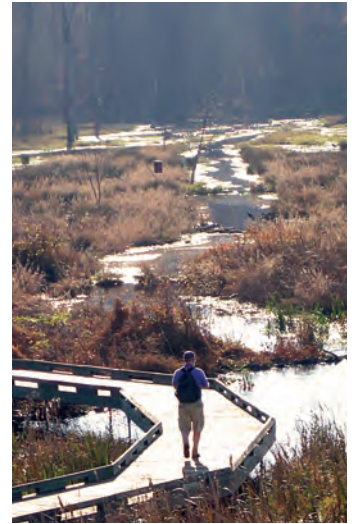


Area Business Report

Richmond Highway Corridor— Southeast Fairfax



Fairfax County

VIRGINIA • USA

Richmond Highway Corridor—Southeast Fairfax

The Richmond Highway Corridor is located in the southeastern portion of Fairfax County, extending from the City of Alexandria south along Richmond Highway (U.S. Route 1) to Fort Belvoir. This submarket boasts easy access to Interstates 95 and 495 and Metrorail's Huntington Station.

The corridor is dominated by retail development—more than 3.9 million square feet—though office uses (1 million square feet) also are present. In addition, the U.S. Army and its contractors at Fort Belvoir occupy 833,000 square feet of office space on post.

As a result of the 2005 recommendations by the federal Base Realignment and Closure Commission (BRAC), an estimated 20,000 military and civilian employees will be reassigned to work at Fort Belvoir and the Army-owned Engineer Proving Ground (EPG) by 2011. In preparation for the influx of workers, Fort Belvoir is constructing new facilities on the base and at the EPG, which is located on the west side of I-95, closer to Springfield.

Two of the largest employers in the Richmond Highway area are agencies of the Department of Defense—the Defense Contract Audit Agency and the Defense Logistics Agency. Other major employers include Inova Mount Vernon Hospital, USA Mobility and Radian.

This submarket also contains numerous points of historical interest and natural beauty, including Fort Hunt, Huntley Meadows Park, George Washington's Mount Vernon Estate and Gardens, the Pope-Leighey House, River Farm, Washington's Grist Mill and Woodlawn Estate. Additionally, the U.S. Army Museum will be built on the grounds of Fort Belvoir.

LARGEST EMPLOYERS*

Access Home Care
 Alternative Paths Training School
 A&M Drywall Construction
 Analex (QinetiQ)
 Battelle Memorial Institute
 CAV International
 Computer Sciences Corp.
 Didlake, Inc.
 Fibertek
 General Dynamics
 Kira, Inc.
 Labor Ready MidAtlantic
 Labor Force of Virginia
 Martin Ayres Research Corp.
 Medmark Services
 Meridian Management
 Mount Vernon Internal Medicine
 Mount Vernon Cardiology Associates
 Northrop Grumman
 Omni Resource
 Phoenix Consulting Group
 Science Applications International Corp.
 SH MV Management
 Smitty's Building & Garden Supply
 Sytex, Inc.
 TAMSCO
 The Chimes
 USA Mobility
 U.S. Department of Defense (Ft. Belvoir)
 Verizon
 Vicar Operating
 VSE Corp.

