



CITYHOUSE

OLD TOWN

1101 KING STREET, ALEXANDRIA, VA 22314

Forrest H. Morrill
fmorrill@klnb.com
703.268.2707

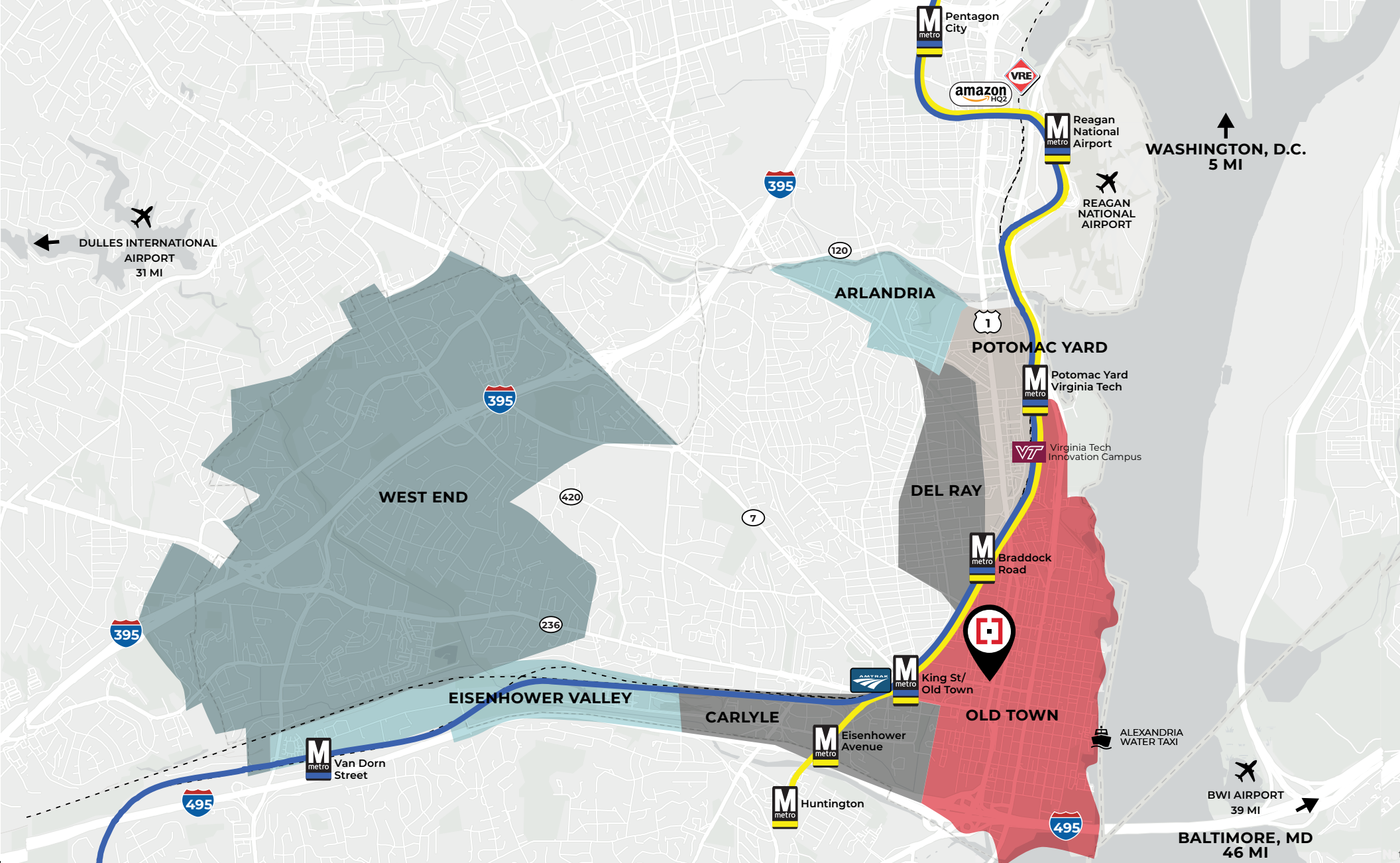
Joe Fleischmann
joef@klnb.com
703.268.2708



