



NEARBY RETAILERS



KING STREET RETAIL CORNER FOR LEASE

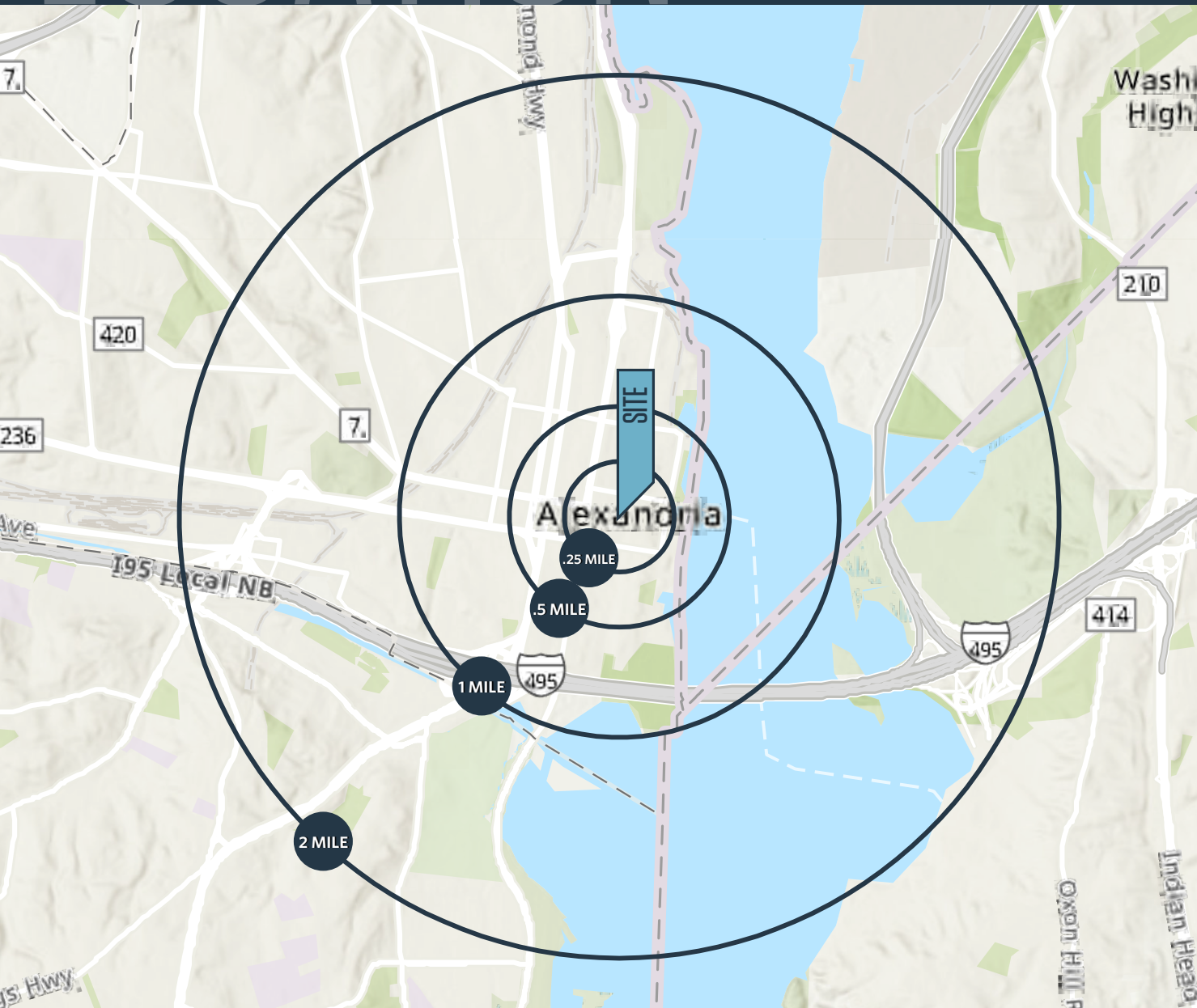
- 2,604 and 4,190 SF available
- Retail Corner at King Street and N Royal Street
- Delivery Spring 2024
- Below 241 room Alexandrian hotel
- Large outdoor seating area on King Street
- Storefront renovation planned

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**PROPERTY HIGHLIGHTS:**

8,035 SF retail corner at King Street and North Royal Street in the heart of Old Town Alexandria. Space can be demised.

