



1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314

**UP TO 3,581 SF AVAILABLE
OVER 70' OF FRONTAGE**

YOUR SIGNAGE HERE

klnb
202-37

RETAIL
FOR
LEASE

klnb.com

BERNSTEIN
5-7500

MATT SKALET

mkalet@klnb.com | 202-420-7775

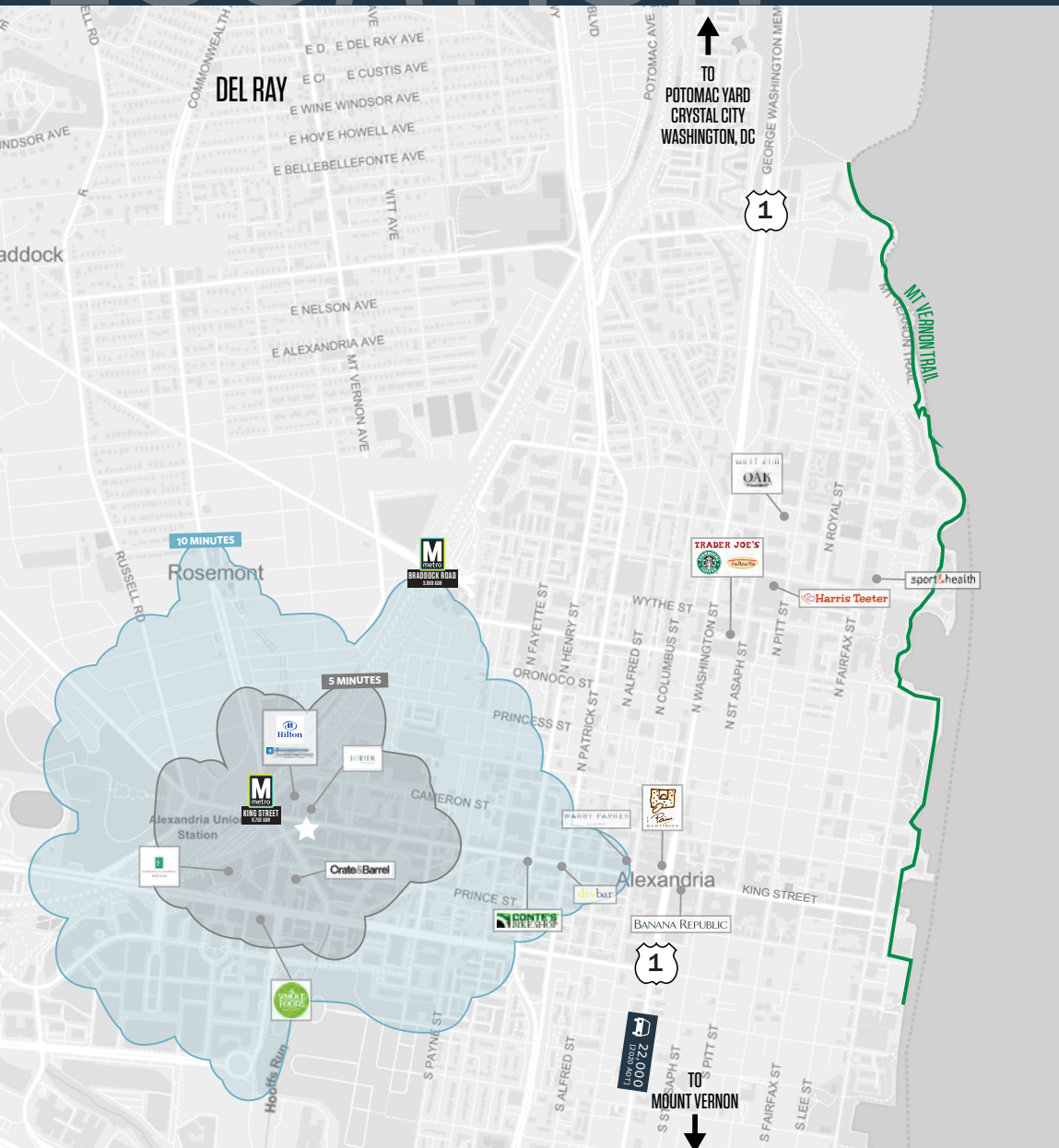
STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

