



[www.BankingCentersForSale.com](http://www.BankingCentersForSale.com)

**BID DUE DATE : AUGUST 31, 2023**

## FORMER BANKING CENTER FOR SALE

- KLNB represents a national bank with prime banking center opportunities for purchase
- Location will be purchased through a modified bid process with no minimum bids
- Visit [www.BankingCentersForSale.com](http://www.BankingCentersForSale.com) to obtain additional information on this property, to view other available properties, and to register and receive email notifications about new banking center opportunities

## PROPERTY HIGHLIGHTS

**Land Size:** 28,237 SF (0.65 acres)

**Building Size:** 2,897 SF

**Parking:** 24 spaces plus 2 ADA spaces

**Drive Through:** Building has three drive through lanes

**Delivery Condition:** Property is being sold "as-is"

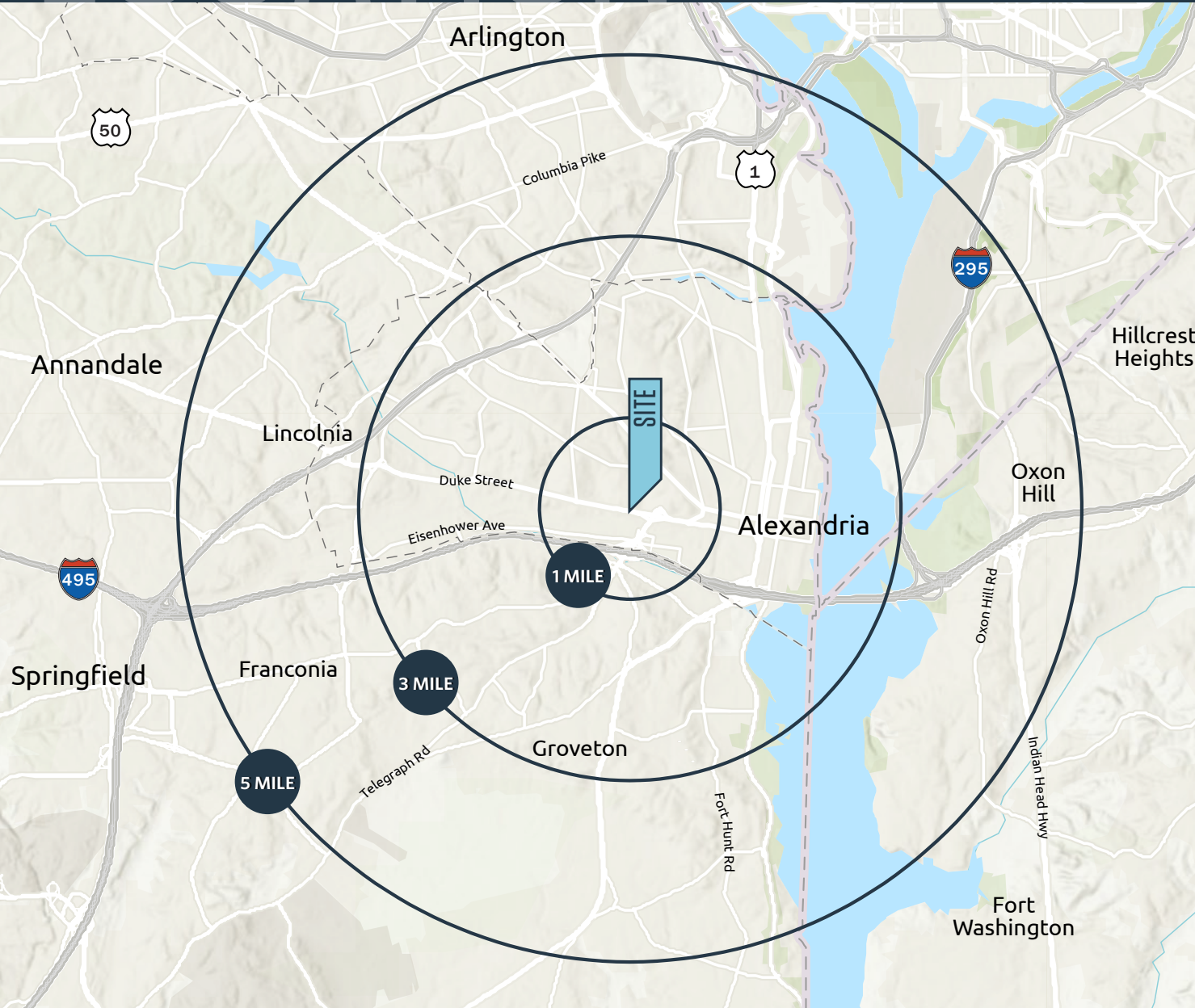
**Traffic Count:** Duke Street (30,479 ADT)

\*Building areas provided are estimates only. Purchaser is solely responsible for confirming all building areas prior to purchase and Seller makes no representation as to the accuracy of area listed.

