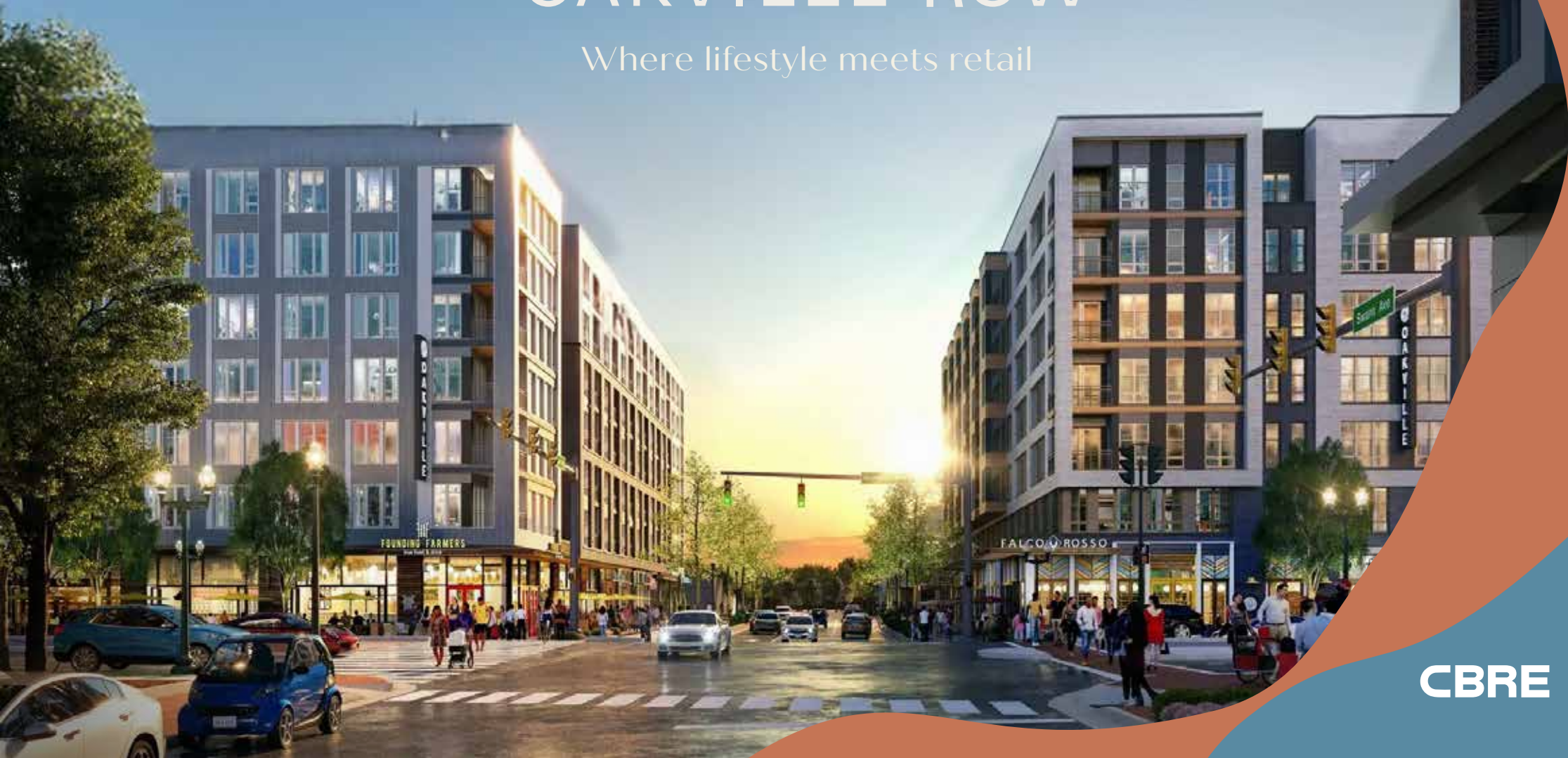


451 SWANN AVE | ALEXANDRIA, VA



OAKVILLE ROW

Where lifestyle meets retail



CBRE + **STONEBRIDGE**

Key Features

- + 1,896 SF – 6,415 SF of prime retail space.
- + Exceptional visibility along Richmond Highway with 46,000 daily vehicles.
- + Anchored by a brand new Founding Farmers Restaurant
- + 189 dedicated retail parking spots for customers convenience.
- + Located in Alexandria's rapidly expanding district.



