



# CITYHOUSE

OLD TOWN

1101 KING STREET, ALEXANDRIA, VA 22314

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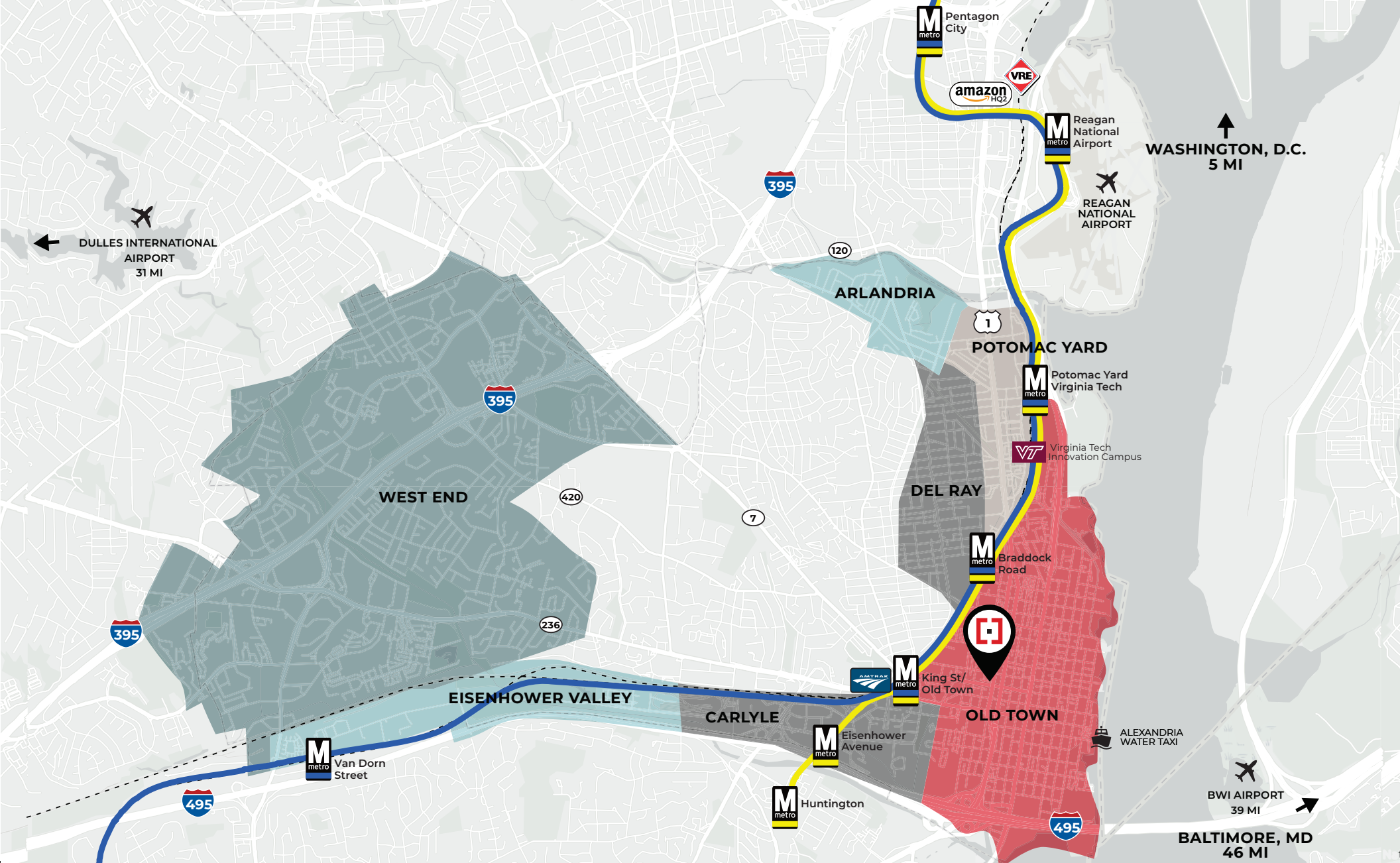






**CityHouse Old Town at 1101 King Street**, in the heart of historic Old Town Alexandria, VA, is a bespoke seven-story luxury rental community featuring ~200 homes with expansive private terraces, top-tier concierge services, and curated retail on the street level. Ideally located steps away from the King Street Metro, four stops from Amazon's HQ2., CityHouse Old Town sits directly on the King Street Trolley route (running every 15 minutes from 11:30 a.m. – 10:15 p.m. daily) and is within a ten-minute walk to the Old Town waterfront. Existing shops in this limited retail offering include Fresh Baguette, an intimate cafe & artisanal bakery and Orangetheory Fitness®.