# LOCATION

# 2747 DUKE STREET

ALEXANDRIA, VIRGINIA 22314



## AREA RETAILERS



## DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	20,951	209,830	505,515
Daytime Population	30,729	203,305	482,275
Households	9,946	98,383	217,992
Household Growth 2018 - 2023	0.46%	0.16%	0.05%
Average Household Income	\$215,917	\$182,085	\$155,394

## TRAFFIC COUNTS | 2022:

Duke Street	30,479 ADT
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**JASON FLIPPO**

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# PHOTOS

2747 DUKE STREET  
ALEXANDRIA, VIRGINIA 22314



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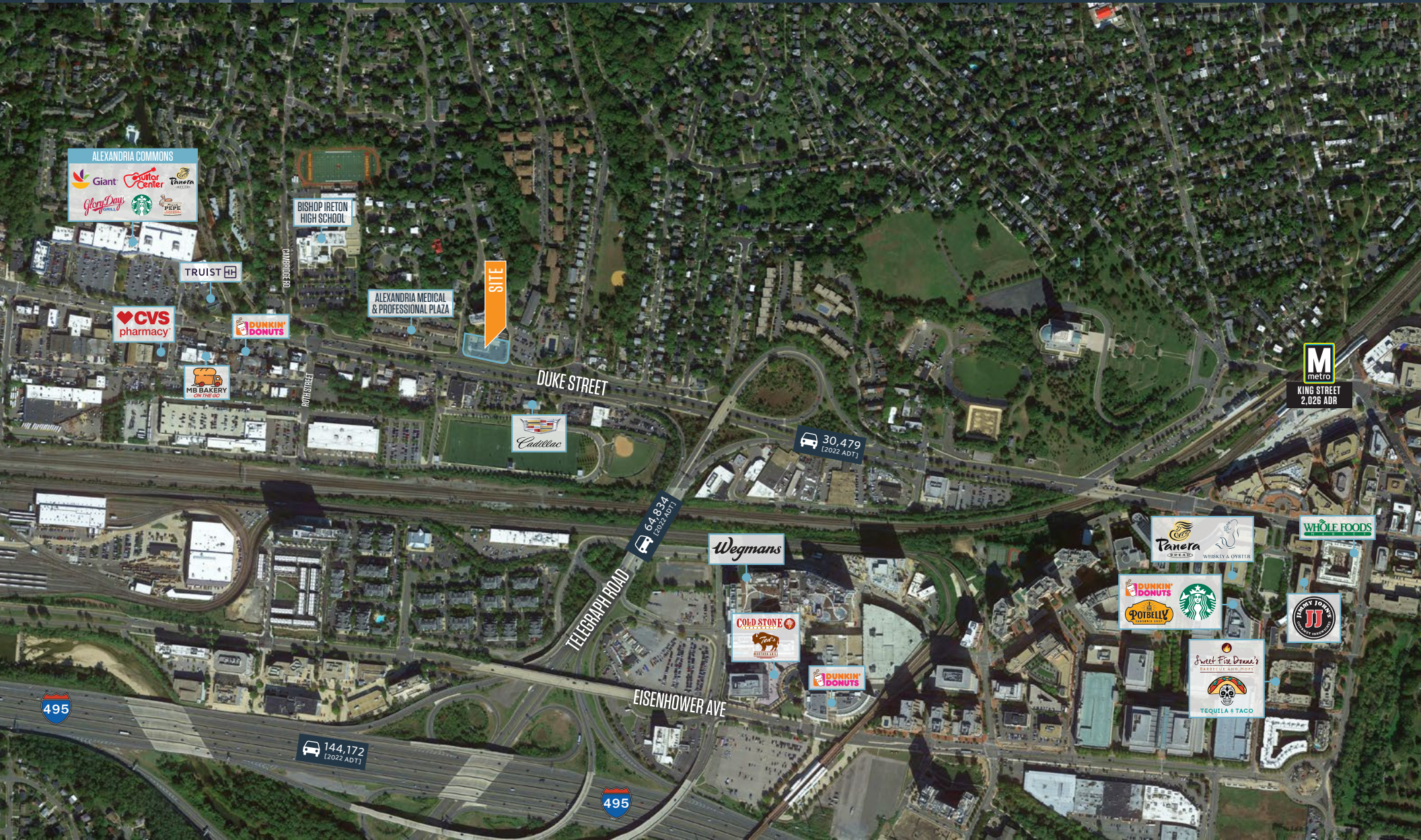
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# AERIAL

