



PARKING ACCESS



1,990 SF AVAILABLE



ROUTE 1/N HENRY - 50,000 VPD

N. FAYETTE

NEARBY RETAILERS



BUZZ • BAKESHOP

RETAIL FOR LEASE

- 1,990 SF corner available with venting capabilities and potential patio space, easily accessible off of Route 1/N Henry 50,000 VPD
- Conveniently located between downtown Old Town and Potomac Yards and there are approximately 1,600 residential units within a 5 minute walk of The Grayson
- Located in The Grayson, a newly delivered mixed-use building with 119 upscale apartments
- The Grayson is a 7 minute walk to Braddock Road Metro Station and a 1 minute walk to the closest bus stop

MATT SKALET

maskalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769



THE GRAYSON

1200 N HENRY STREET, ALEXANDRIA, VA 22314



**1,990 SF
AVAILABLE**

HENRY ST/ RETAIL

N FAYETTE STREET

ROUTE 1/1N HENRY - 50,000 VPD

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mkalet@klnb.com | 202-420-7775

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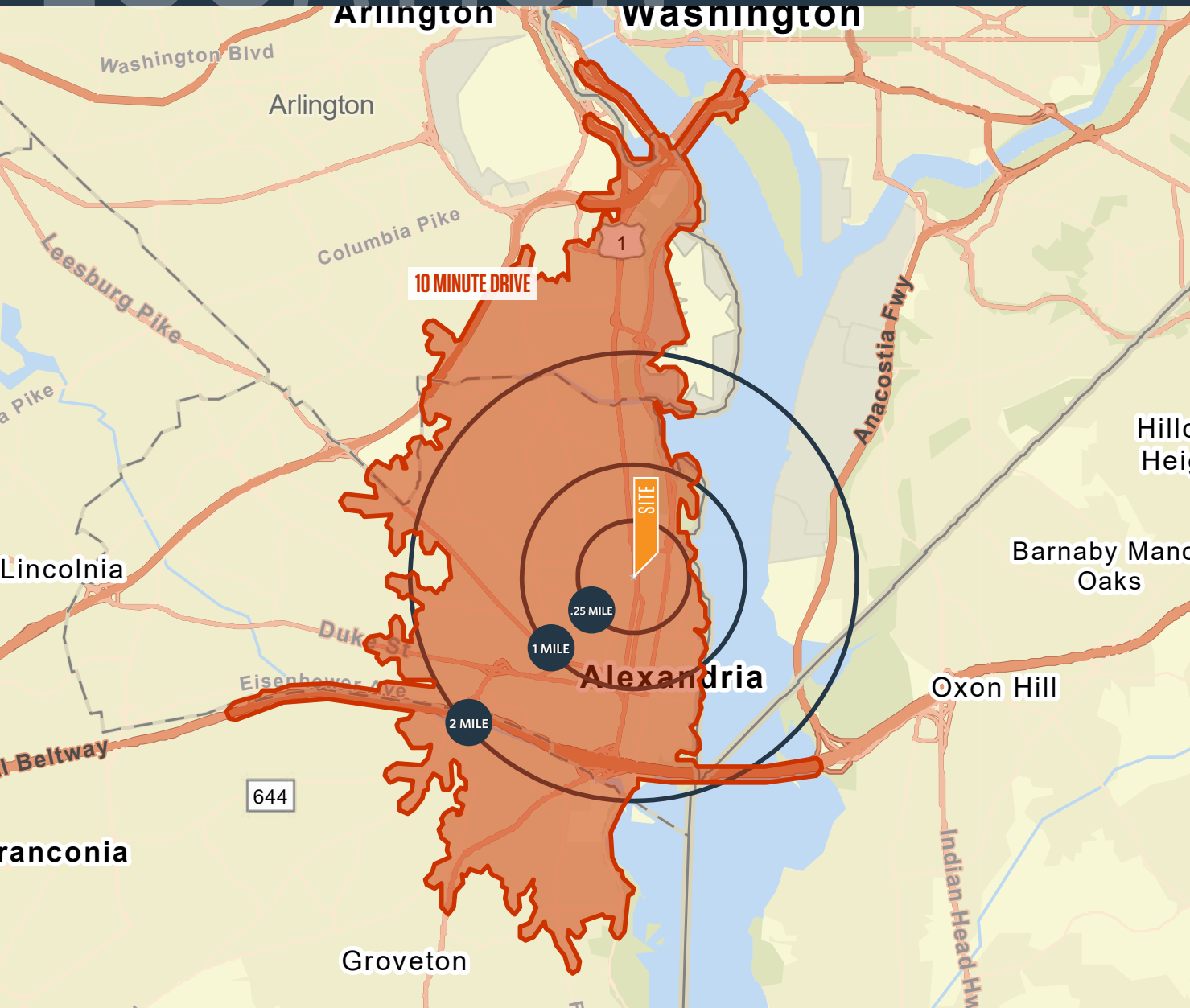
lstmaxens@klnb.com | 202-420-7769