Community, Retail, and Hospitality Services

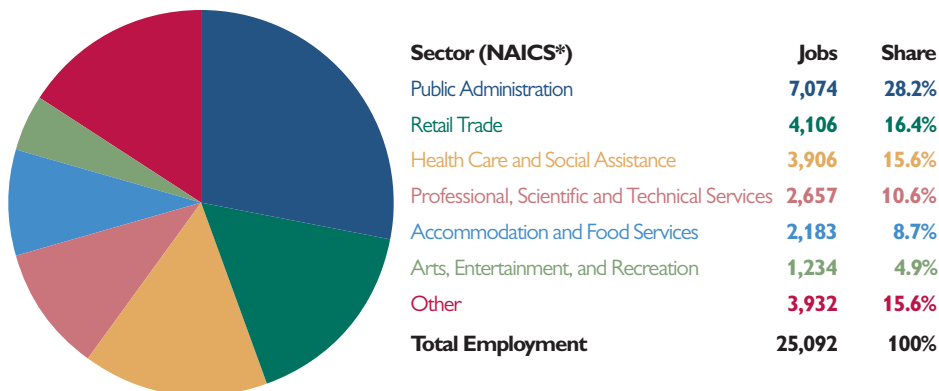
7-Eleven
 Alexandria Chevy
 Belle Haven Country Club
 Burgundy Farm Country Day School
 Catholic Diocese of Arlington
 Denny's
 Don Beyer Motors
 Fairfax County Government
 Fairfax County Public Schools
 Giant
 Heritage Chrysler Plymouth
 Home Depot
 Lowe's
 Marshalls
 McDonald's
 Mount Vernon Country Club
 Mount Vernon Hospital (Inova Health System)
 Mount Vernon Ladies Association
 Mount Vernon Nursing Center
 New Hope Housing
 Oak Meadow Nursing Center/Manor Care Alexandria
 Old Country Buffet
 Ourisman Automotive
 Outback Steakhouse
 Paul Spring Retirement Community
 Pizza Hut
 Rite Aid
 Ruby Tuesday
 Safeway
 Shoney's
 Sheehy Alexandria
 Shoppers Food Warehouse
 Sunrise Senior Living
 Target
 T.G.I. Fridays
 The Ironworks Gym
 Todd Restaurants
 United Community Ministries
 U.S. Postal Service
 Wal-Mart
 Wendy's
 Western Sizzlin'

*50 or more employees

Source: Virginia Employment Commission (VEC), 2Q 2007

ECONOMIC BASE

Number of Business Establishments: 1,347



*North American Industrial Classification System

Source: Virginia Employment Commission (VEC), 2Q 2007

COMMERCIAL SPACE INVENTORY (SQARE FEET)

	OFFICE	INDUSTRIAL/FLEX	RETAIL	HOTEL	TOTAL
Richmond Highway Corridor	1,044,644	79,366	3,928,833	338,073	5,390,916
Fairfax County	107,232,650	38,751,743	43,271,686	9,995,709	199,251,788
Submarket Share	0.97%	0.20%	9.08%	3.38%	2.71%

Note: Retail space includes centers and freestanding stores of 5,000 or more square feet. Hotels include those with 75+ rooms.

Source: FCEDA Yearend 2007 Real Estate Report

MAJOR HOTELS (75+ ROOMS)

NAME	ADDRESS	ROOMS
Best Western Mount Vernon	8751 Richmond Highway, Alexandria, VA 22309	132
Days Inn Alexandria	6100 Richmond Highway, Alexandria, VA 22303	108
Econo Lodge Mount Vernon	8849 Richmond Highway, Alexandria, VA 22309	105
Hampton Inn Alexandria-Old Town	5821 Richmond Highway, Alexandria, VA 22303	156
Quality Inn Mount Vernon	7212 Richmond Highway, Alexandria, VA 22306	91
Red Roof Inn Alexandria	5975 Richmond Highway, Alexandria, VA 22303	115

Source: FCEDA

Total rooms: 707

ASSOCIATIONS

American Horticultural Society
 Association of Naval Aviation
 Color Marketing Group
 Household Goods Forwarders
 Association of America
 National League of Postmasters of
 the U.S.
 United Engineering Foundation

Source: FCEDA

SCHOOLS

The Fairfax County Public Schools system is divided into eight pyramid clusters, each comprising two to four high schools and their feeder elementary and middle schools. Students in the Richmond Highway corridor attend schools in Cluster 4, the Mount Vernon-West Potomac Pyramid. To get data on those schools, go to www.fcps.edu/suptapps/directory/cluster.cfm and click on Cluster 4 on the map.



Portions of the Richmond Highway corridor have been designated as one of the seven Commercial Revitalization Districts/Areas in Fairfax County. For more information, visit www.fcrevit.org

DEMOGRAPHICS

PLANNING DISTRICT	POPULATION	2015 PROJECTED POPULATION	2025 PROJECTED POPULATION
Lower Potomac	30,321	34,833	38,949
Mount Vernon	88,883	96,424	105,822

Source: Fairfax County Department of Systems Management for Human Services, 2007 through 2035

THINGS TO SEE AND DO ...

