



NEARBY RETAIL



RETAIL FOR LEASE

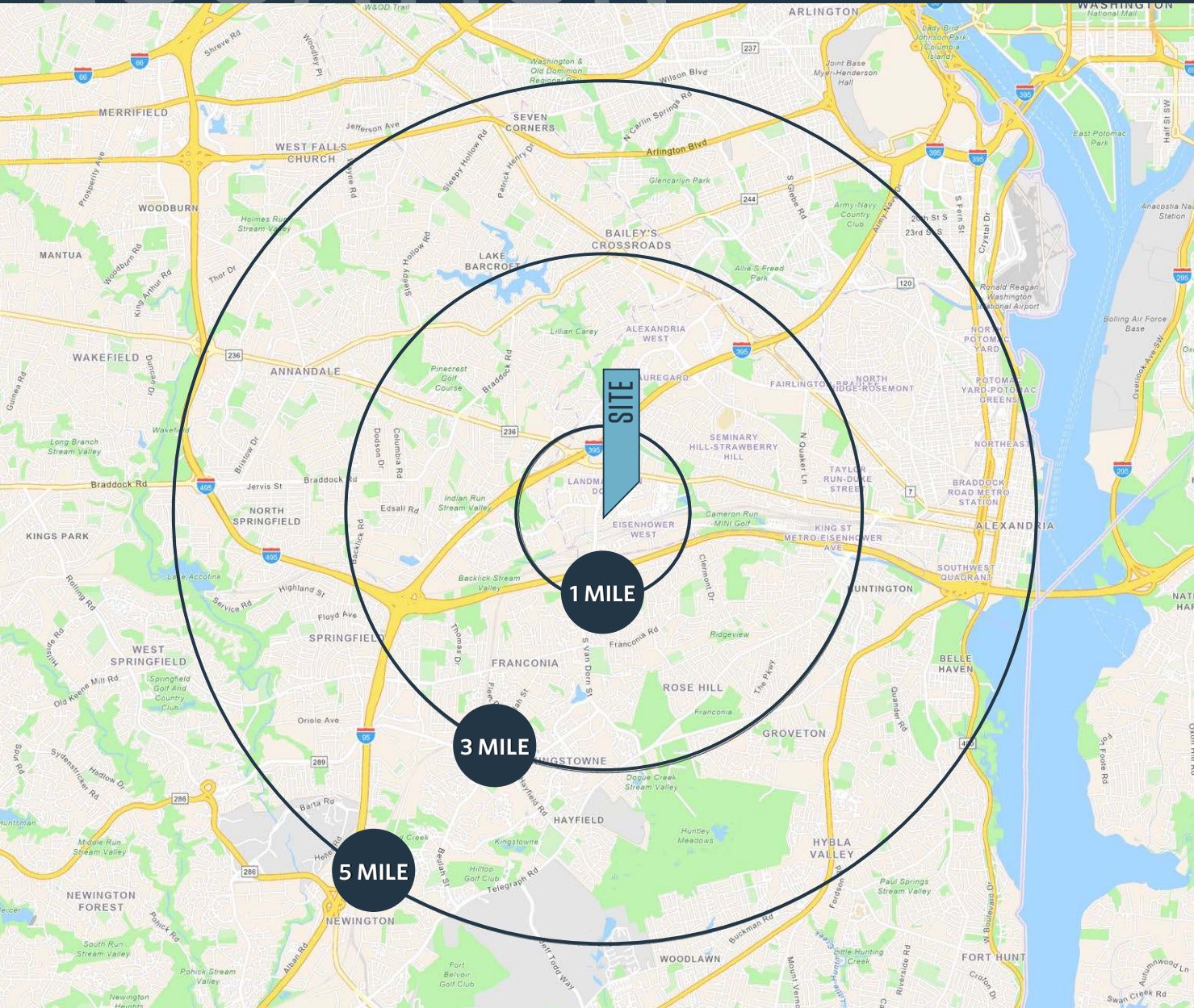
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- 1,600 SF & 800 SF (up to 2,400 SF) 2nd gen. retail spaces available immediately at Van Dorn Station.
- Conveniently located close to I-395 & I-495 and surrounded by strong residential & daytime population.
- Excellent visibility fronting Van Dorn Street (35,914 ADT).
- Pylon sign available at entrance to shopping center.

