



THE DALTON

1225 FIRST STREET
ALEXANDRIA, VA

1,509 SF
CORNER RETAIL
AVAILABLE Q4 2017

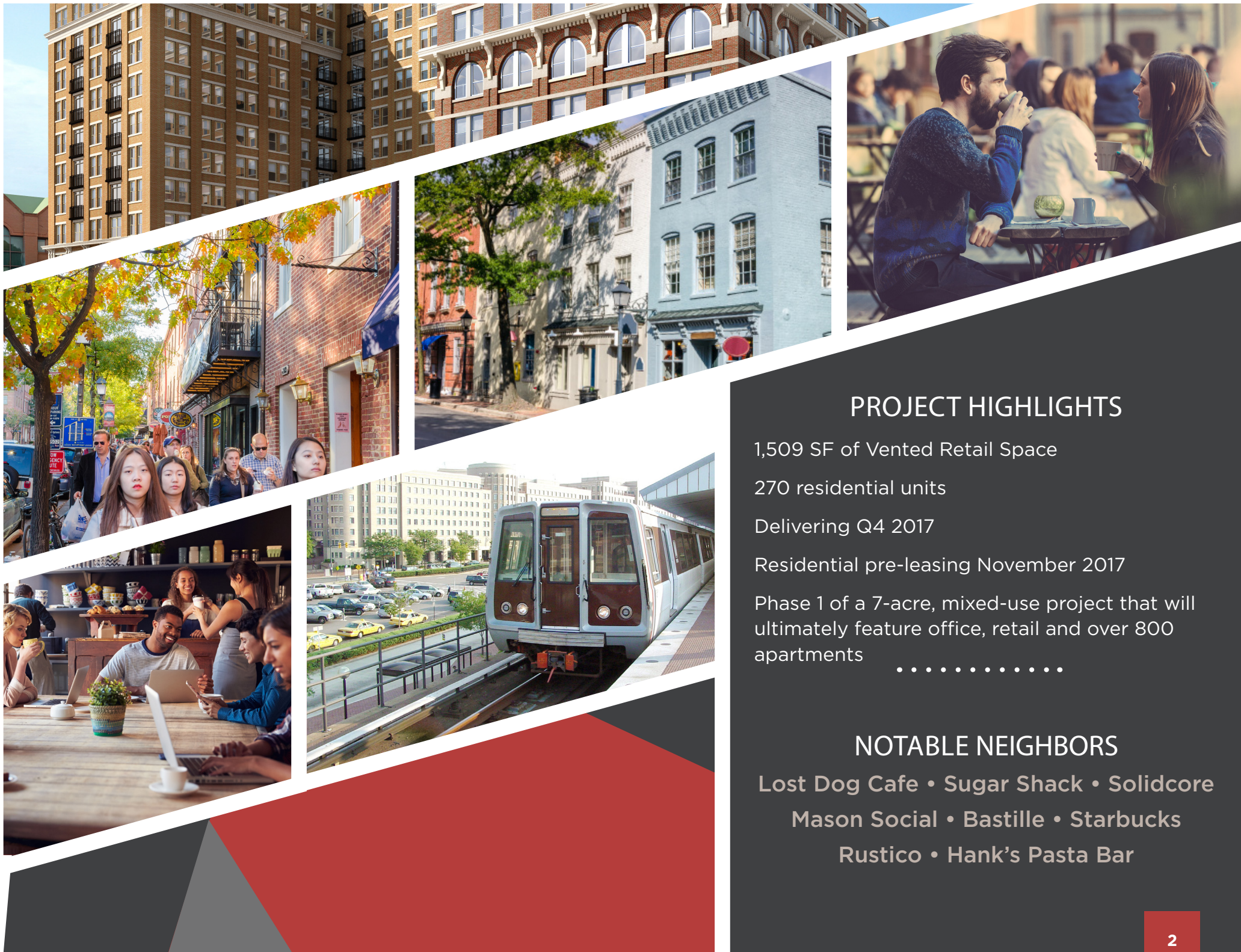


Trammell Crow Company

HIGH STREET
RESIDENTIAL

MEADOW PARTNERS

CBRE



PROJECT HIGHLIGHTS

1,509 SF of Vented Retail Space

270 residential units

Delivering Q4 2017

Residential pre-leasing November 2017

Phase 1 of a 7-acre, mixed-use project that will ultimately feature office, retail and over 800 apartments

