



NEARBY RETAILERS



RETAIL FOR SALE OR LEASE

- 1.67 acres for sale or lease in City of Alexandria
- 7,900 SF freestanding restaurant that is currently occupied by Red Lobster
- Zone: CG (Commercial General) - [Click to View Permitted Uses](#)

JAKE LEVIN

jlevin@kl**nb**.com | 202-909-6102

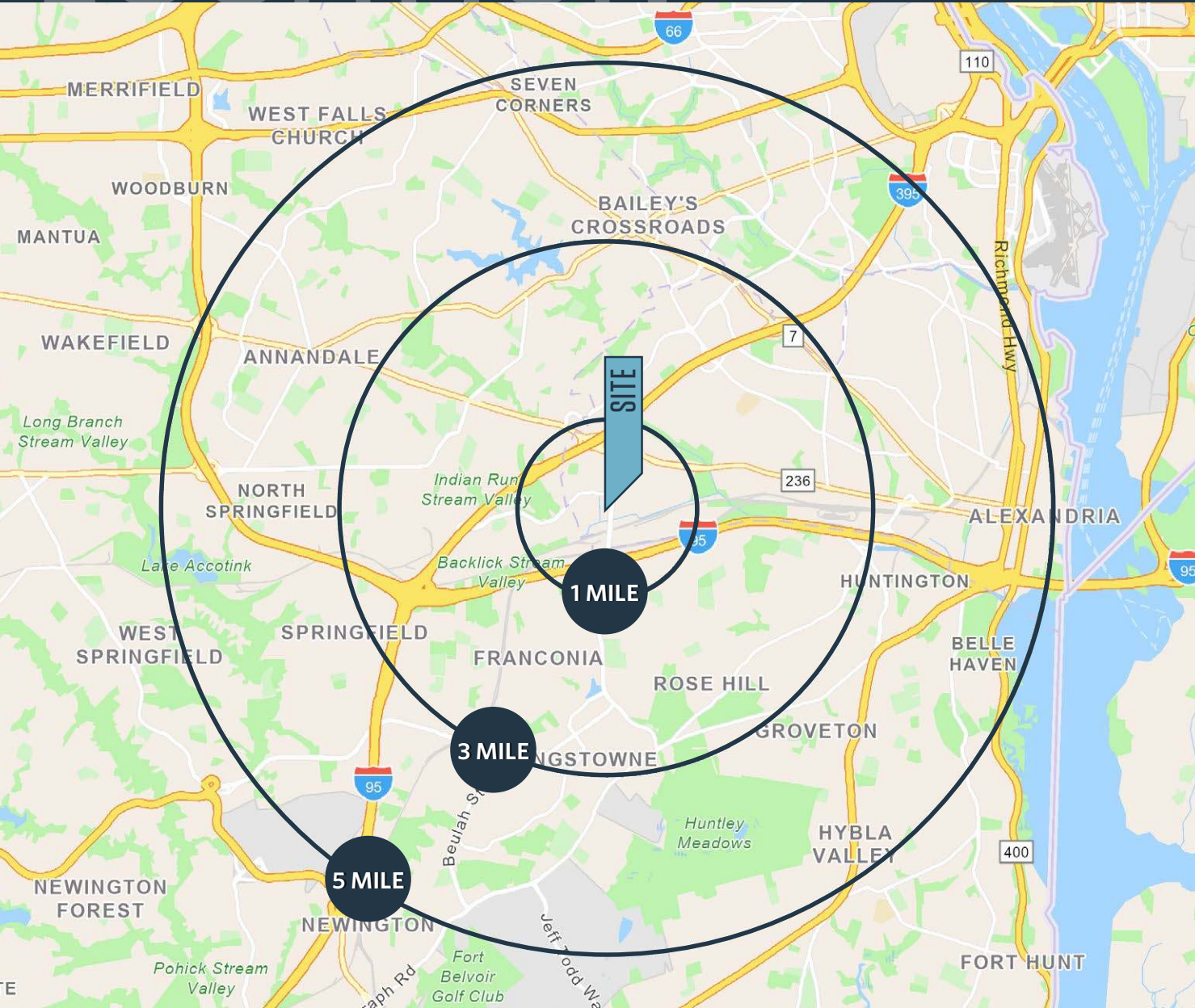
DIMITRI GEORGELAKOS

dimitri@kl**nb**.com | 703-268-2710

LOCATION

555 SOUTH VAN DORN STREET

555 SOUTH VAN DORN STREET, ALEXANDRIA, VA 22304, CITY OF ALEXANDRIA



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	39,858	184,931	521,900
Daytime Population	12,942	78,273	241,121
Households	19,268	76,269	211,596
Average HH Income	\$120,984	\$142,375	\$157,233

