



## JOIN THESE RESTAURANTS



## RESTAURANT SPACE FOR LEASE

- Now available-new demising plan
- 1,542 SF ground floor with operable storefront
- 3,721 SF second floor with large outdoor patio
- On-site parking

**DIMITRI GEORGELAKOS**

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**KIM STEIN**

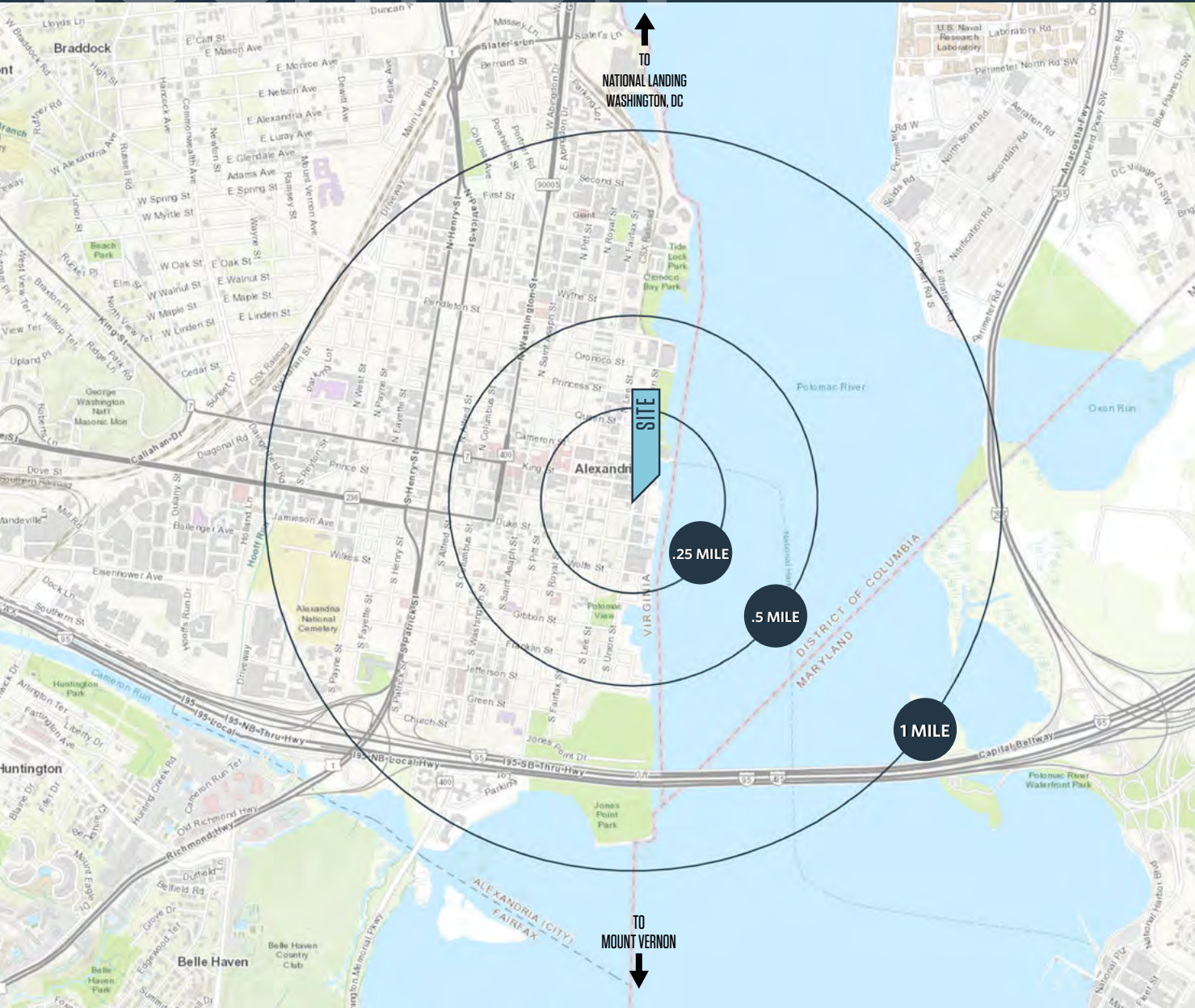
kstein@klnb.com | 202-652-2338



# LOCATION

# 115 SOUTH UNION STREET

ALEXANDRIA, VA 22314



## PROPERTY HIGHLIGHTS:

1,542 SF Ground Floor  
3,721 SF Second Floor

## DEMOGRAPHICS | 2022:

	.25-MILE	.5-MILE	1-MILE
Population	1,487	6,240	21,463
Daytime Population	5,658	13,138	38,165
Households	735	3,183	11,758
Average HH Income	\$304,144	\$282,277	\$233,086