DEMOGRAPHICS | 2023:

.25-MILE	.5-MILE	1-MILE	2-MILE
Population 1,953	8,494	26,951	66,055
Daytime Population 8,722	19,746	53,945	110,472
Households 924	4,290	14,983	14,983
Average HH Income \$273,732	\$243,687	\$211,524	\$204,220

TRAFFIC COUNTS | 2022:

King St.	4,300 (ADT)
Walk Score	94 Walker's Paradise
Transit Score	57 Good Transit

400 KING STREET

ALEXANDRIA, VA 22314

King Street
Alexandria, Virginia

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- 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.



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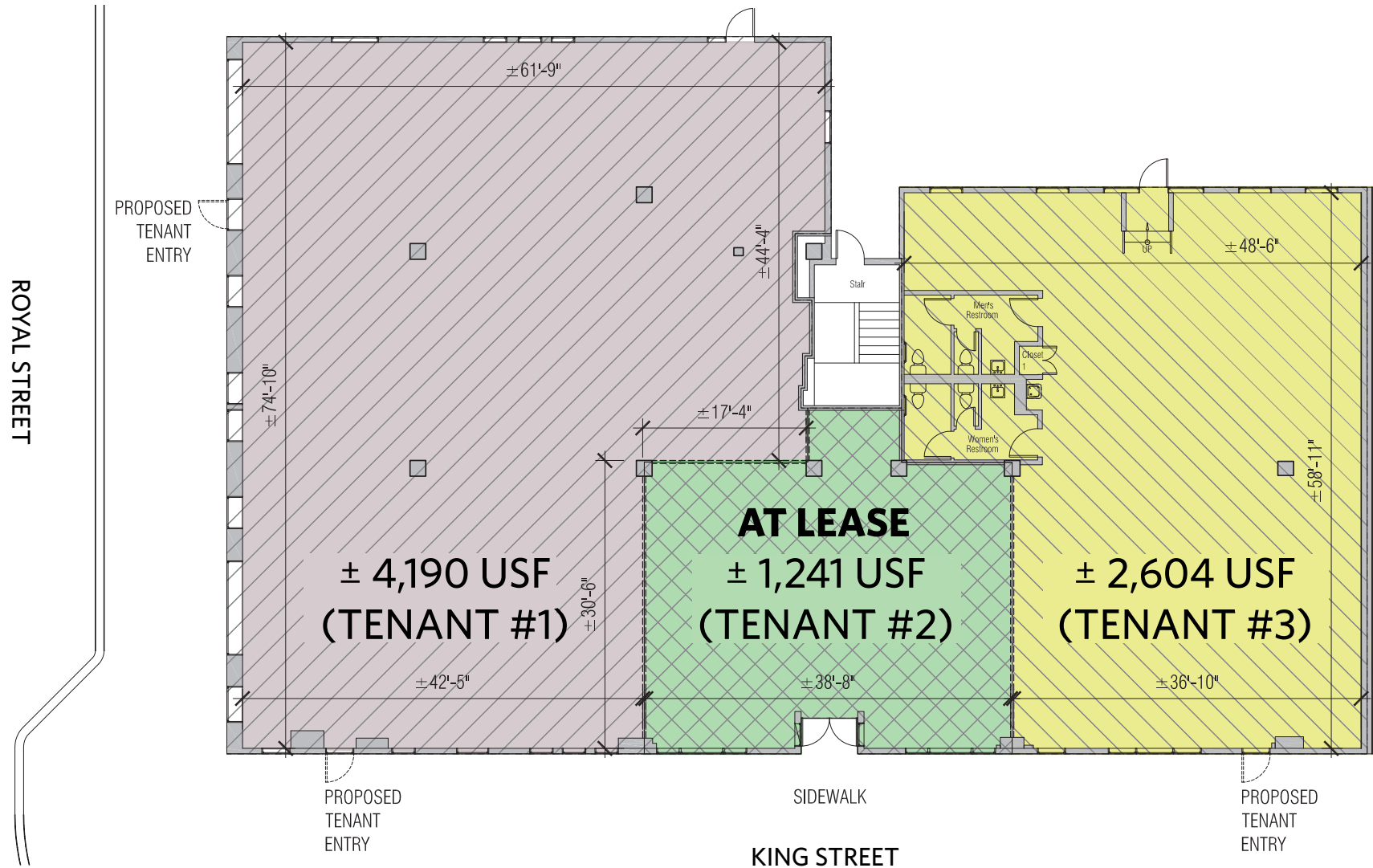
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POTENTIAL DEMISING SCENARIO





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