klnb.com

LOCATION

THE GRAYSON

1200 N HENRY STREET, ALEXANDRIA, VA 22314



AVAILABLE SPACE

SIZE	RATE	CONDITION
1,990 SF	\$45 PSF NNN	Cold Dark Shell

DEMOGRAPHICS | 2023:

DRIVE TIME

10-MIN	.5-MILE	1 MILE	2-MILE
Population			
116,740	12,492	32,036	82,460
Daytime Population			
116,959	11,404	37,513	94,240
Households			
57,886	6,864	16,284	39,992
Average HH Income			
\$190,397	\$215,080	\$222,881	\$202,435

TRAFFIC COUNTS | 2022:

N Henry St (Route 1)	50,000 ADT
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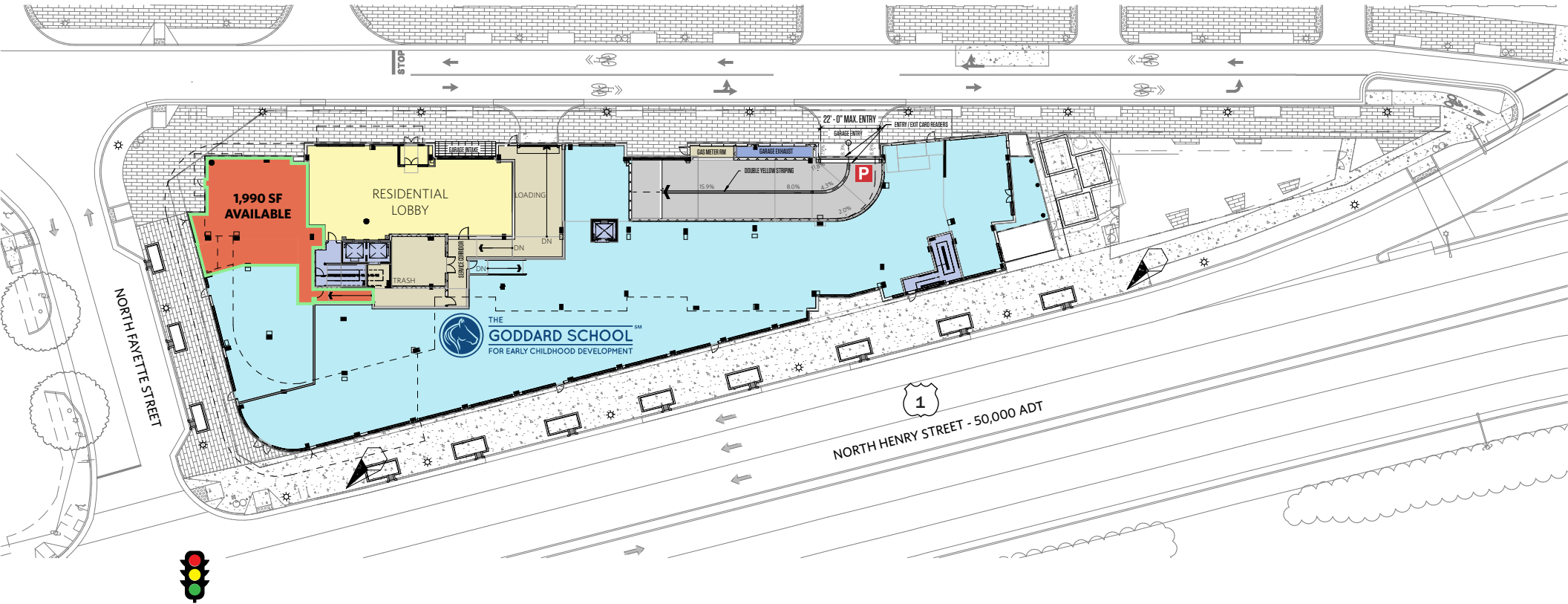