# Alexandria, VA

**THIRD** most walkable city in Virginia\*

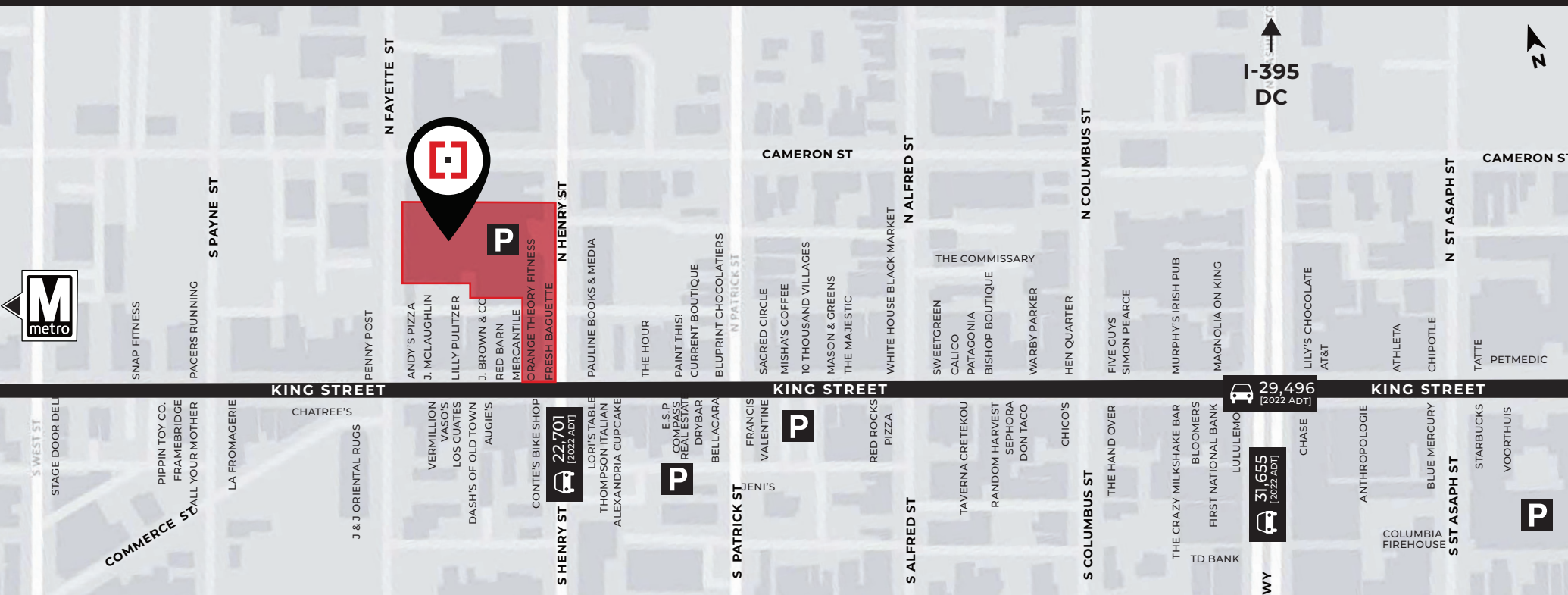
**#1** safest city in America\*

**Over \$3 billion** spent on retail & restaurants per year\*

\*Data from Alexandria Economic Development Partnership and Esri\*

# The Market

## Old Town Alexandria



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



# Site Plan

1,135 - 2,648 SF Available

3,808  
[2022 ADT]