## TRAFFIC COUNTS | 2021:

King Street	30,000 ADT
North Washington Street	32,000 ADT

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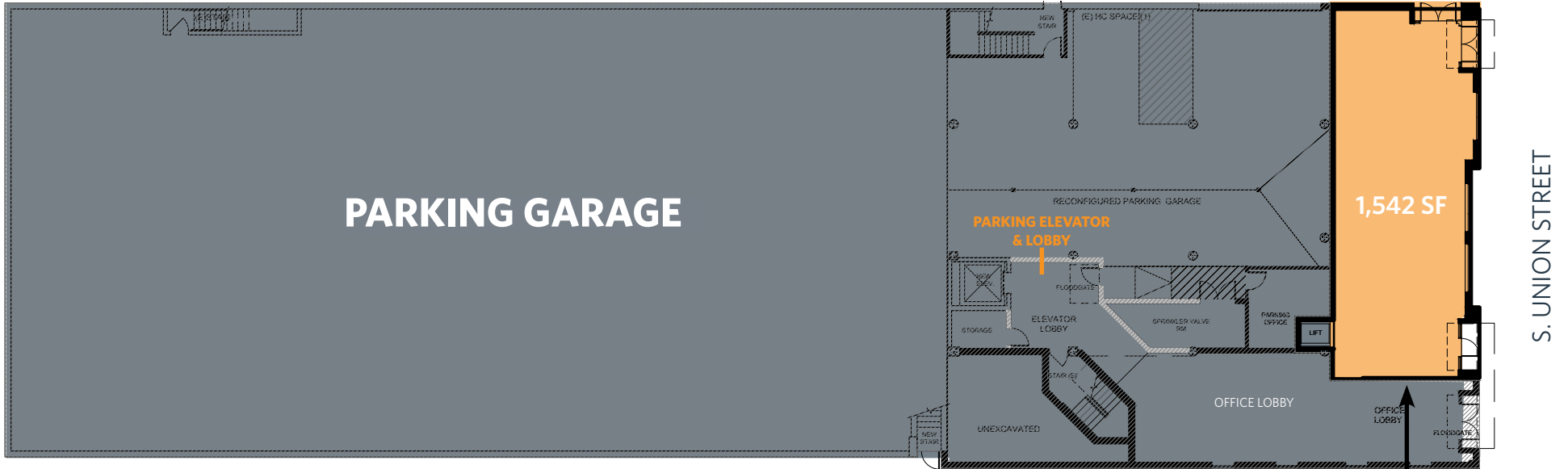
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# SITE PLAN

# 115 SOUTH UNION STREET

ALEXANDRIA, VA 22314



WALES ALLEY



**GROUND FLOOR - 1,542 SF**  
**RETRACTABLE STOREFRONT**

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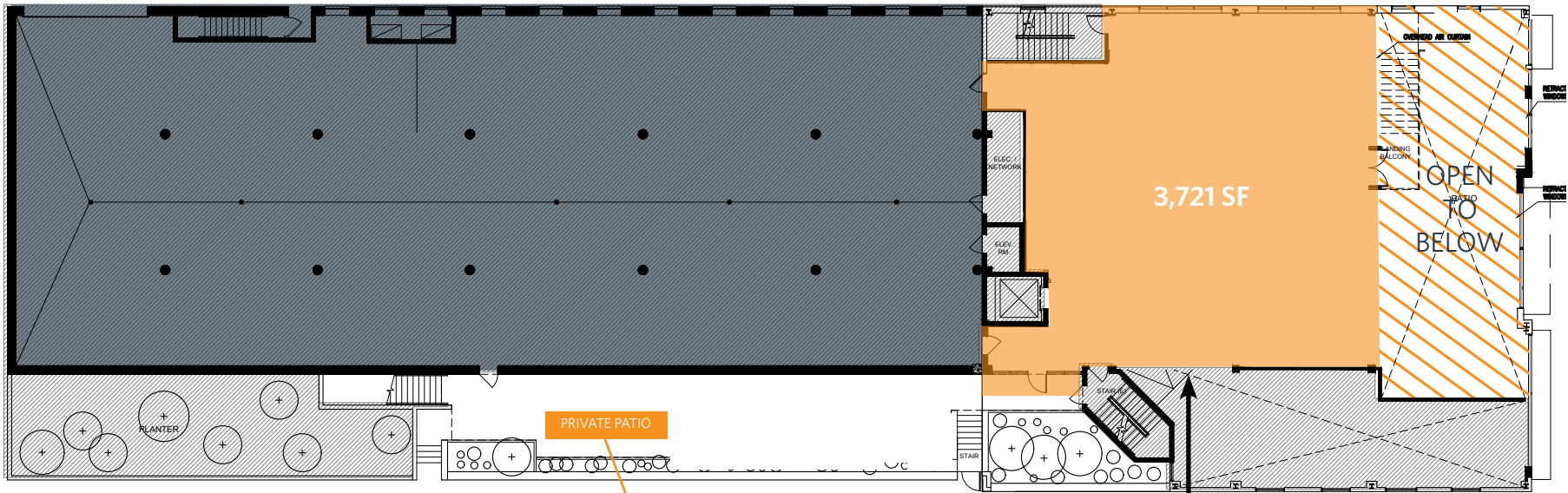
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# SITE PLAN

# 115 SOUTH UNION STREET

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S. UNION STREET

**SECOND FLOOR - 3,721 SF**  
**PRIVATE PATIO**



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# AREA MAP

# 115 SOUTH UNION STREET

ALEXANDRIA, VA 22314

**King Street**  
Alexandria | Virginia

- Google Earth Pro -  
2018 Aerial Photograph  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

TO DEL RAY

TO NORTH OLD TOWN



TO CARLYLE



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ALEXANDRIA, VA 22314

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**CLICK TO VIEW PROPERTY WEBSITE**

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