Frank Lloyd Wright's Pope-Leighey House (9000 Richmond Highway, Alexandria; www.popeleighey1940.org). Designed by architect Frank Lloyd Wright in 1942 for an average-income family, the compact modern house built for efficiency and is a prime example of Wright's Usonian design.

Gunston Hall (10709 Gunston Road, Mason Neck; www.gunstonhall.org). George Mason wrote the Virginia Constitution and the Virginia Declaration of Rights on which the U.S. Bill of Rights was based. Gunston Hall, Mason's home, is an outstanding example of Georgian architecture.

George Washington's Mount Vernon Estate and Gardens (George Washington Parkway, Alexandria; www.mountvernon.org). A new museum and education center contains 500 original artifacts, hands-on exhibits, films and high-tech immersion experiences that illuminate George Washington's remarkable life.

Woodlawn Estate (9000 Richmond Highway, Alexandria; www.woodlawn1805.org). This Georgian-style mansion was designed by William Thornton, architect of the first U.S. Capitol. Woodlawn was the home of Eleanor Custis and Lawrence Lewis, Martha Washington's granddaughter and George Washington's nephew.

HOUSING

Average Price of Homes Sold

ZIP CODE	AVERAGE PRICE
Huntington	
22303 (Alexandria)	\$312,400
Mount Vernon	
22306 (Alexandria)	\$416,100
22307 (Alexandria)	\$463,000
22308 (Alexandria)	\$659,300
22309 (Alexandria)	\$365,000

Fort Belvoir

22060	\$625,000
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Source: Metropolitan Regional Information Systems, Fairfax County Report, 1Q 2008

Average Monthly Rents

PLANNING DISTRICT	RENT
Lower Potomac	\$1,102
Mount Vernon	\$1,149

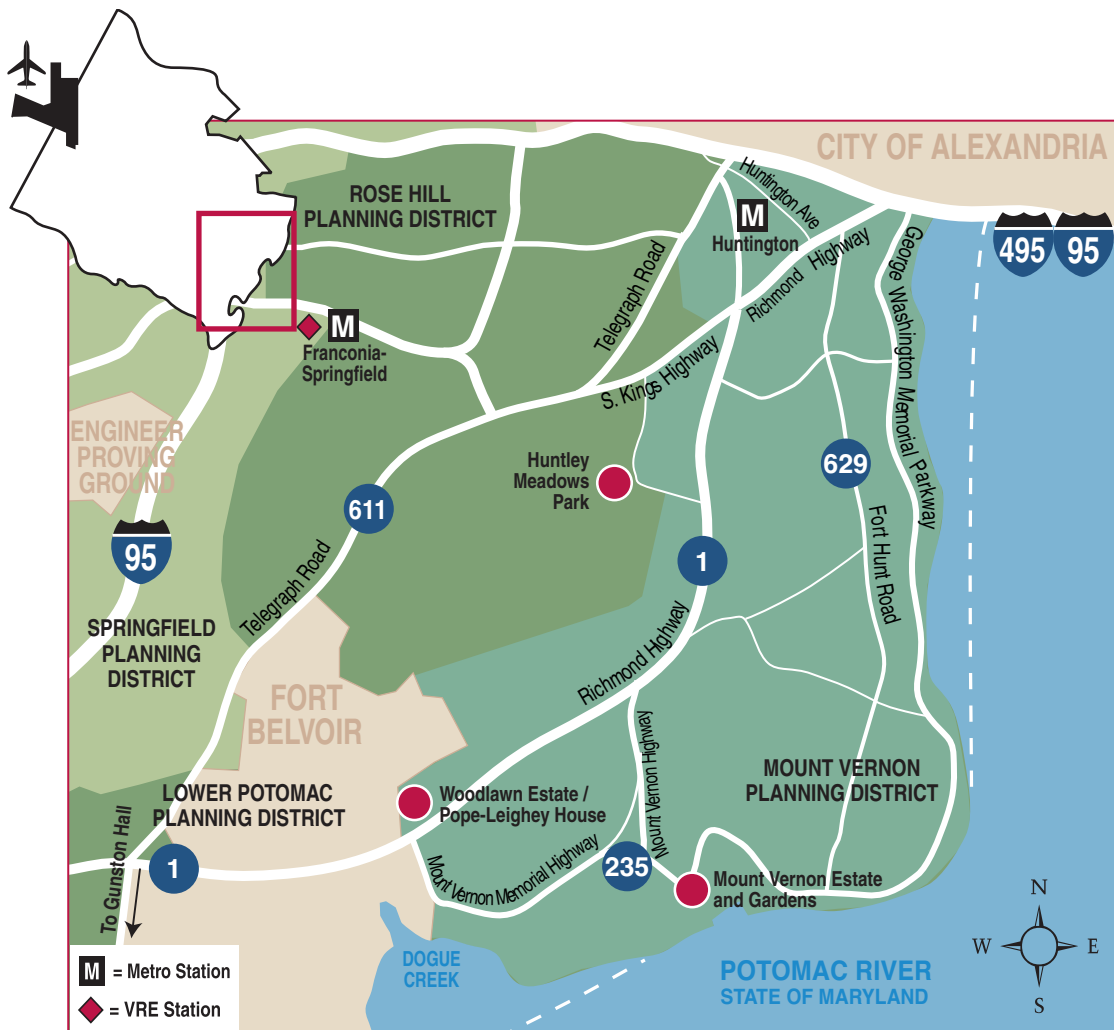
Source: Fairfax County Department of Systems Management for Human Services, 2006 Rental Housing Census Analysis