American Real Estate Partners



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*

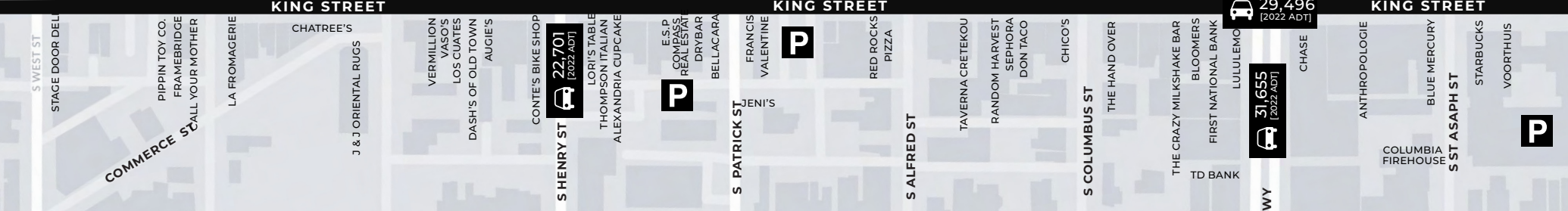
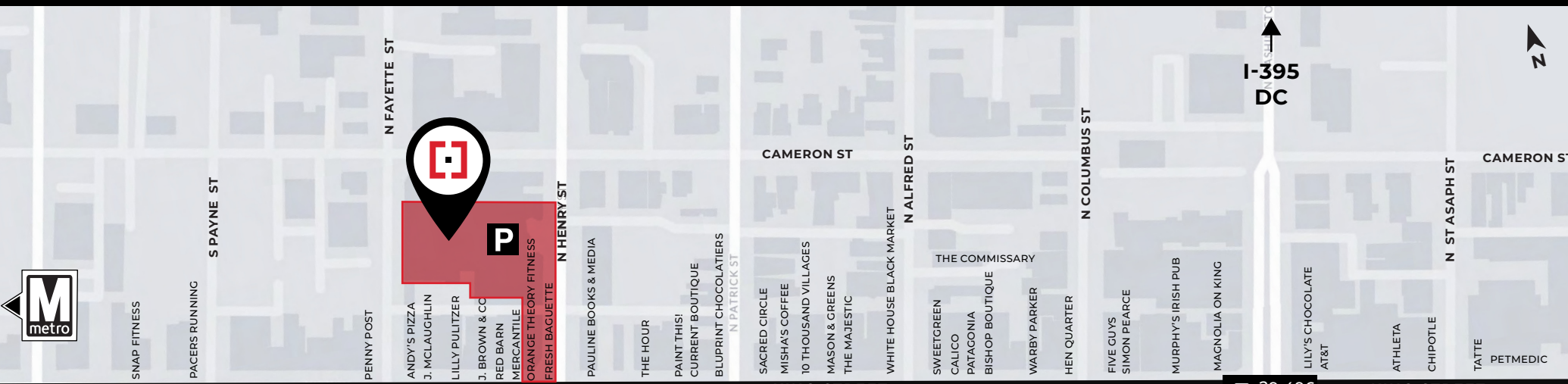
#1 safest city in America*

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

Data from Alexandria Economic Development Partnership and Esri

The Market

Old Town Alexandria




Site Plan

1,135 - 2,648 SF Available

HENRY STREET

22,312
[2022 ADT]

3,808
[2022 ADT]

CAMERON STREET

6,233
[2022 ADT]

KING STREET



AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
1,097 SF	"MARKET"	VANILLA SHELL	JAN 2026
1,457 SF	"MARKET"	COLD DARK SHELL + TI	JAN 2026
2,648 SF	"MARKET"	COLD DARK SHELL + TI	JAN 2026

