



# Cooper Center

8733 Cooper Road, Alexandria, VA 22309

**Retail Space For Lease**

## RENAUD CONSULTING

COMMERCIAL REAL ESTATE

### Quick Facts



#### PROJECT SIZE

24,660 SF

#### AVAILABILITY

1,056 SF

1,299 SF

1,400 SF

#### DEMOGRAPHICS

POPULATION AVG. INCOME EMPLOYEES

	POPULATION	AVG. INCOME	EMPLOYEES
1 mile	14,685	\$107,280	2,844
3 mile	65,520	\$131,543	20,188
5 mile	177,790	\$149,787	68,073

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Cooper Center is at a controlled intersection of Richmond Highway (Rt. 1) (29,000 VPD) just north of the 1.3 Million SF Fort Belvoir Medical Complex. Fort Belvoir is the largest employer in Fairfax County with 51,000+ Employees and 7,100 Residents on sight.

[Click For Street View](#)

JOIN THESE RETAILERS:



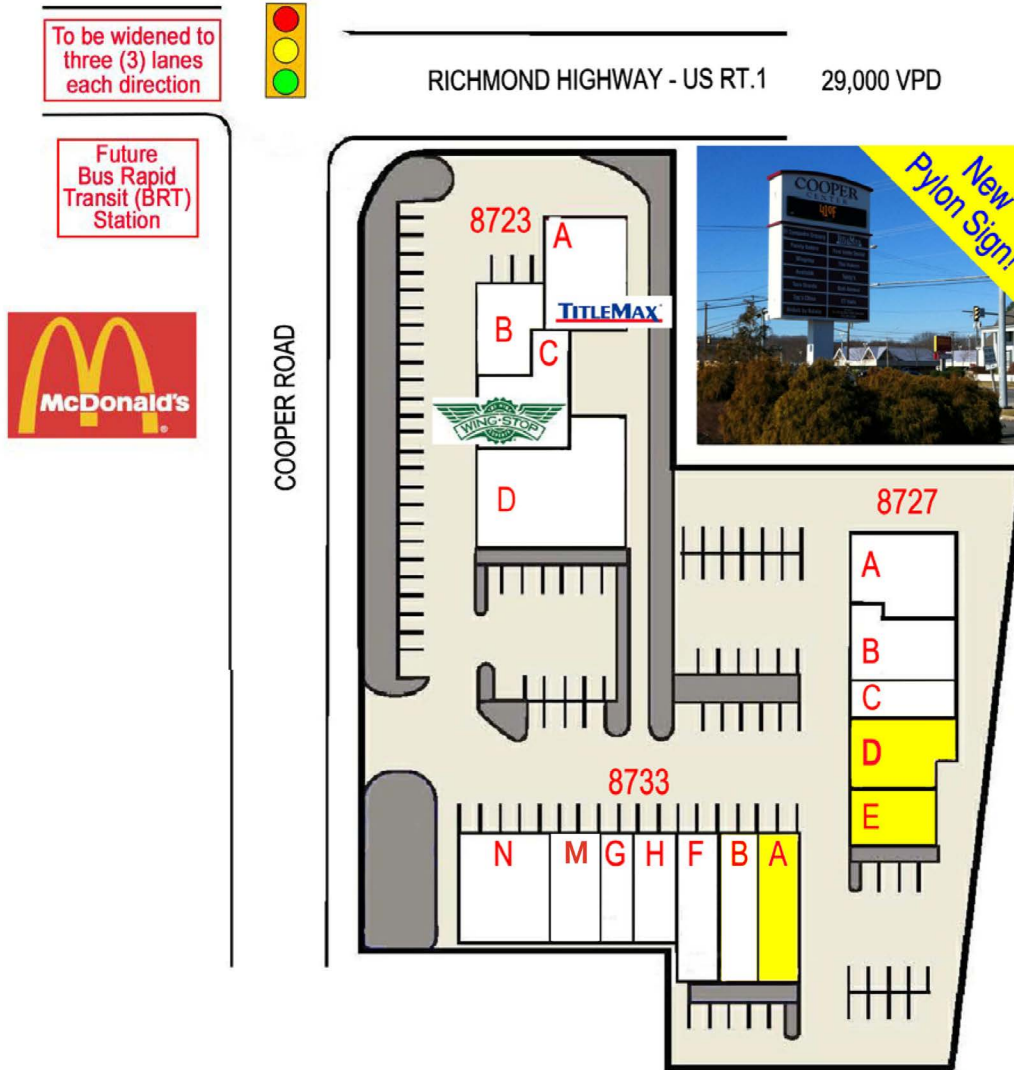


# Leasing Plan

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## Tenants

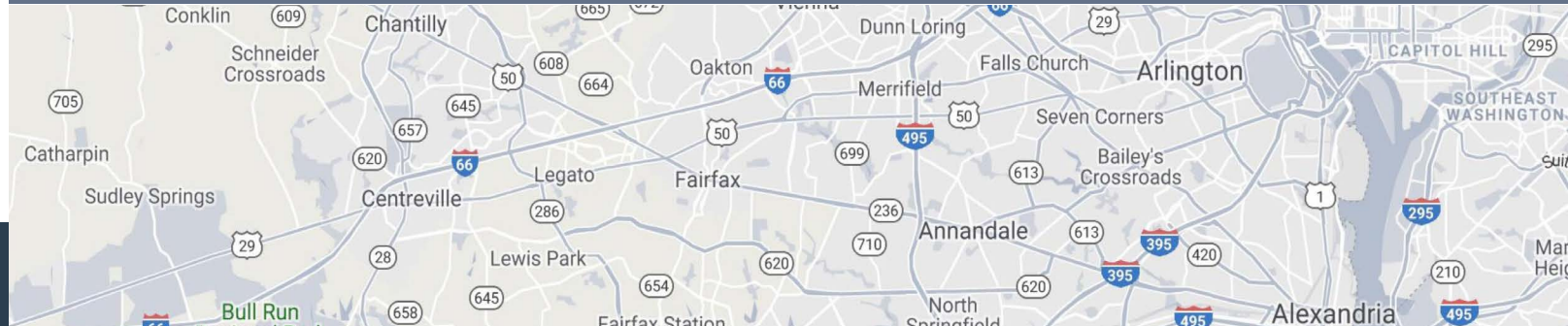
8723-A	TitleMax	2,127
8723-B	Pollo Royal	1,917
8723-C	Wingstop	1,803
8723-D	Amigo's Deli & Grocer	3,565
	<i>Subtotal</i>	<b>8,692</b>
8727-A	First Smile Dental	1,800
8727-B	Top China	1,177
8727-C	Art Massage	1,186
8727-D	Available	1,299
8727-E	Available	1,056
	<i>Subtotal</i>	<b>6,518</b>
8733-A	Salon Available	1,400
8733-B	Dominion Press Winery	1,400
8733-F	Thai Nakron	1,400
8733-G	C.T. Nails	800
8733-H	Hair Zone	1,050
8733-M	Momo-Poke Restaurant	1,200
8733-N	Family Bakery	2,200
	<i>Subtotal</i>	<b>9,450</b>
	<i>Site Total</i>	<b>24,660</b>



