

4825 MARK CENTER DRIVE
ALEXANDRIA, VA

RAPPAPORT



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Home to the 1.4M-square-foot Department of Defense Campus, Mark Center is exceptionally positioned in the heart of West Alexandria. Surrounded by 3.25M square feet of office, a Hilton hotel, 80K square feet of retail, and multiple apartment communities, this unrivaled daycare opportunity caters to a densely populated professional and residential region through ample on-site parking, easy access to I-395 and Seminary Road, as well as a transit station just steps away with connections to Van Dorn, King Street, Braddock Road, and Pentagon stations.

DEMOGRAPHICS 2024

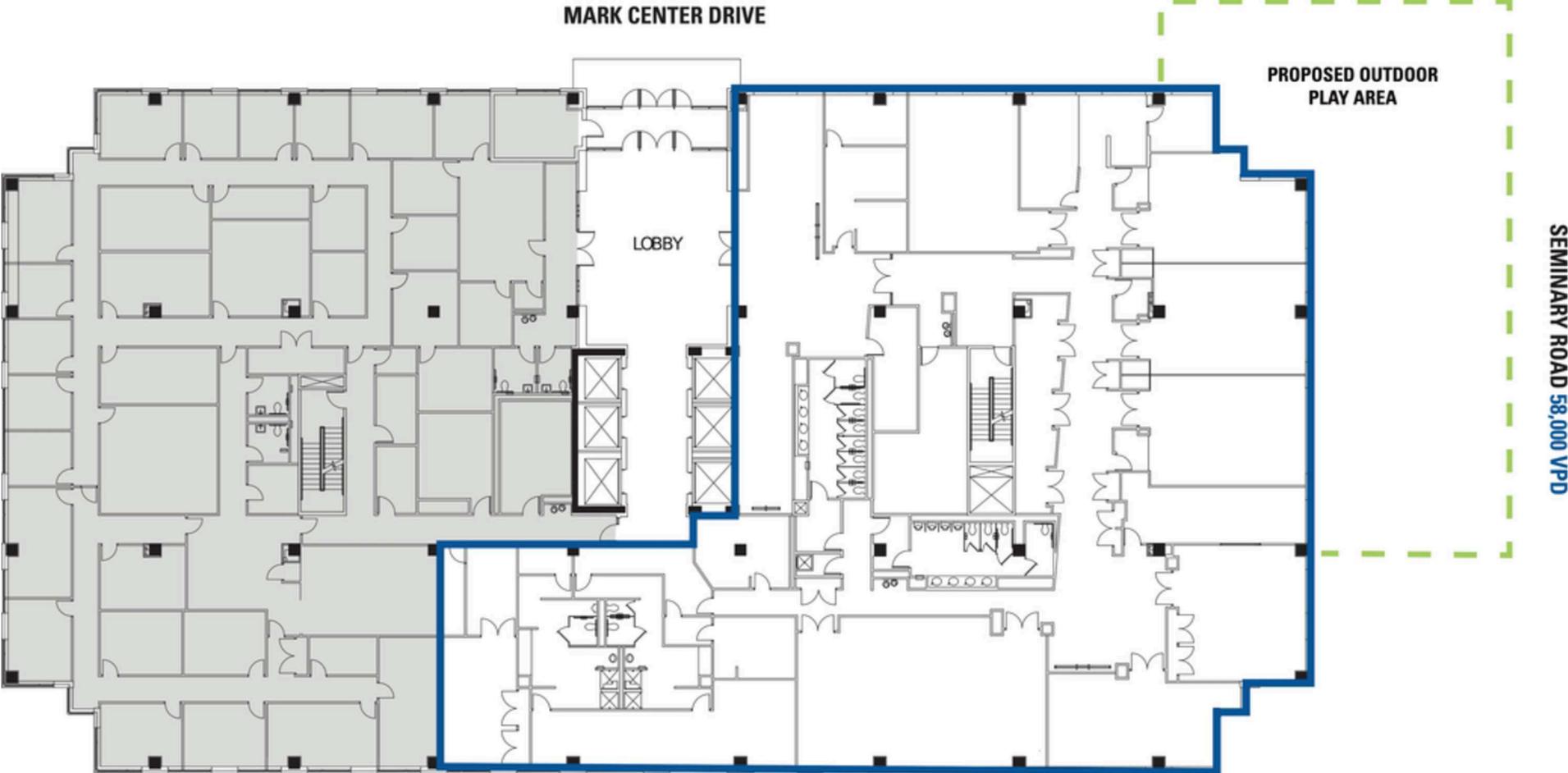
	1 MILE	3 MILES	5 MILES
 POPULATION	41,602	251,411	576,918
 DAYTIME POPULATION	32,645	186,886	603,268
 HOUSEHOLD INCOME	\$104,217	\$124,231	\$145,213
 TRAFFIC COUNTS	58,000 on Seminary Road		

AREA RETAILERS



SITE PLAN

4825 MARK CENTER DRIVE | ALEXANDRIA, VA



MARK CENTER DRIVE

LOBBY

PROPOSED OUTDOOR
PLAY AREA

SEMINARY ROAD 58,000 VPD

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Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Melissa Webb | mwebb@rappaportco.com | 571.382.1227

rappaportco.com