

# POTOMAC YARD CENTER

3671 JEFFERSON DAVIS HWY, ALEXANDRIA, VA 22305

# for lease



## RARE OPPORTUNITY TO LEASE 3,441 SF In One of the Region's Premier Power Centers

### DEMOGRAPHICS

#### 1.0 Mile

Population 22,151  
Average Income \$127,516  
Median Income \$95,957

#### 3.0 Miles

Population 166,561  
Average Income \$128,906  
Median Income \$94,211

#### 5.0 Miles

Population 572,883  
Average Income \$105,680  
Median Income \$76,641

**McCAFFERY** Interests

THOUGHTFUL AND CREATIVE REAL ESTATE SOLUTIONS

### PROPERTY HIGHLIGHTS

**Join Target, Best Buy, Sports Authority, Barnes and Nobles, Shoppers Food Warehouse and others.**

- Extremely limited and rarely available opportunity to lease space in one of the most successful power centers in the entire Washington D.C. MSA
- 3,441 SF pad site available on short term basis (1-3 year term)
- Available space has direct visibility on Jefferson Davis Highway with signage opportunities
- Over 60,000 cars per day on Jefferson Davis Highway

#### CONTACT:

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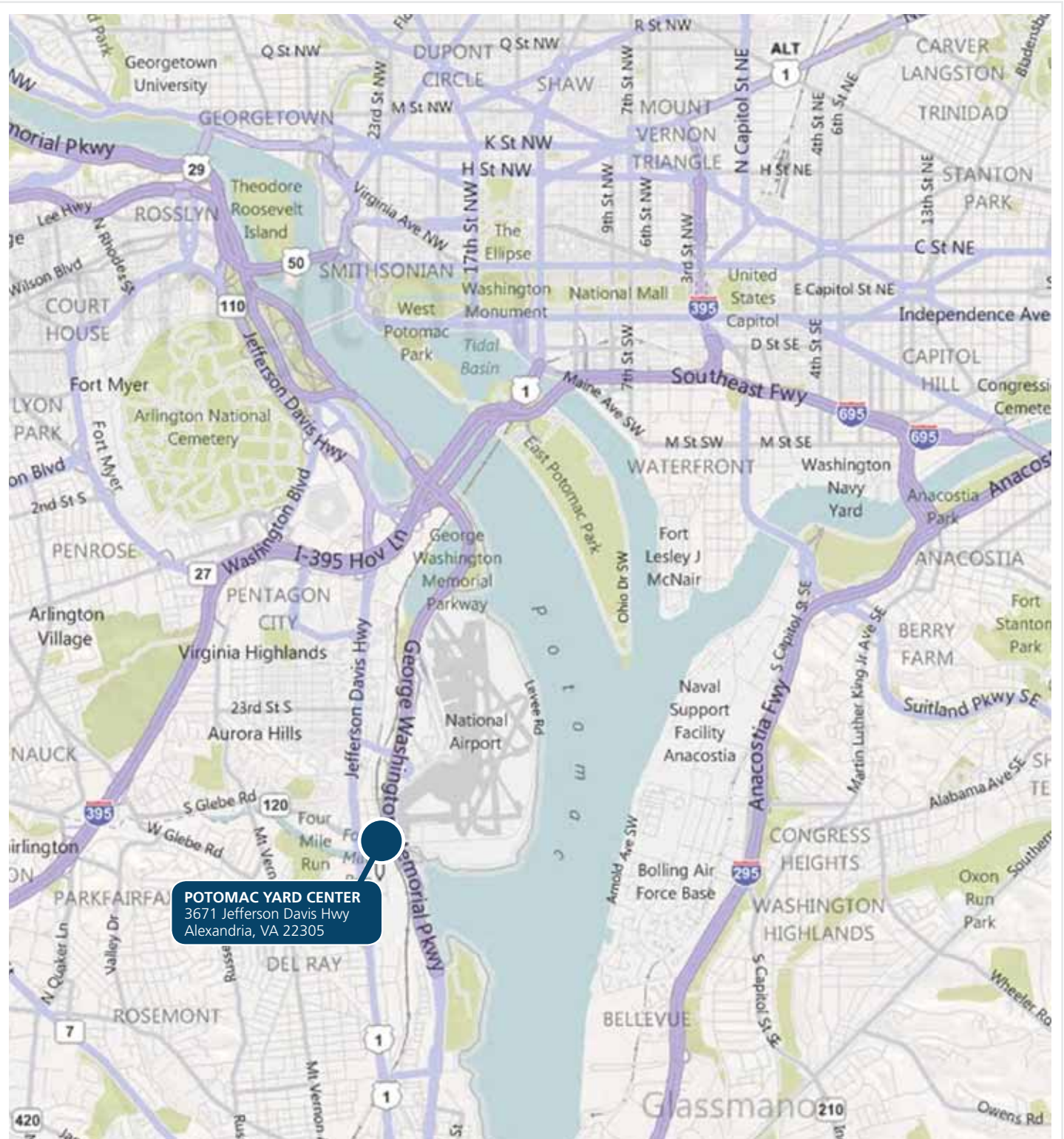
# aerial



# site



# Location



**POTOMAC YARD CENTER**  
3671 Jefferson Davis Hwy  
Alexandria, VA 22305