In the Heart of What Matters

Oakville Row at 451 Swann Ave offers prime retail space in Alexandria's rapidly growing Oakville Triangle. Strategically positioned along Richmond Highway with 46,000 daily vehicles, it boasts exceptional visibility and accessibility. It is steps from Potomac Amazon's HQ2, Virginia Tech's Innovation Campus, and the Metro, connecting Del Ray to National Landing. Surrounded by a thriving residential community and a vibrant mix of retail, dining, and entertainment, Oakville Row is an ideal destination for businesses looking to grow in this upscale, high-traffic area.





Meet Our Customers

Within 3 Miles



Laptops and Lattes

30.3%

Avg Household Size: 1.87
Median Age: 37.4
Median Household Income: \$112,800

- More than three out of four have a bachelor's degree or higher.
- Labor force participation is high, more than 75%.
- Salaries are the primary source of income.
- These are health-conscious consumers. Physical fitness is a priority, exercising at a club or other facility on a regular basis. Enjoy sports such as jogging/running, biking, tennis, soccer, skiing, yoga, and Pilates.
- Environmentally conscientious but also image-conscious: both impact their purchasing




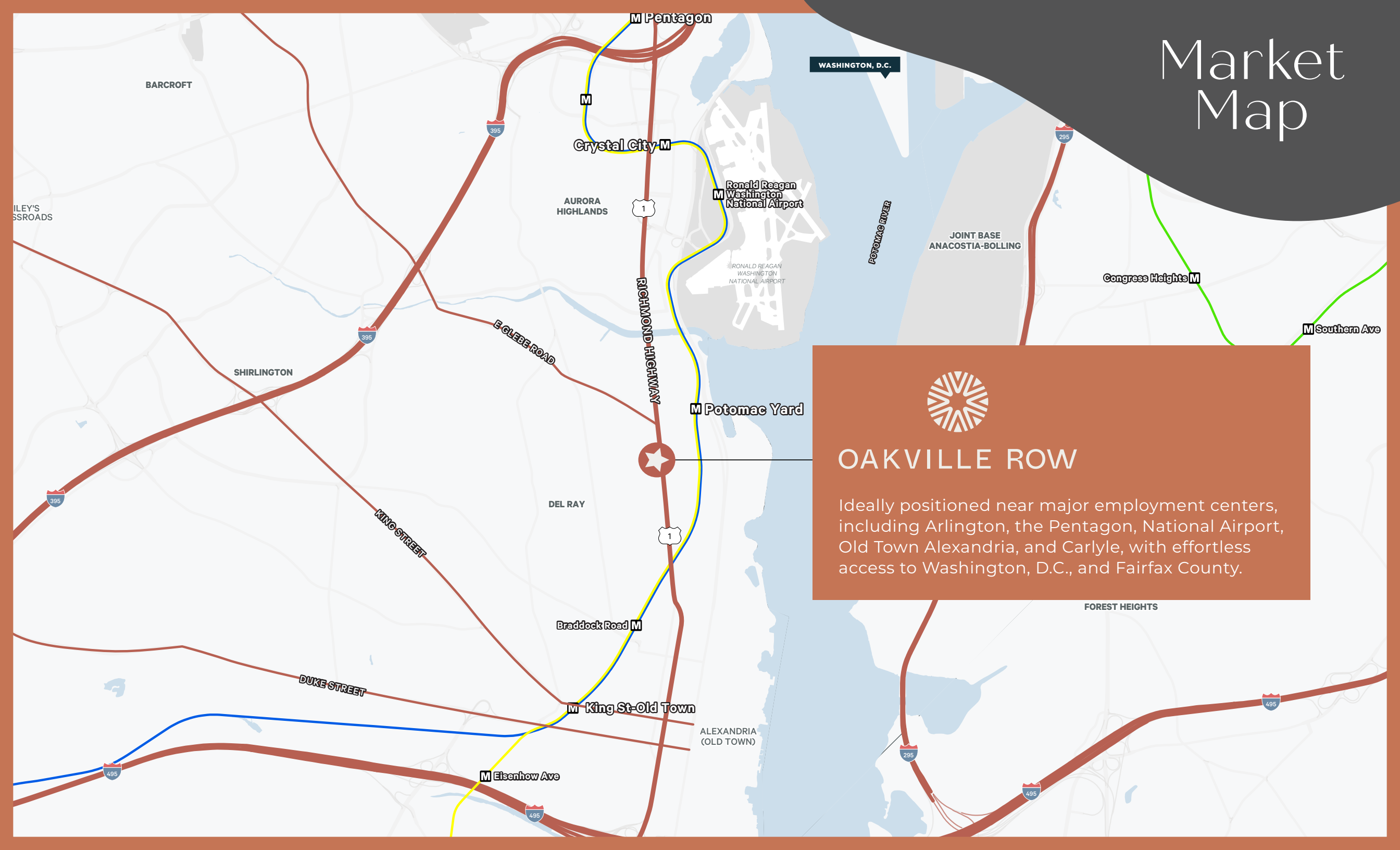
Metro Renters

25.2%

Avg Household Size: 1.67
Median Age: 32.5
Median Household Income: \$67,000

- Well-educated consumers, many currently enrolled in college.
- Participate in leisure activities including yoga, and Pilates.
- Socializing and social status very important. Enjoy wine at bars and restaurants.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Become well informed before purchasing the newest technology.

Market Map



OAKVILLE ROW

Ideally positioned near major employment centers, including Arlington, the Pentagon, National Airport, Old Town Alexandria, and Carlyle, with effortless access to Washington, D.C., and Fairfax County.



Who is in Neighborhood

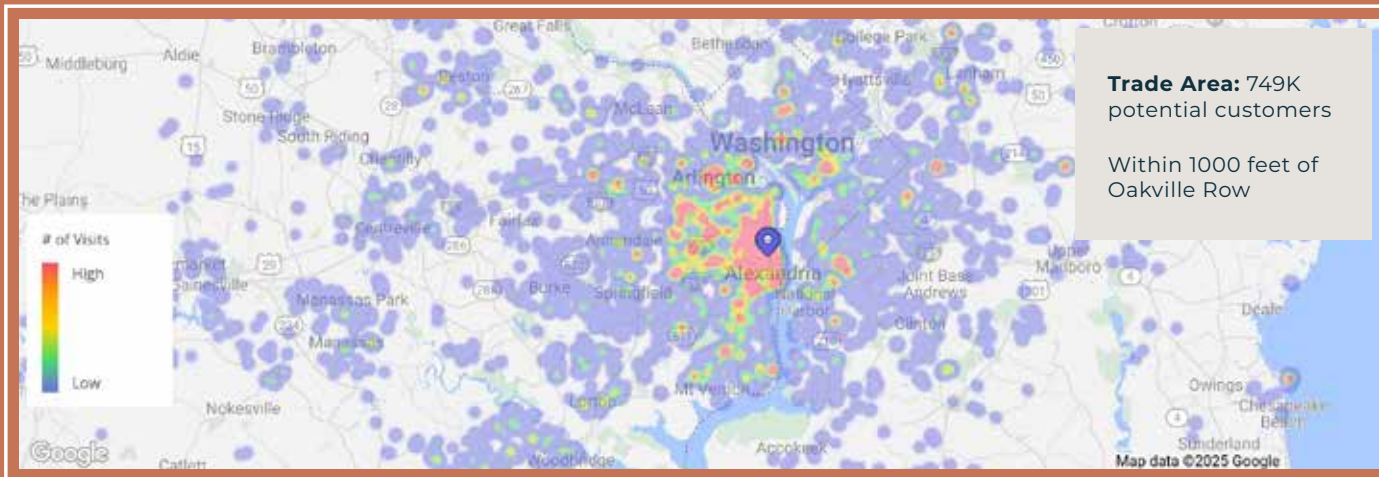


8,500 existing residential units, and 4,500 residential units in the pipeline.