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# SITE

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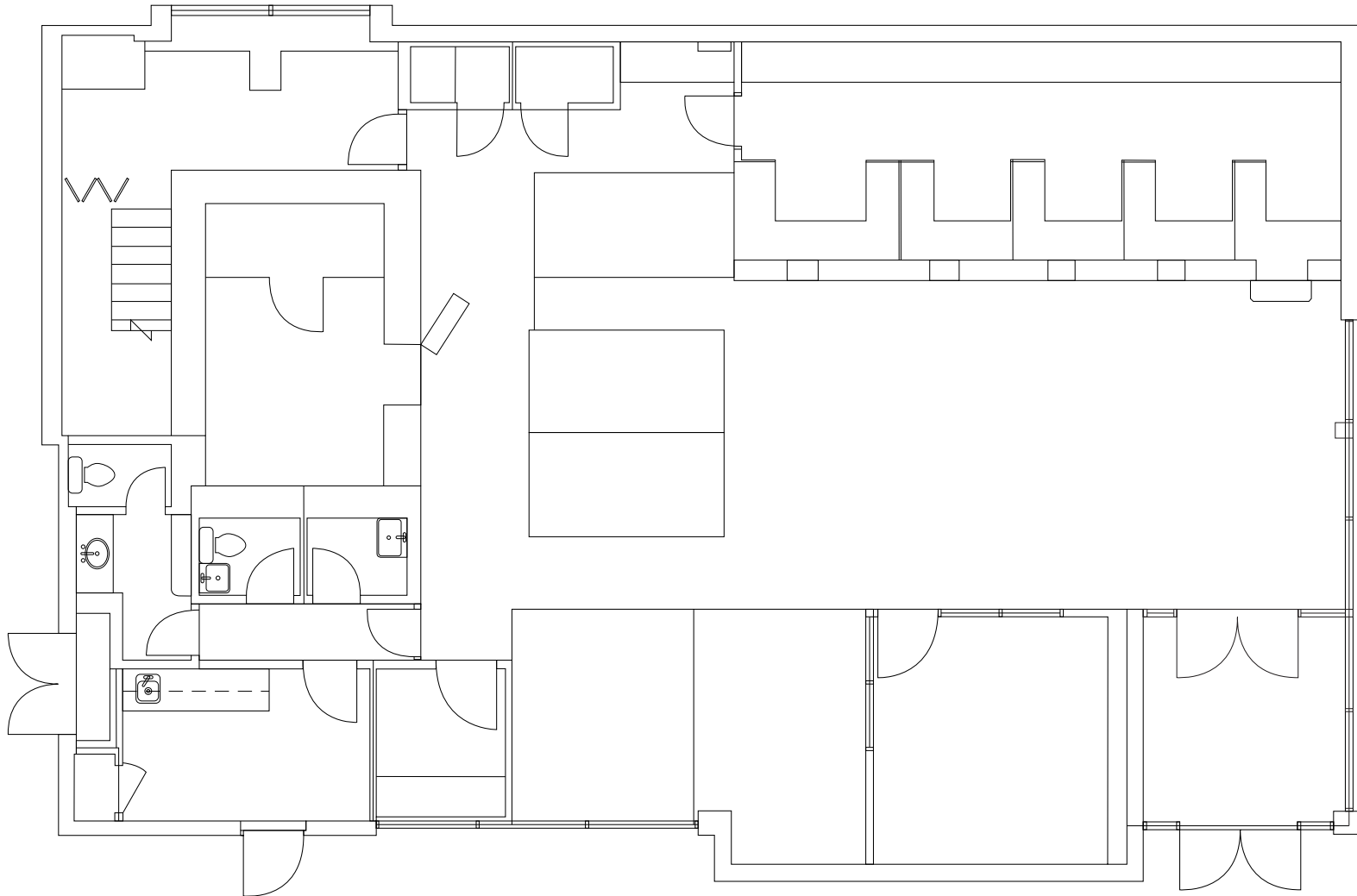
 30,479  
[2022 ADT]