SITE PLAN

THE GRAYSON

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GROUND FLOOR



MATT SKALET

m skalet@klnb.com | 202-420-7775

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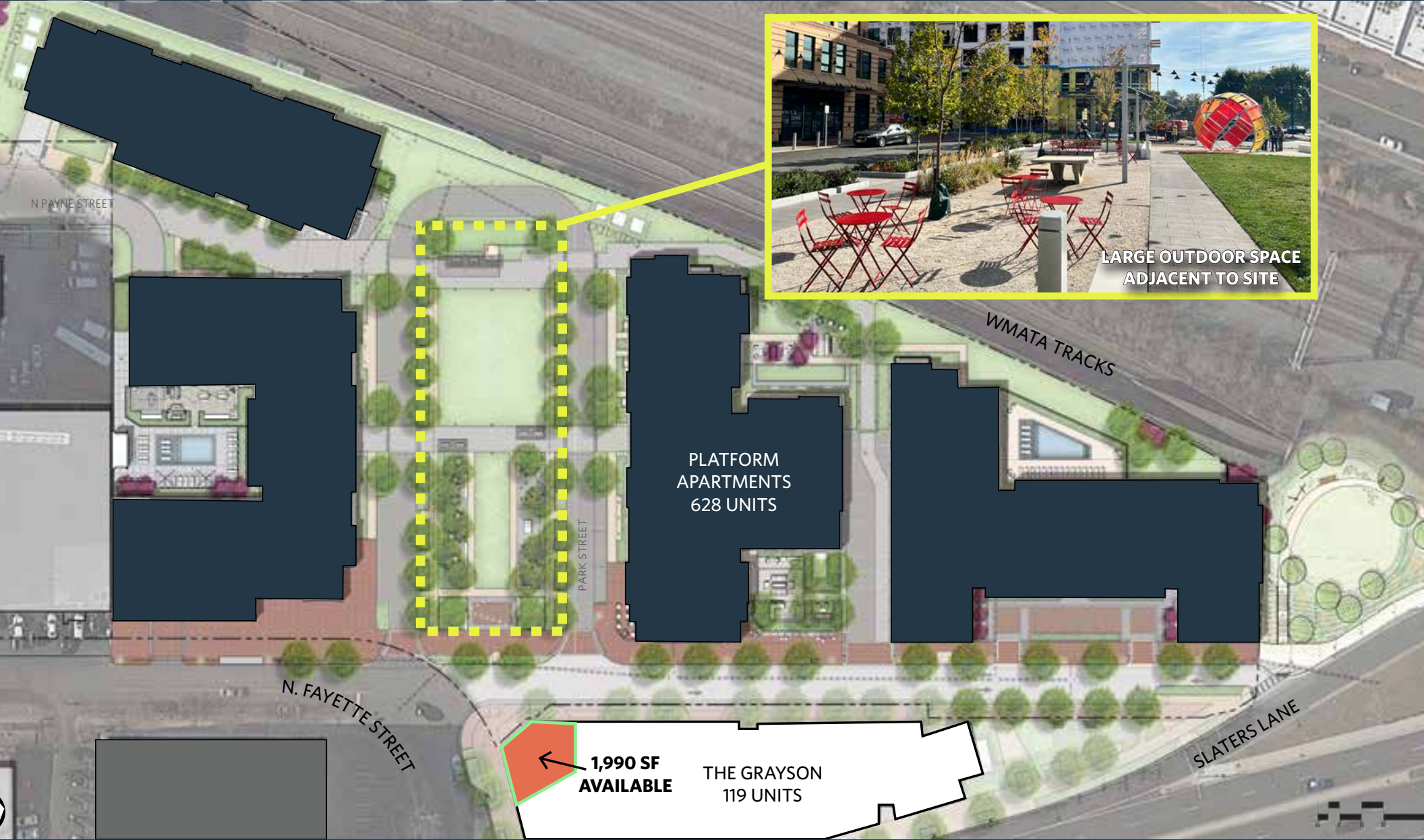
lstmaxens@klnb.com | 202-420-7769