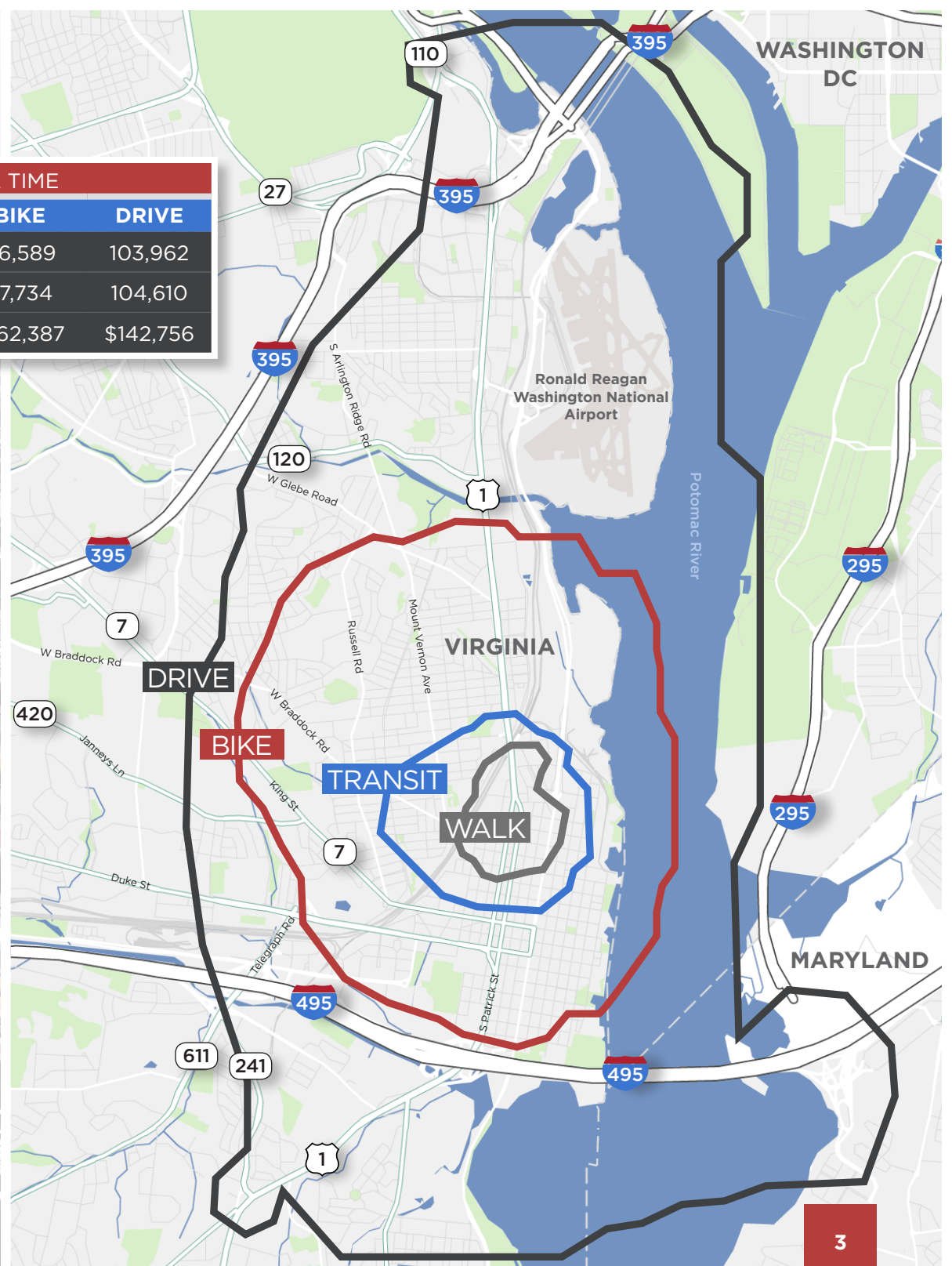
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NOTABLE NEIGHBORS

Lost Dog Cafe • Sugar Shack • Solidcore
Mason Social • Bastille • Starbucks
Rustico • Hank's Pasta Bar

TRADE AREA

DEMOGRAPHICS	10 MIN TRAVEL TIME			
	WALK	TRANSIT	BIKE	DRIVE
Population	5,076	10,714	46,589	103,962
Daytime Population	3,968	11,808	57,734	104,610
Average Household Income	\$135,531	\$147,727	\$162,387	\$142,756