LOCATION

VAN DORN STATION

504A - 506B S VAN DORN ST, ALEXANDRIA, VA 22304



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	37,819	188,753	531,478
Daytime Population	26,641	151,105	460,136
Households	18,173	78,828	217,176
Average HH Income	\$131,116	\$155,795	\$166,676

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

S Van Dorn St	35,914 ADT
Edsall Rd	10,645 ADT

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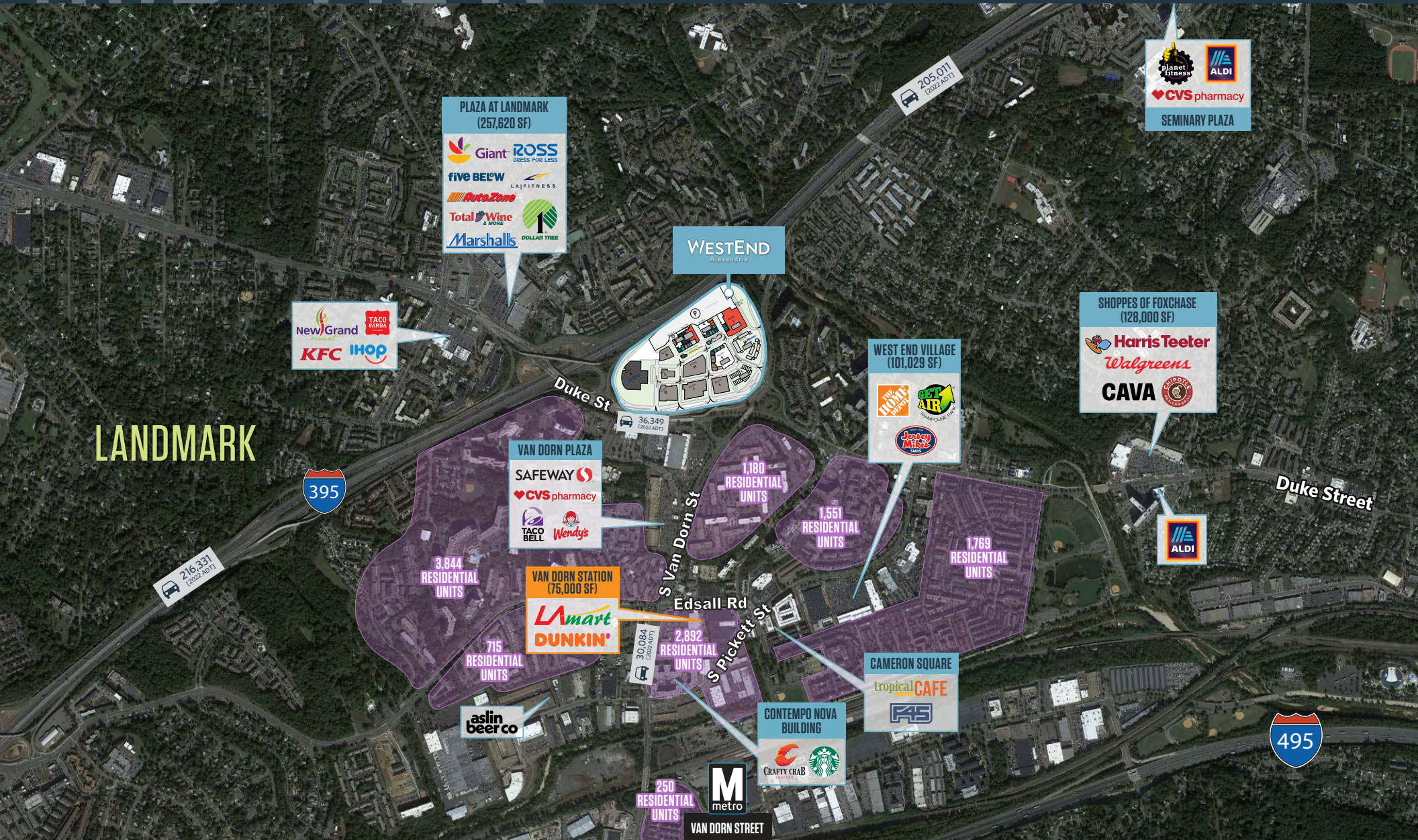