Virginia Tech Innovation Campus opened in January 2025; bringing 450 Master of Engineering students and Qualcomm ThinkABit Lab Program for grades K-12 to Potomac Yards

Current Customer

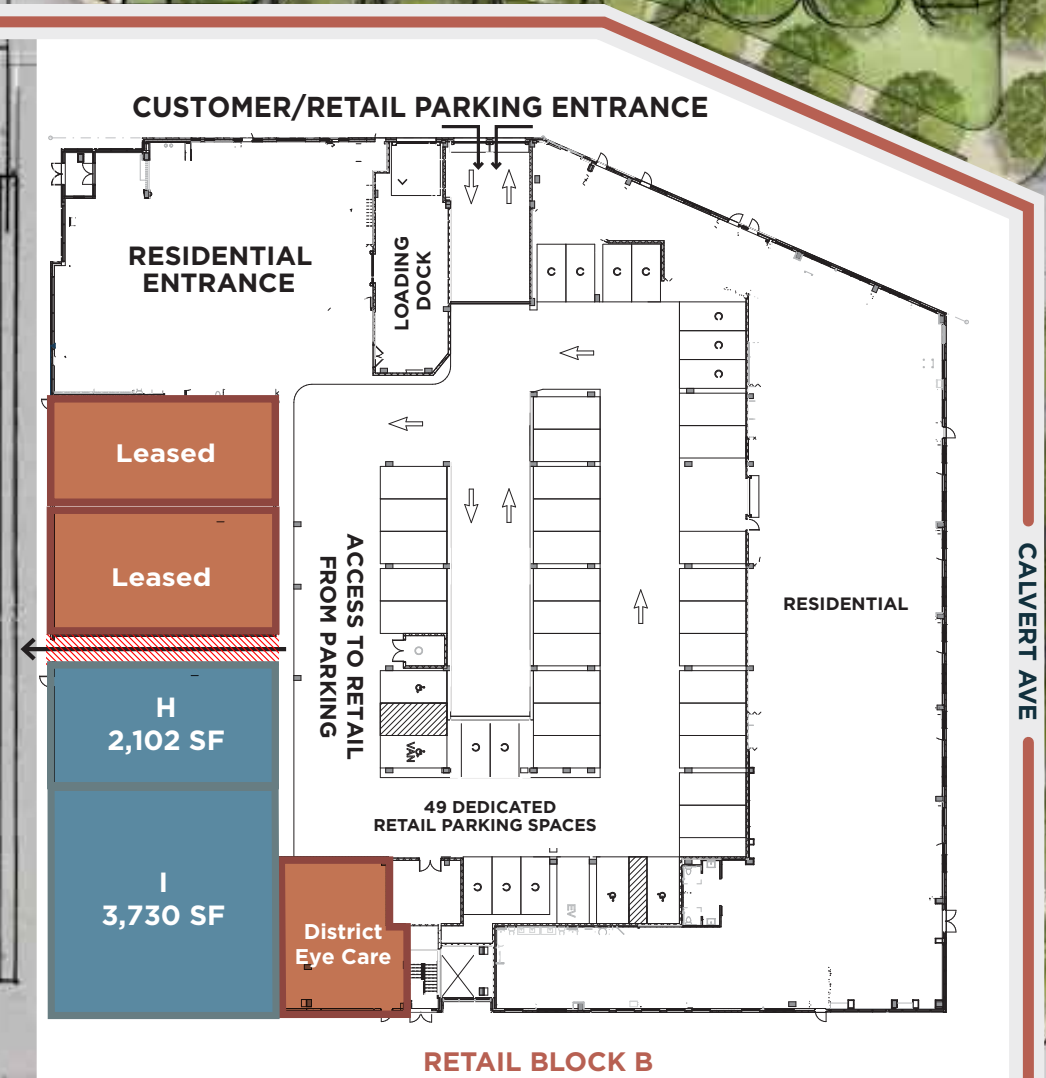
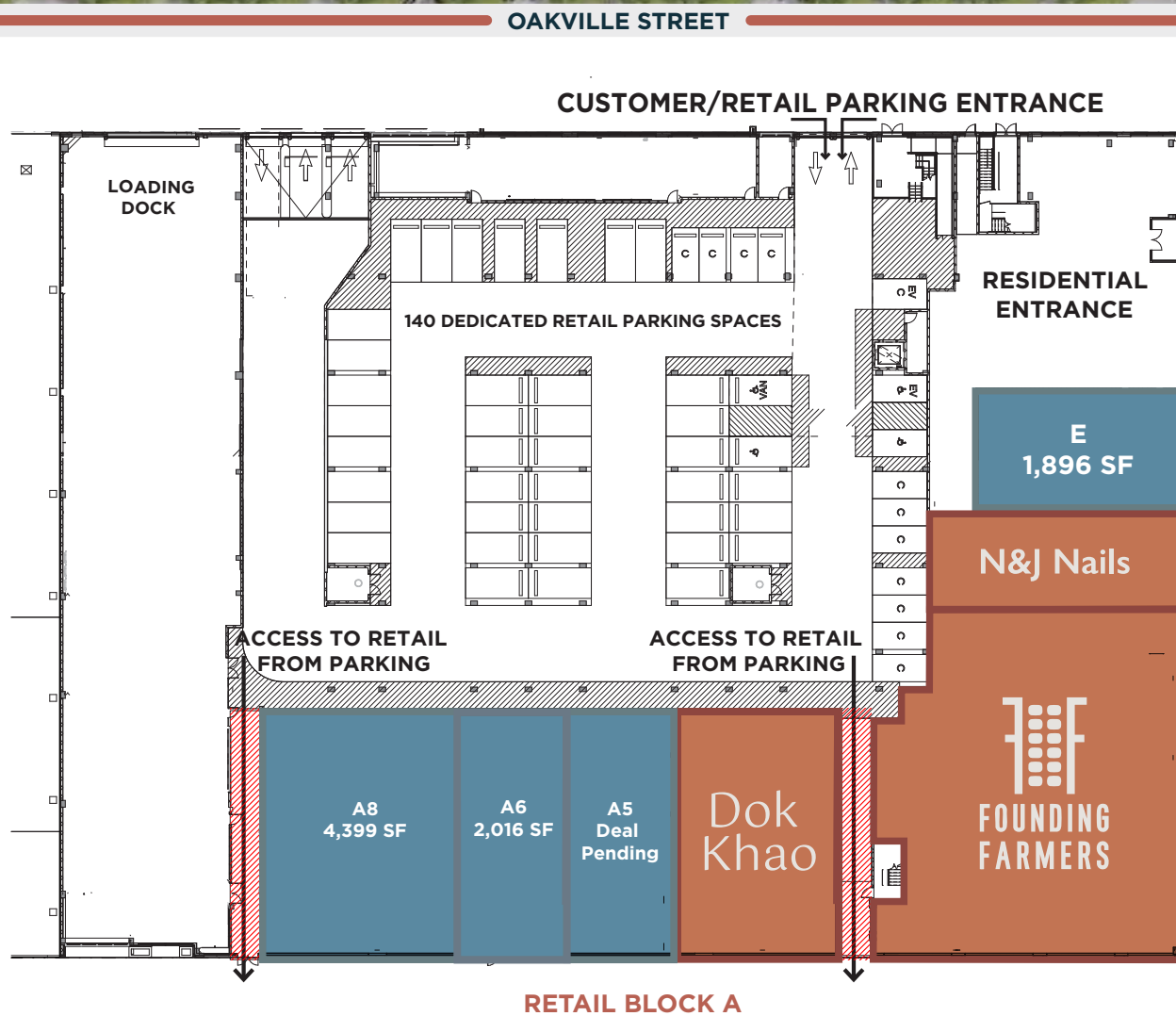


The Opportunity

35,992 SF
OF RETAIL & RESTAURANT SPACE

189
DEDICATED RETAIL PARKING SPACES

8,500 Built-In
Customer's



RICHMOND HIGHWAY | 46,639 VPD



AVAILABLE LEASED LOI RETAIL BREEZEWAY



OAKVILLE ROW

Where lifestyle meets retail

Retail Leasing

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CBRE + **STONEBRIDGE**

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