



# 1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314

**UP TO 3,581 SF AVAILABLE  
OVER 70' OF FRONTAGE**

**YOUR SIGNAGE HERE**

klnb

202-37

RETAIL  
FOR  
LEASE

klnb.com

BERNSTEIN

5-7500

**MATT SKALET**

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# LOCATION

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## DEMOGRAPHICS | 2022

### WALK TIME

	5-MIN	10-MIN	1-MILE	2-MILE	3-MILE
POPULATION	839	6,219	35,305	84,081	156,057
DAYTIME POP	8,608	19,330	55,919	103,618	185,431
HOUSEHOLDS	488	3,483	18,563	41,100	72,617
AVG HH INCOME	\$248,260	\$238,810	\$226,648	\$224,224	\$192,810

- UP TO 3,581 SF (DIVISIBLE)
- STREET LEVEL OF 100% LEASED 51,000 SF OFFICE BUILDING
- 2ND GENERATION BANK BRANCH
- ASKING RENT: \$60.00 PSF GROSS
- PRIME VISIBILITY TO KING STREET'S 15,000 ADT

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**MATT SKALET**

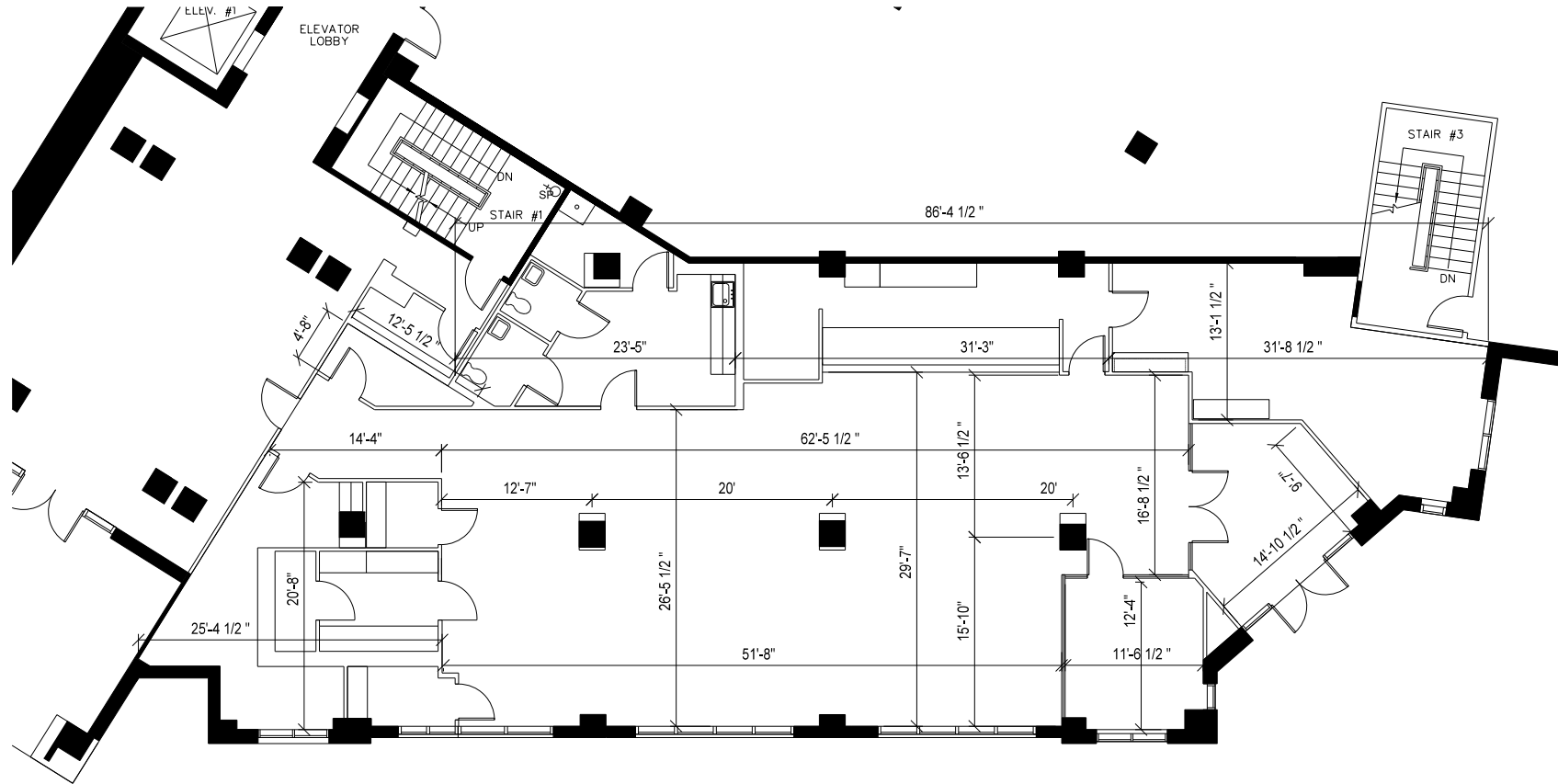
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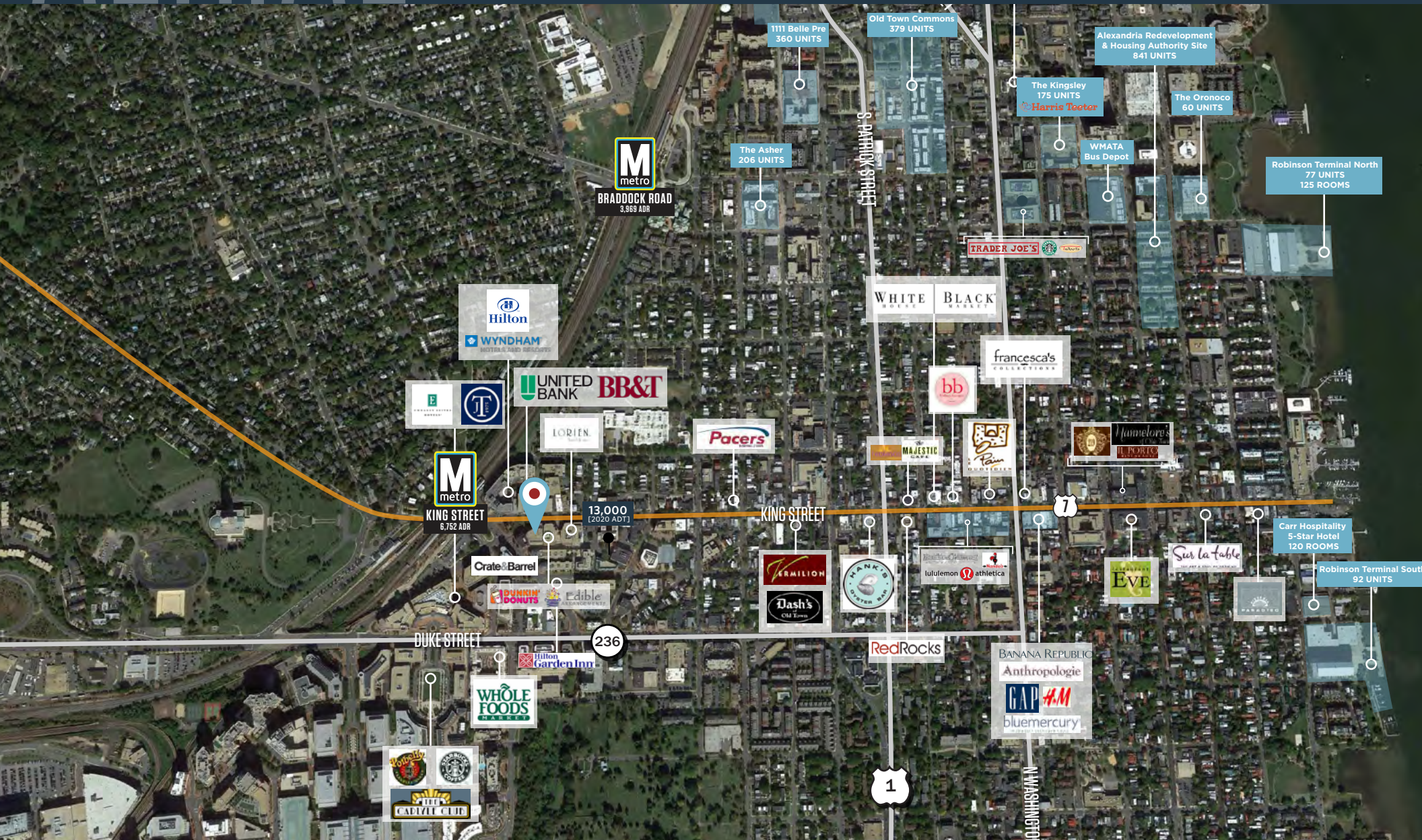
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# AERIAL

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OFFICE SPACE FOR LEASE  
3,327 - 12,409 SQ FT AVAILABLE

202.363.6301  
BMC PROPERTIES.COM  
BERNSTEIN

OFFICE SPACE FOR LEASE  
BMC PROPERTIES.COM 202.363.6301

UP TO 3,581 SF AVAILABLE

DIRECT ACCESS TO SPACE THROUGH LOBBY



KING STREET



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## FOR MORE INFORMATION, PLEASE CONTACT:

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