	Residential
	Retail

THE DALTON



1225 FIRST STREET
ALEXANDRIA, VA

MERIDIAN AT BRADDOCK STATION
480 Units

BRADDOCK ROAD STATION
4,569 riders per day

THE BRADLEY
165 Units

Lena's Pizza & Tap
Yates Dry Cleaning

7-Eleven

Mak's Place
Madison Cleaners
Dos Amigos

THE COLECROFT COMMUNITY
300 Units

PENDLETON PARK APARTMENTS
24 Units

THE HENRY
141 Units

Starbucks
UFC Gym

BRADDOCK PLACE
120 Units

Mason Social

750 N FAYETTE ST
100 Units

THE ASHER
206 Units

Bastille

1111 BELLE PRE APARTMENTS
359 Units

Lost Dog Cafe
21 Nail Lounge
Sugar Shack
Solidcore

899 N ALFRED ST
130 Units

The Italian Place

699 N PATRICK STREET
53 Units (Proposed)

Blue and White Carryout

Swing's Coffee

Metro Church

McDonald's

Monterey's Pizza

Vaso's Kitchen

ARBELO APARTMENTS
34 Units

Tropical Smoothie Cafe
Buzz Bake Shop
Slaters Market

Hairy Situations Grooming
Poppy's Nails & Spa
Rustico

Massey Ln
Slaters Ln

Bernard St

Michigan Ave

GEORGE WASHINGTON MEMORIAL PKWY

Bashford Ln

2nd St

N Pitt St

N Royal St

N Fairfax St

Harris Teeter

Zento Restaurant
Starbucks

Trader Joe's
Talbots

Pendleton St

N Pitt St

N Royal St

N Fairfax St

Oronoco St

Pendleton St

Wythe St

Madison St

Madison St

Wythe St

Montgomery St

Crossfit Oldtown
A La Lucia

TJ Stone's
Hank's Pasta Bar

ALEXANDRIA

N HENRY STREET (47,000 VPD)

N HENRY STREET (21,000 VPD)

N PATRICK STREET

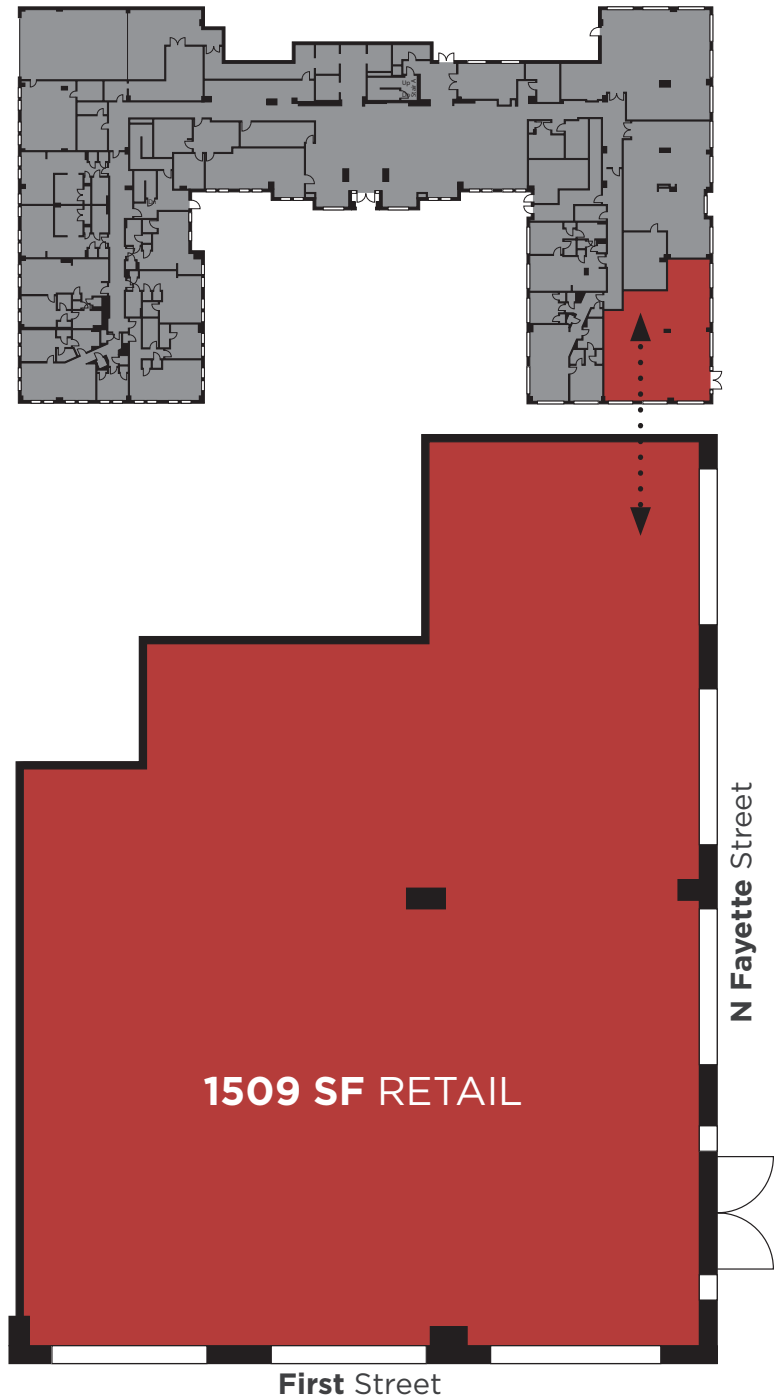
N WASHINGTON STREET (35,000 VPD)

E BRADDOCK ROAD

N West St

Princess St

RETAIL SPACE





FOR RETAIL LEASING INFORMATION, CONTACT:

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