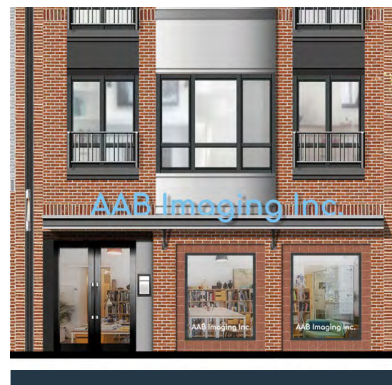
***EST. NNN's: \$9.50 PSF**

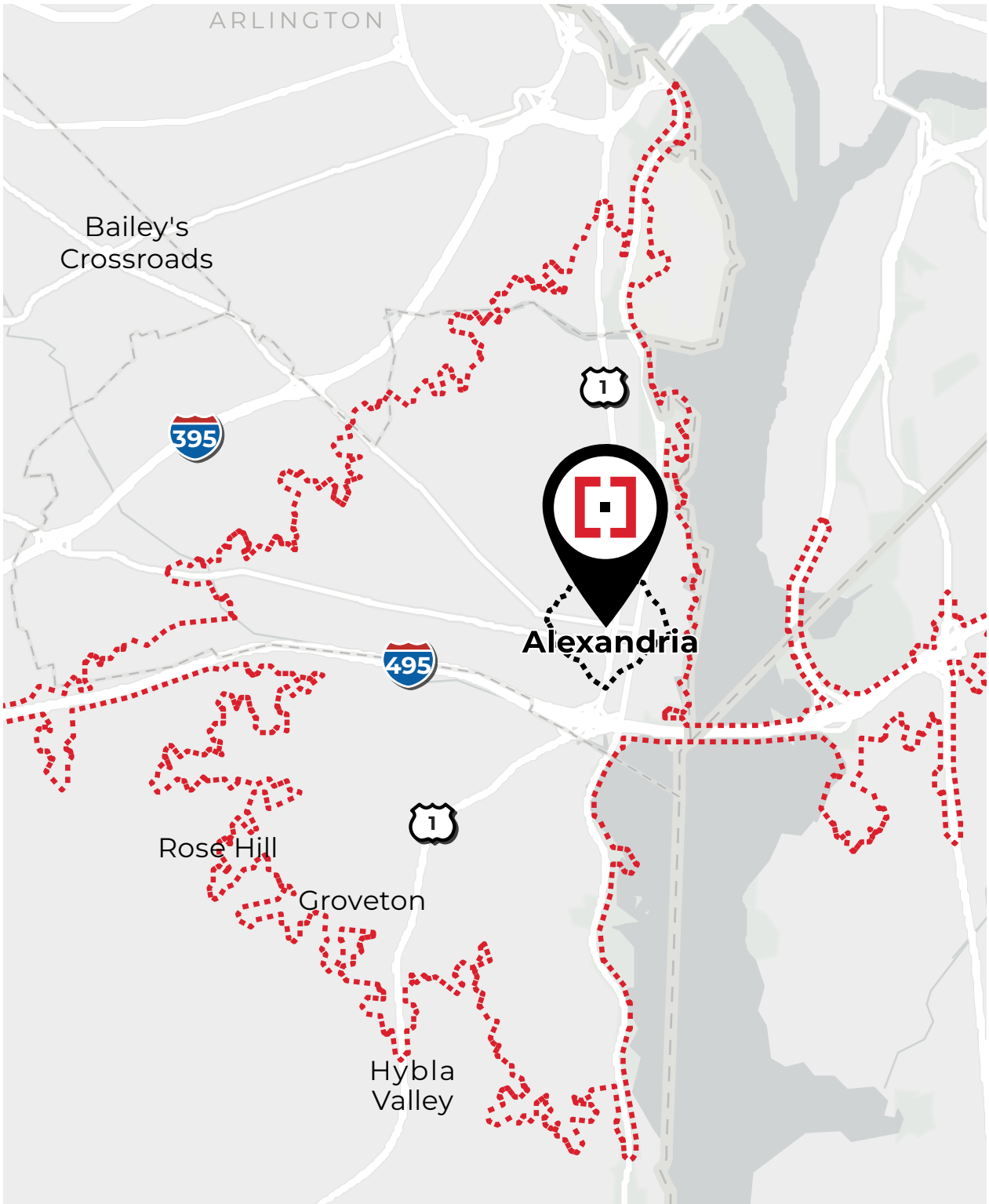
Building Rendering

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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klnb

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