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DEMOGRAPHICS | 2022

WALK TIME

	5-MIN	10-MIN	1-MILE	2-MILE	3-MILE
 POPULATION	839	6,219	35,305	84,081	156,057
 DAYTIME POP	8,608	19,330	55,919	103,618	185,431
 HOUSEHOLDS	488	3,483	18,563	41,100	72,617
 AVG HH INCOME	\$248,260	\$238,810	\$226,648	\$224,224	\$192,810

- UP TO 3,581 SF (DIVISIBLE)
- STREET LEVEL OF 100% LEASED 51,000 SF OFFICE BUILDING
- 2ND GENERATION BANK BRANCH
- ASKING RENT: \$60.00 PSF GROSS
- PRIME VISIBILITY TO KING STREET'S 15,000 ADT

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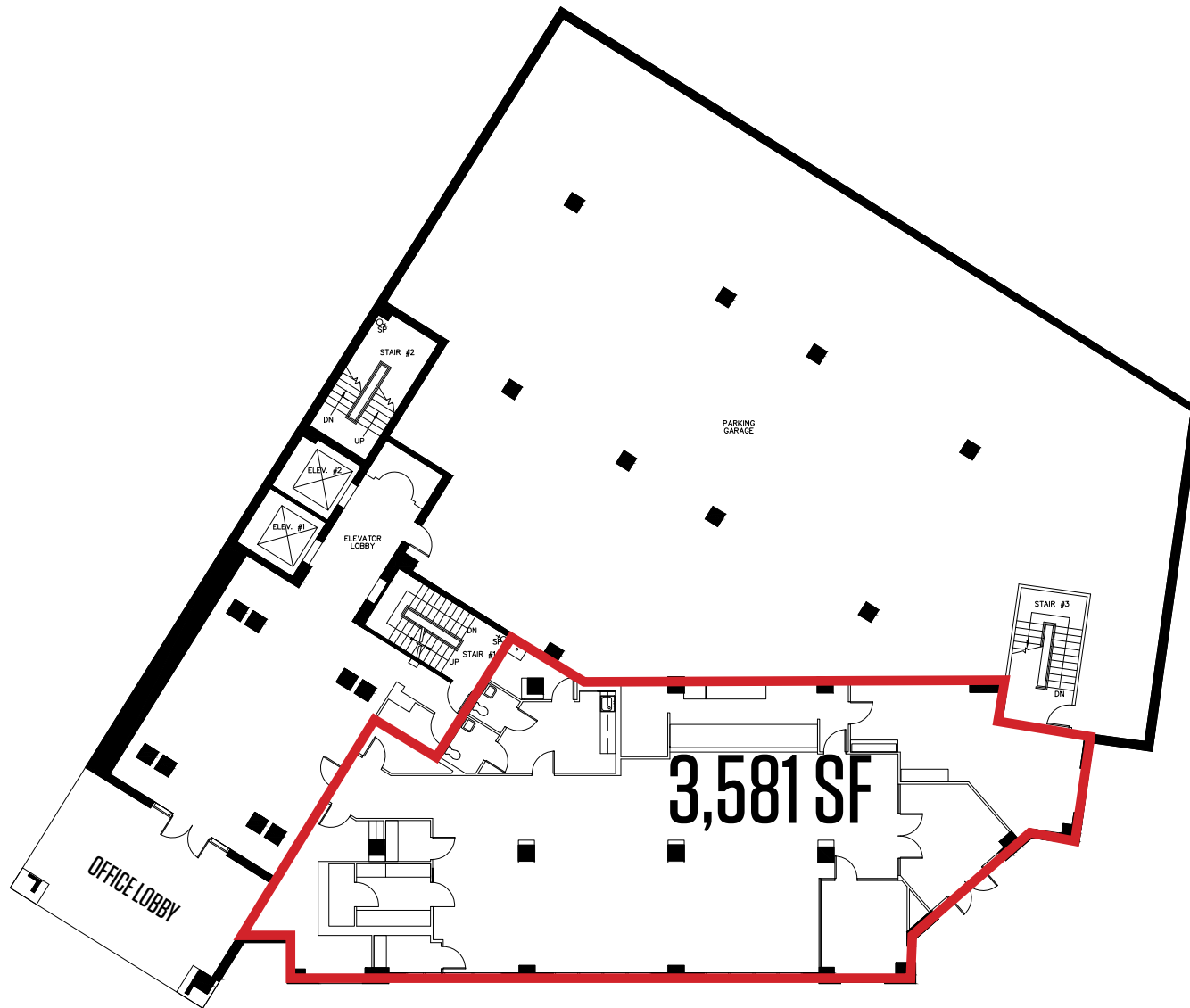
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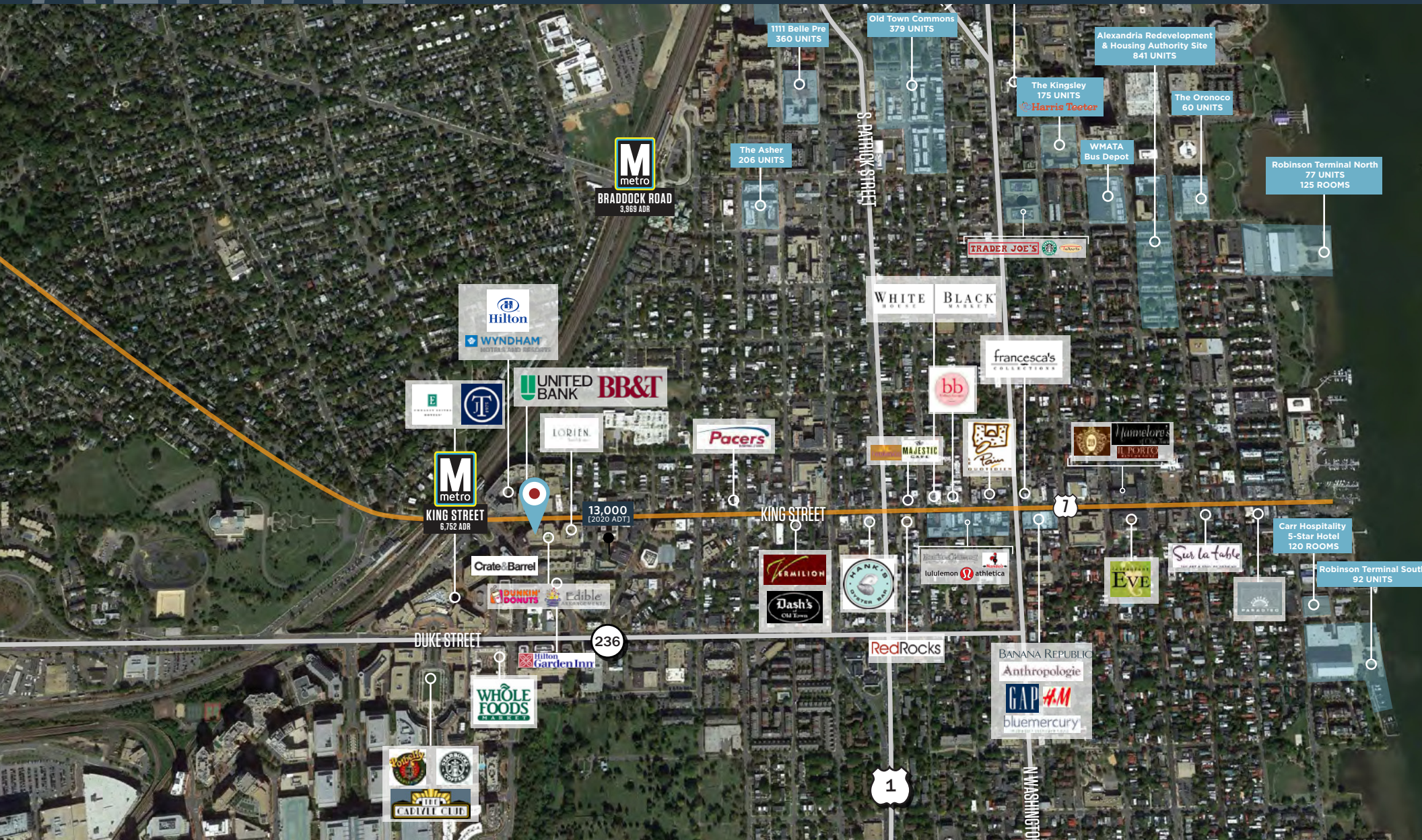
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**DIRECT ACCESS TO
SPACE THROUGH LOBBY**

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