Hunt Road features a grocery store, restaurants, and a variety of retail amenities.

Hybla Valley truly has something for everybody – with more on the way! Costco arrives in 2013.

Retail locations along Richmond Highway are clustered in community business centers that offer retail selections, services, and experiences that conveniently serve neighboring communities in addition to regional shoppers.



Telegraph Road
Mulligan Road (2012)
Fairfax County Parkway



FORT BELVOIR

Penn Daw Plaza
CVS pharmacy, BOOKS-A-MILLION, ...and more.

Beacon Center
LOWE'S, Home Depot, Payless, PetSmart, Starbucks, ...and more.

Mount Vernon Plaza
TJ-maxx, IHOP, Cheesys, ...and more.

Mount Vernon Square
SAFEMART, ...and more.

Mount Vernon Crossroads
Old Country Buffet, HomeGoods, ...and more.

Mount Vernon Center
ALDI, RITE AID, ...and more.

Engleside Plaza
SAFEMART, CVS pharmacy, ...and more.

Woodlawn Center
Bottom of the Hill, FAMILY'S DOLLAR, ...and more.

Additional Shopping Centers
These small centers feature a variety of retail, services, and restaurants.

- 1 Huntington Station
- 2 Huntington Gateway
- 3 Adler Shopping Center
- 4 Huntley Meadows Shopping Center
- 5 Sacramento Center
- 6 Lukens Plaza
- 7 Cooper Center
- 8 Pear Tree Village

See back of right flap for **Mt. Zephyr** and **Woodlawn** areas.