**JASON FLIPPO**

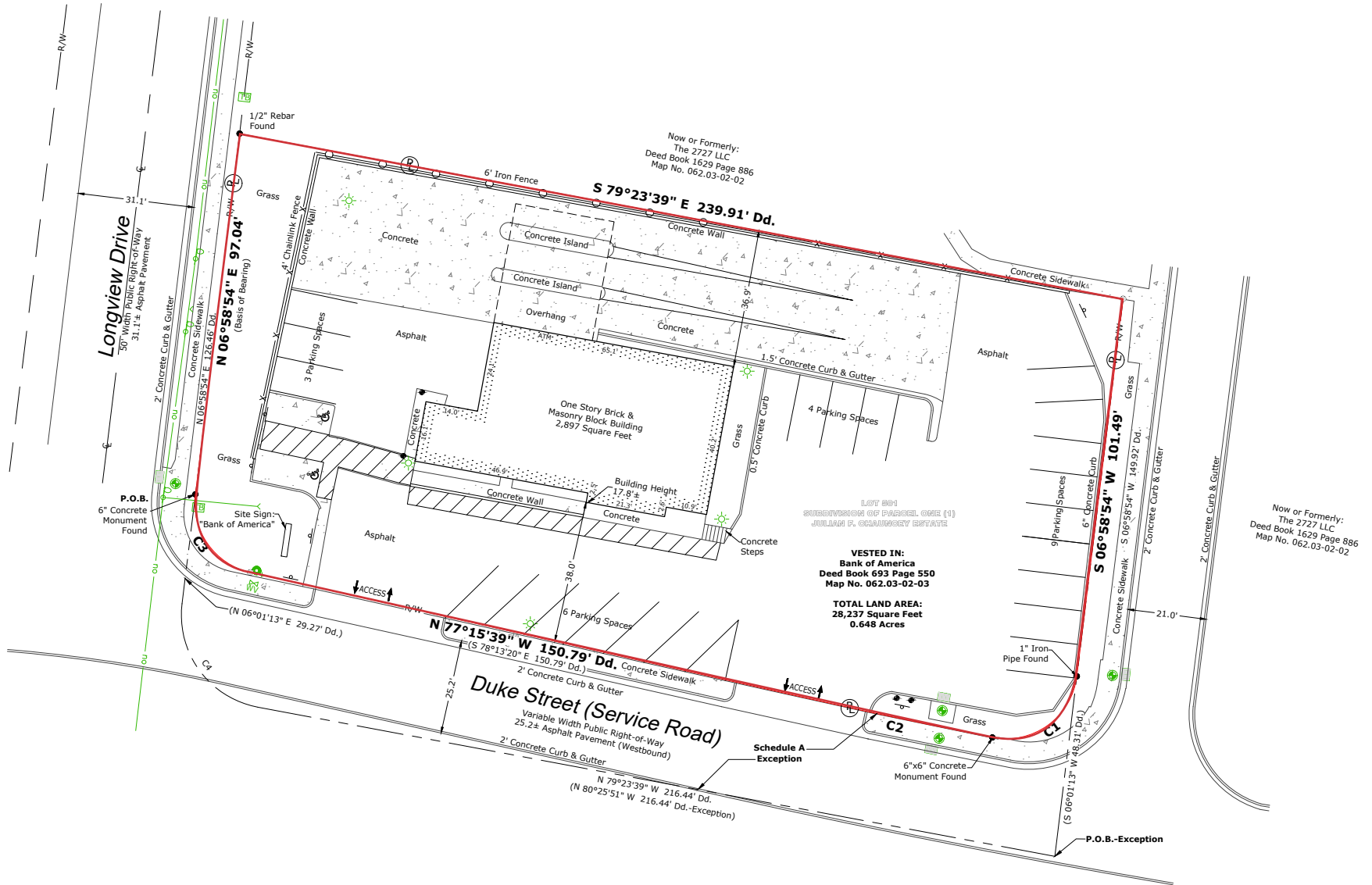
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**klnb**

### GROUND LEVEL - 2,897 SF









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## FOR MORE INFORMATION, PLEASE CONTACT:

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