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

South Van Dorn Street	34,676 ADT
South Picket Street	4,168 ADT

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710





JAKE LEVIN

jlevin@klnb.com | 202-909-6102

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710

CLOSE UP

555 SOUTH VAN DORN STREET

555 SOUTH VAN DORN STREET, ALEXANDRIA, VA 22304, CITY OF ALEXANDRIA



JAKE LEVIN

jlevin@klnb.com | 202-909-6102

DIMITRI GEORGELAKOS

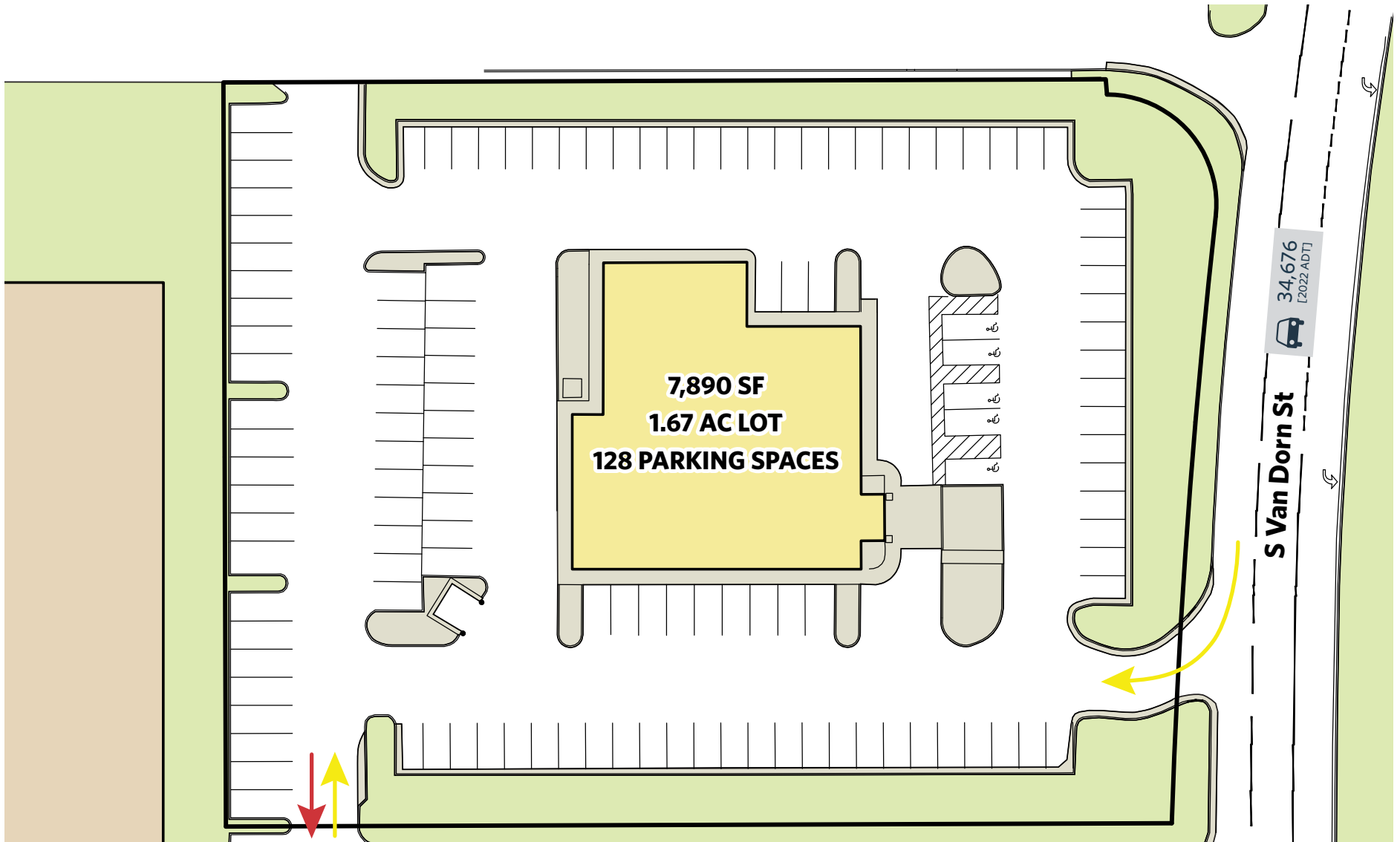
dimitri@klnb.com | 703-268-2710

klnb

SITE PLAN

555 SOUTH VAN DORN STREET

555 SOUTH VAN DORN STREET, ALEXANDRIA, VA 22304, CITY OF ALEXANDRIA



JAKE LEVIN

jlevin@klnb.com | 202-909-6102

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710





555 SOUTH VAN DORN STREET

555 SOUTH VAN DORN STREET, ALEXANDRIA, VA 22304, CITY OF ALEXANDRIA

FOR MORE INFORMATION, PLEASE CONTACT:

JAKE LEVIN

jlevin@klnb.com

202-909-6102

DIMITRI GEORGELAKOS

dimitri@klnb.com

703-268-2710

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.