OUTDOOR

THE GRAYSON

1200 N HENRY STREET, ALEXANDRIA, VA 22314



LARGE OUTDOOR SPACE
ADJACENT TO SITE

PLATFORM
APARTMENTS
628 UNITS

1,990 SF
AVAILABLE

THE GRAYSON
119 UNITS

MATT SKALET

m skalet@klnb.com | 202-420-7775

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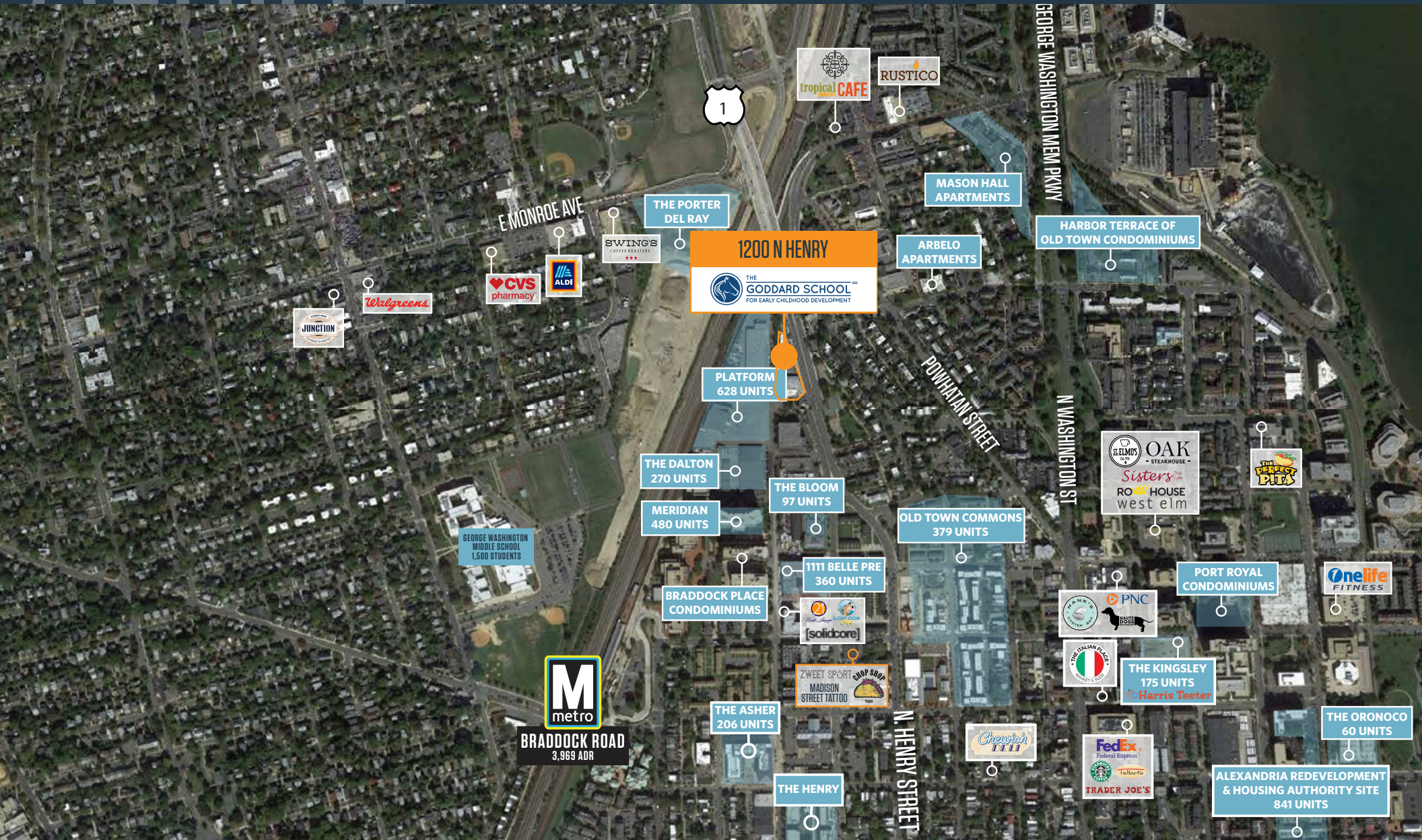
lstmaxens@klnb.com | 202-420-7769



AERIAL

THE GRAYSON

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MATT SKALET

maskalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769



FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

maskalet@klnb.com

202-420-7775

LINDSEY ST. MAXENS

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202-420-7769

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

klnb.com

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