MARKET

VAN DORN STATION

504A - 506B S VAN DORN ST, ALEXANDRIA, VA 22304

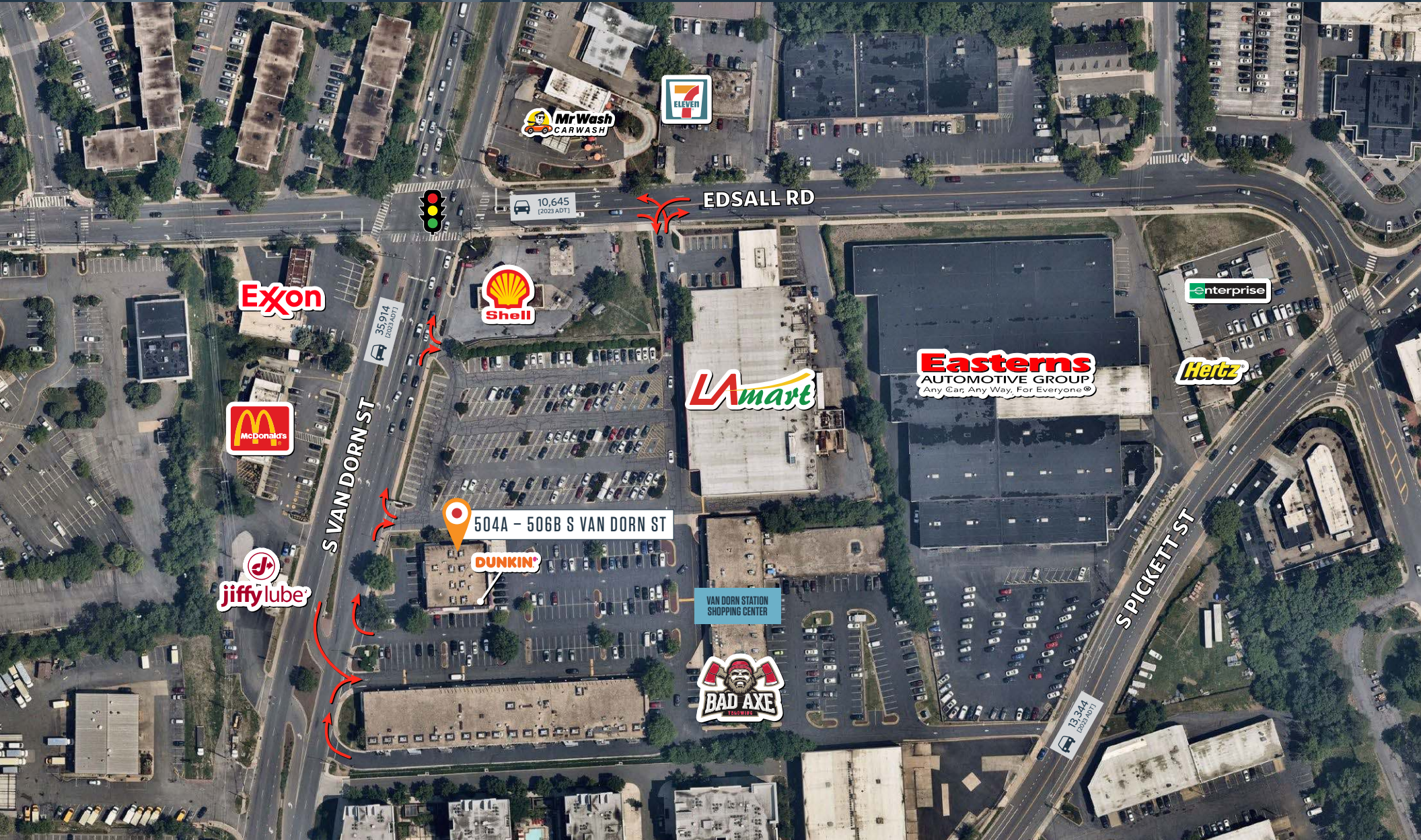




CLOSE-UP

VAN DORN STATION

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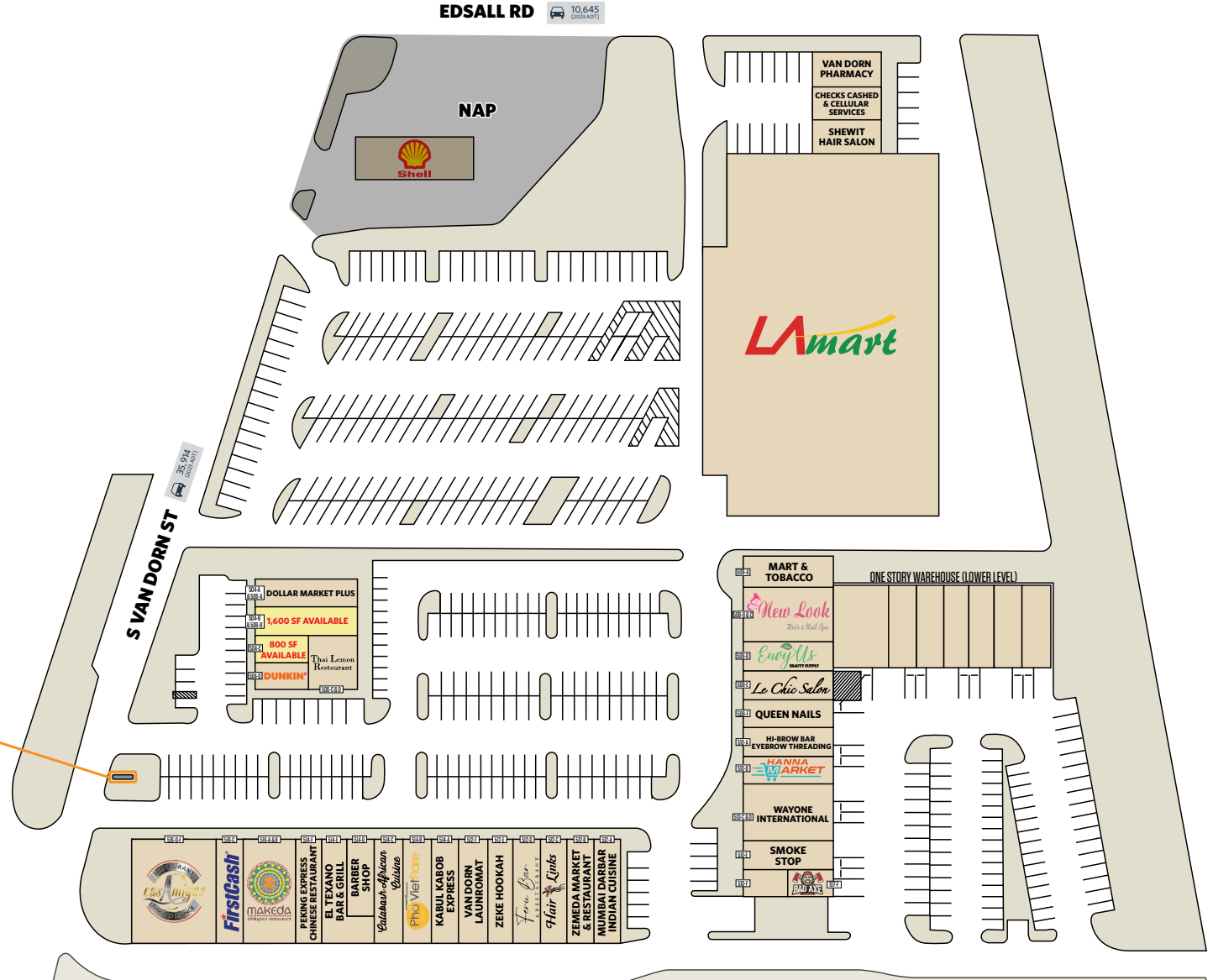


SITE PLAN

VAN DORN STATION

504A - 506B S VAN DORN ST, ALEXANDRIA, VA 22304

EDSALL RD  10,645 (2023 ADT)



McCONNELL AVE

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FOR MORE INFORMATION, PLEASE CONTACT:

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