CAMERON STREET

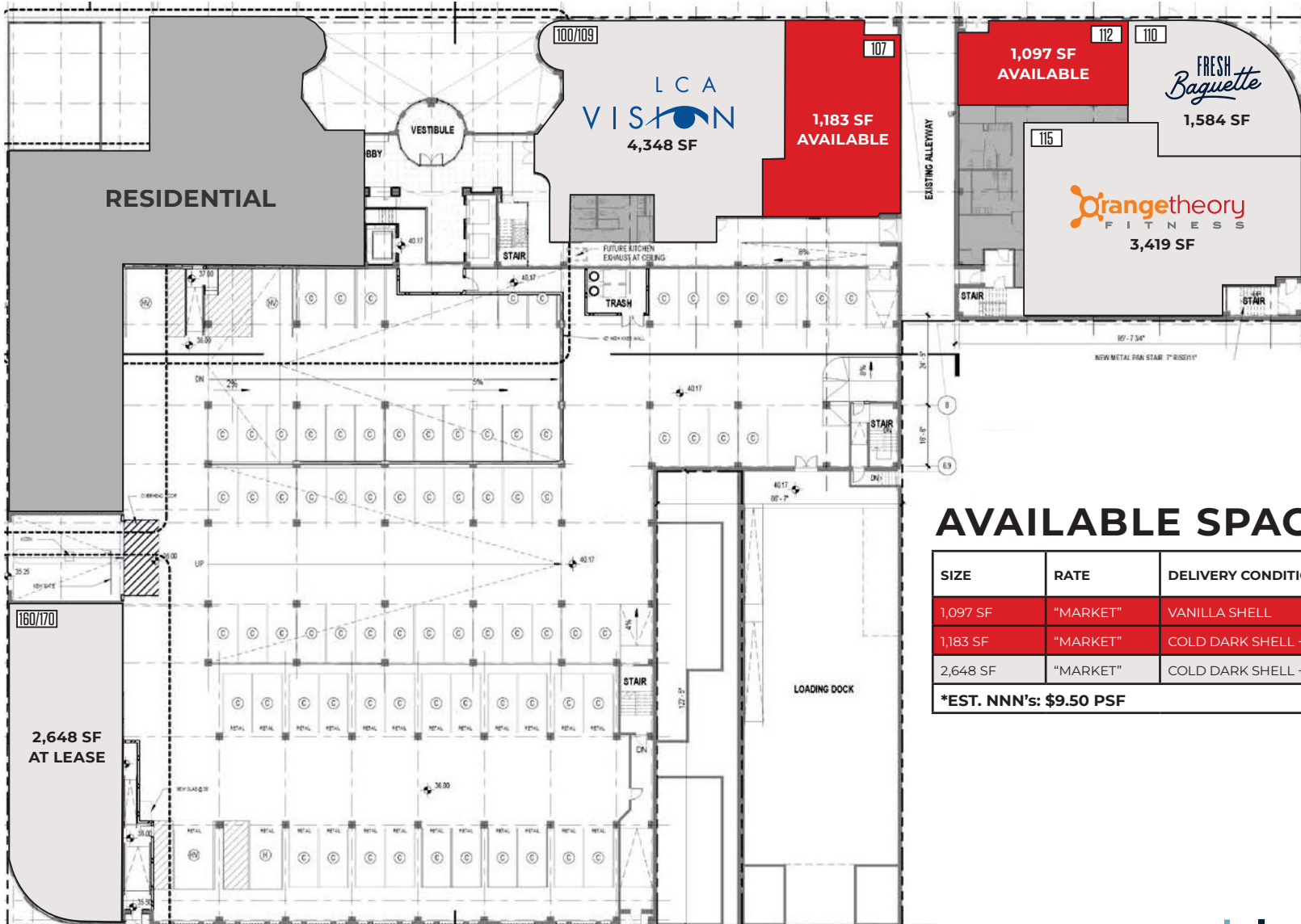
HENRY STREET

22,312  
[2022 ADT]



6,233  
[2022 ADT]

KING STREET



## AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
1,097 SF	"MARKET"	VANILLA SHELL	JAN 2026
1,183 SF	"MARKET"	COLD DARK SHELL + TI	JAN 2026
2,648 SF	"MARKET"	COLD DARK SHELL + TI	JAN 2026