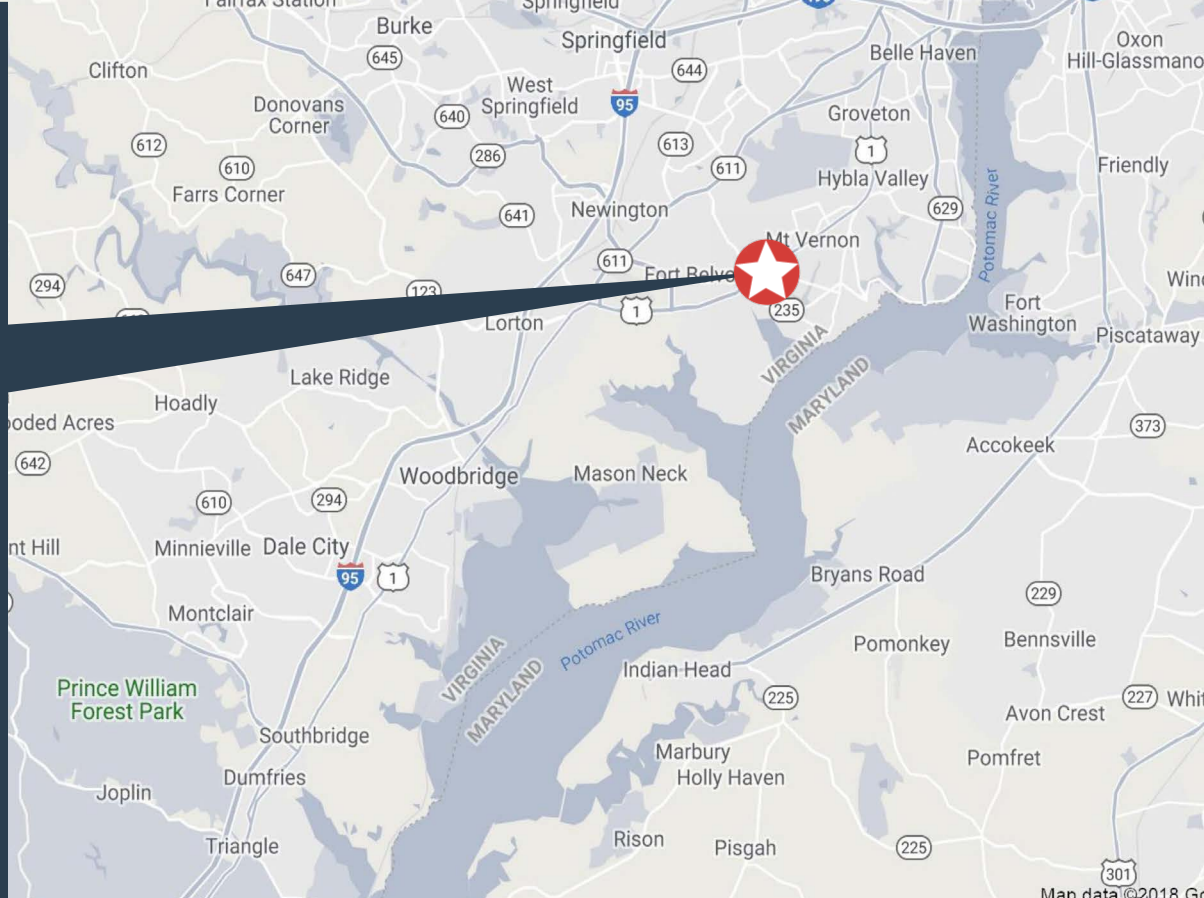
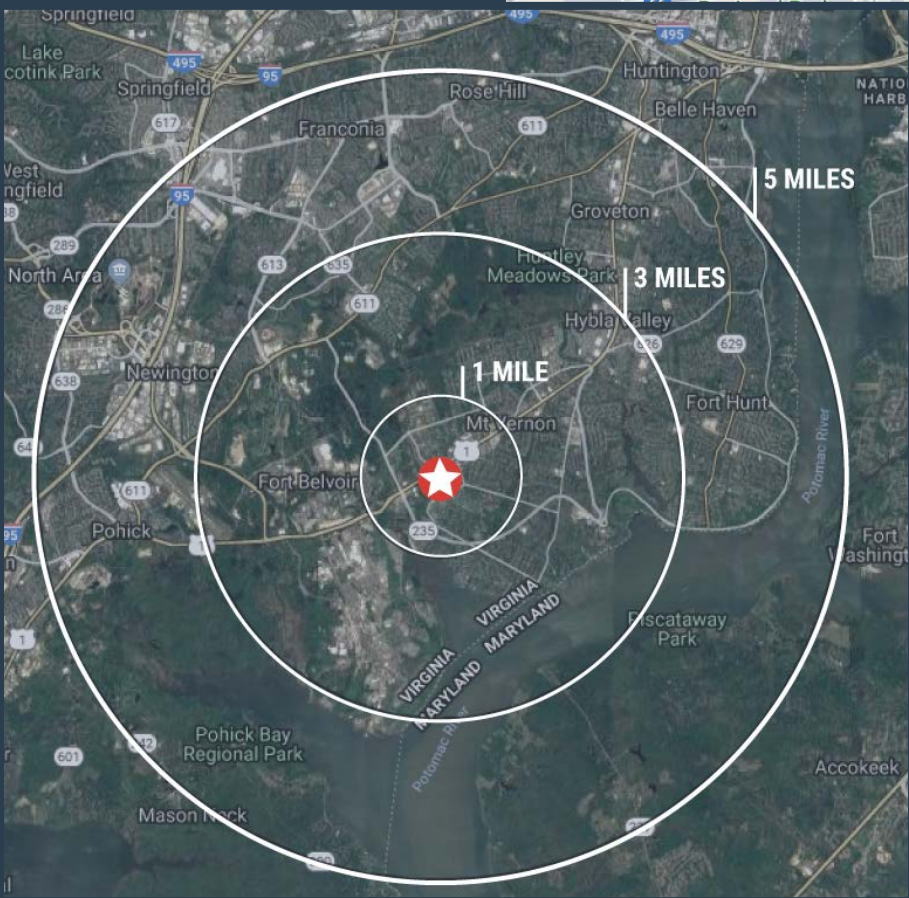


# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Wells Fargo
- Wendy's
- Planet Fitness
- Dollar Tree
- Advance Auto Parts
- The UPS Store
- Pizza Hut
- VA ABC
- Safeway
- Starbucks
- Taco Bell
- Aaron's
- Zips Dry Cleaners
- Gulf
- Family Dollar
- 2nd Ave

