

1300 KING STREET

ALEXANDRIA, VA 22314



KELLEY MILLOY
202.420.7764
kmilloy@klnb.com

JENNIFER PRICE
202.420.7768
jprice@klnb.com

klnb

KIM STEIN
202.652.2338
kstein@klnb.com

KELLY ATKINSON
202.420.7762
katkinson@klnb.com

THE MARKET



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THE NEIGHBORHOOD

Just ten minutes from Downtown DC, Old Town Alexandria is a destination in its own right. From its historic sights and luxury hotels to its abundance of shopping and restaurants, Old Town has much to offer its visitors as well as its growing residential population. Old Town has experienced steady growth as a solid core of mature professionals are joined by young urbanites looking for a walkable area just minutes away from the big city.

SOPHISTICATED

80% of residents have a bachelor's degree or higher

WEALTHY

One of the nation's second highest average household income at \$200,528

DENSE POPULATION

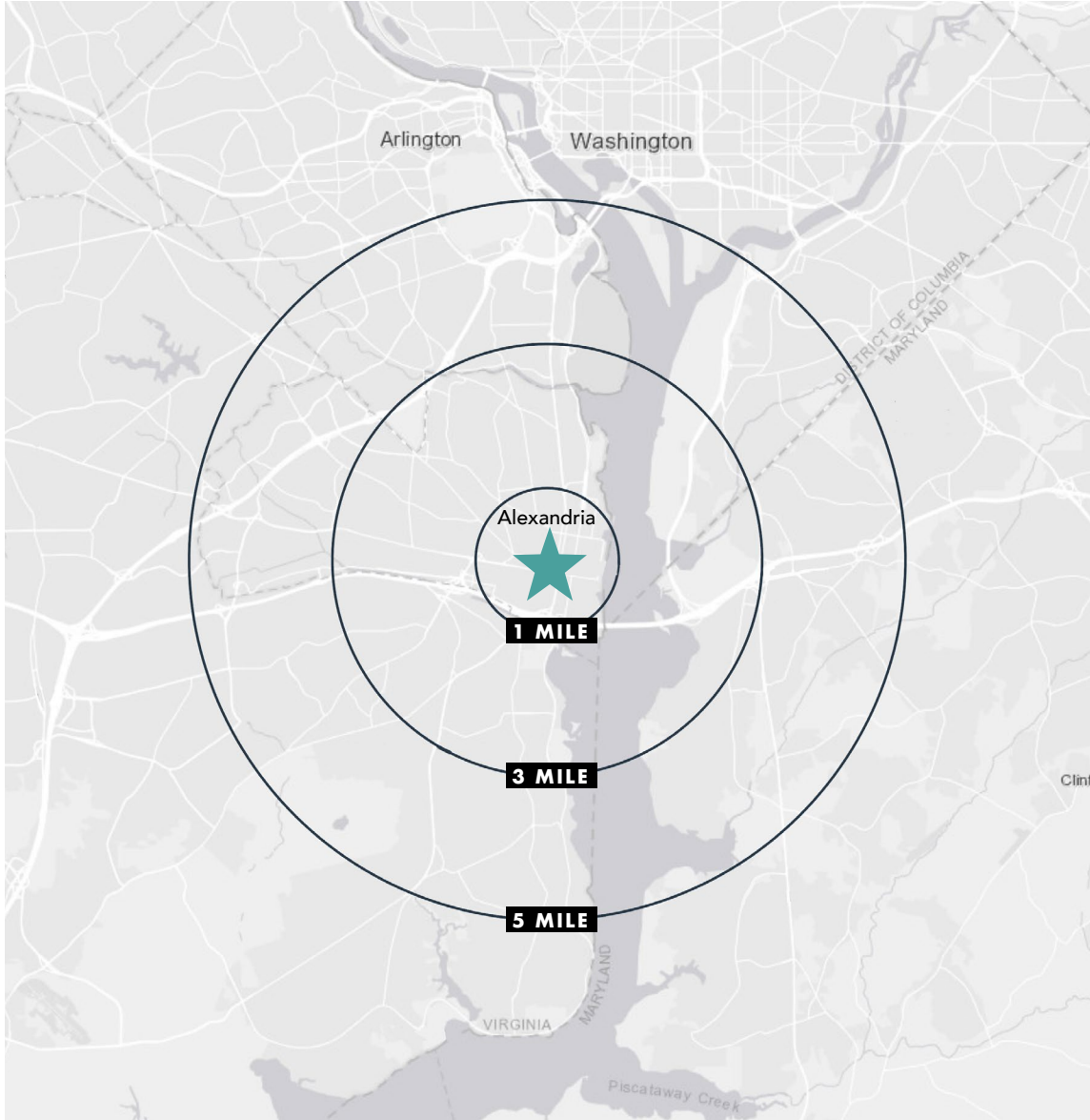
34,900 residents within a 1 mile radius








BIG SPENDERS

Spent on Food: \$155.8 Million
Spent on Retail Goods: \$873.8 Million
Spent on Apparel & Services: \$87.9 Million



TRADE AREA



	1 MILE	3 MILE	5 MILE
 POPULATION	34,900	146,320	455,954
 DAYTIME POPULATION	55,508	112,328	221,030
 AVERAGE HOUSEHOLD INCOME	\$200,528	\$171,685	\$132,784
 HIGHER EDUCATION	80%	68%	55%
 HOUSEHOLDS	18,742	67,667	201,582
 SPENDING ON FITNESS	11,118,687	33,538,680	74,816,813
 SPENDING ON FOOD	\$364,352,143	\$1,144,411,729	\$2,702,951,314

SITE PLAN

KING STREET



S PAYNE STREET

ALLEY



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kl**nb**

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FOR INQUIRES CONTACT

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