\*EST. NNN's: \$9.50 PSF



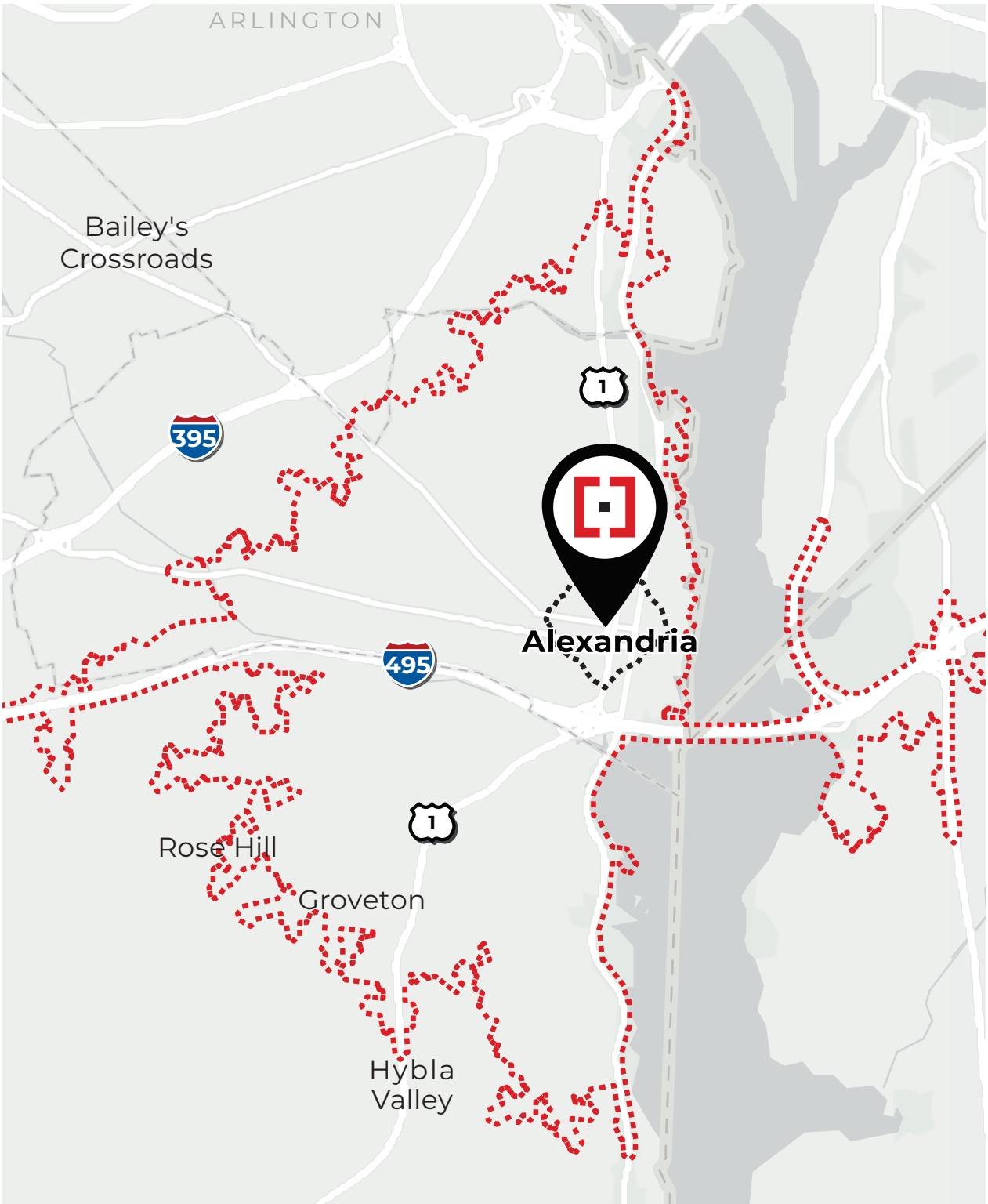
# Building Rendering

## Storefront Opportunities



### SMALL SHOP RETAIL OPPORTUNITIES





# DEMOGRAPHICS

	10 MIN DRIVE	10 MIN WALK
POPULATION	140,382	8,062
DAYTIME POPULATION	114,448	19,824
AVG HH INCOME	\$190,015	\$227,927
EDUCATION	72%	81%
HOUSEHOLDS	65,157	4,406

[CLICK TO VIEW DRIVE DEMOGRAPHICS](#)

[CLICK TO VIEW WALK DEMOGRAPHICS](#)

# TRAFFIC COUNTS

KING STREET.....6,796 ADT  
 S PATRICK STREET.....26,315 ADT  
 N HENRY STREET.....22,312 ADT





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[view property website](#)

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