Woodlawn Estate



Pear Tree Village Court



Map locations, roadways and boundaries are approximate.

FOR MORE INFO:

For more information on the Richmond Highway Corridor and southeast Fairfax County, visit these Web sites:

Base Realignment and Closure Commission
www.dod.mil/brac

Fort Belvoir
www.belvoir.army.mil

Fairfax County Economic Development Authority
www.fairfaxcountyeda.org/real_estate.htm

Fairfax County Government
www.fairfaxcounty.gov

Fairfax County Office of Community Revitalization and Reinvestment (OCRR)
www.fcrrv.org

Fairfax County Public Schools boundary locator
www.fcps.edu/boundary

Mount Vernon-Lee Chamber of Commerce
www.mtvernon-leechamber.org

Southeast Fairfax Development Corporation
www.sfdc.org

TRAFFIC COUNTS

ROAD	FROM	TO	AVERAGE VEHICLES PER DAY
Richmond Highway (U.S. Route 1)	Route 235, near Accotink	Route 235, near Gum Springs	37,000
Richmond Highway	Route 235, near Gum Springs	Route 241, south of Alexandria	64,000
Richmond Highway	Route 241, south of Alexandria	Alexandria southern city limits; I-95; I-495	48,000
Mount Vernon Memorial Highway (Route 235)	Richmond Highway, near Woodlawn Estate	Old Mount Vernon Road (Route 623)	12,000
Mount Vernon Memorial Highway	Old Mount Vernon Road	George Washington Memorial Parkway	11,000
Mount Vernon Memorial Highway	George Washington Memorial Parkway	Old Mount Vernon Road	3,000
Mount Vernon Memorial Highway	Old Mount Vernon Road	Richmond Highway, near Gum Springs	9,600
King's Highway (Route 241)	Richmond Highway	Telegraph Road (Route 611)	23,000
Sherwood Hall Lane (Route 626)	Richmond Highway	Parkers Lane (Route 628)	19,000

Source: Virginia Department of Transportation, Average Daily Traffic Volumes on Interstate, Arterial and Primary Routes (2006)



Cover Photography: 1) River Farm, the home of the American Horticultural Society; 2) Defense Logistics Agency headquarters at Fort Beloir; 3) Gunston Commerce Center; 4) Hiking in Huntley Meadows Park; 5) View overlooking the Huntington Metrorail station; 6) Costumed characters at Gunston Hall; 7) Mount Vernon Estate and Gardens

FAIRFAX COUNTY
ECONOMIC DEVELOPMENT AUTHORITY