



Woodlawn is located just north of Fort Belvoir on Route 1 (Richmond Highway). The traffic count on Route 1 is over 63,000 cars per day and is increasing due to the expansion of Fort Belvoir. Since the base closing act of several years ago, Fort Belvoir has been receiving many of the closure personnel from the other bases which have been closed in the Washington D. C. area. It is the receiving base in Washington, therefore it is expanding dramatically.



MTH Management Corp.

FOR LEASING INFORMATION  
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# Woodlawn Shopping Center

8700 Richmond Highway  
 Alexandria, Virginia 22309



# DEMOGRAPHICS

Miles	1	5	10
<b>Population</b>			
2011 Projection	10,054	173,933	849,263
2009 Estimate	9,853	167,383	794,802
2000 Census	9,268	153,567	743,776
Population per sq. mile	4,986	2,511	2,687
<b>Households</b>			
2011 Projection	4,061	66,141	29,925
2009 Estimate	3,973	63,545	308,407
2000 Census	3,702	57,902	287,133
Growth 2006-2011	-.23%	0.27%	0.79%
Average HH Size	3.2	3.18	3.21

**2009 Household and Per Capita Income**

Average HH Income	64,064	82,177	80,012
Median HH Income	62,531	83,602	79,706
Median Family Income	61,570	69,403	69,457
Per Capita Income	33,468	40,633	40,728

**Traffic Count - Vehicles Per Day**  
 Richmond Highway 63,000

# TENANT INFORMATION

Address	Tenant	Sq. Ft.	Store Frontage
8700	Wendy's	2,280	40
8702	Tobacconist	2,025	31
8704	Shabana's Gifts	600	15
8706	Tony's Shoe Repair	582	15
8708	Bel'Art Framing	1,120	15
8710	America's Cuts	1,073	15
8712	Used Appliance Store	1,170	15
8714	Used Appliance Store	1,400	15
8718	Church	4,300	0
8724	Church	3,585	29
8728	Church	3,585	29
8730	Terry's School of Dance	4,176	35
8734	Family Dollar	10,917	72
8736	Select Second	3,232	24
8738	Alexandria Grill	1,700	16
8740	China Cafe	1,700	17
8742	<b>AVAILABLE</b>	<b>3,900</b>	<b>40</b>
8744	Creative Nails	1,000	19
8746	<b>AVAILABLE</b>	<b>2,200</b>	<b>19</b>
8750	Food Lion	33,000	220
8752	Herbal Life	1,250	24.5
8754	Halalco Speciality Store	1,250	24.5
8758	Daycare Center	5,000	100
8760	Stilos Hair Salon	1,250	25
8762	Orale Taqueria Mexicana	1,250	25
8764	<b>AVAILABLE</b>	<b>2,085</b>	<b>29</b>
8766	Wick's Sports Lettering, Inc.	4,200	60
8768	Subway	1,460	53
8786	Mexico Lindo Restaurant	5,000	12

Total 106,290

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