



964 SF
AT LEASE

LIFE ALIVE
ORGANIC CAFE

VanLeeuwen
ICE CREAM & VEGAN ICE CREAM

2,604 SF

KING & RYE
SOUTHERN PLATES | PROPER WHISKEY

NEARBY RETAILERS



KING STREET RETAIL FOR LEASE

- 2,604 SF available
- Retail Corner at King Street and N Royal Street
- Delivery Q2 2025
- Below 241 room Alexandrian hotel
- Large outdoor seating area on King Street
- To be delivered with renovated storefront

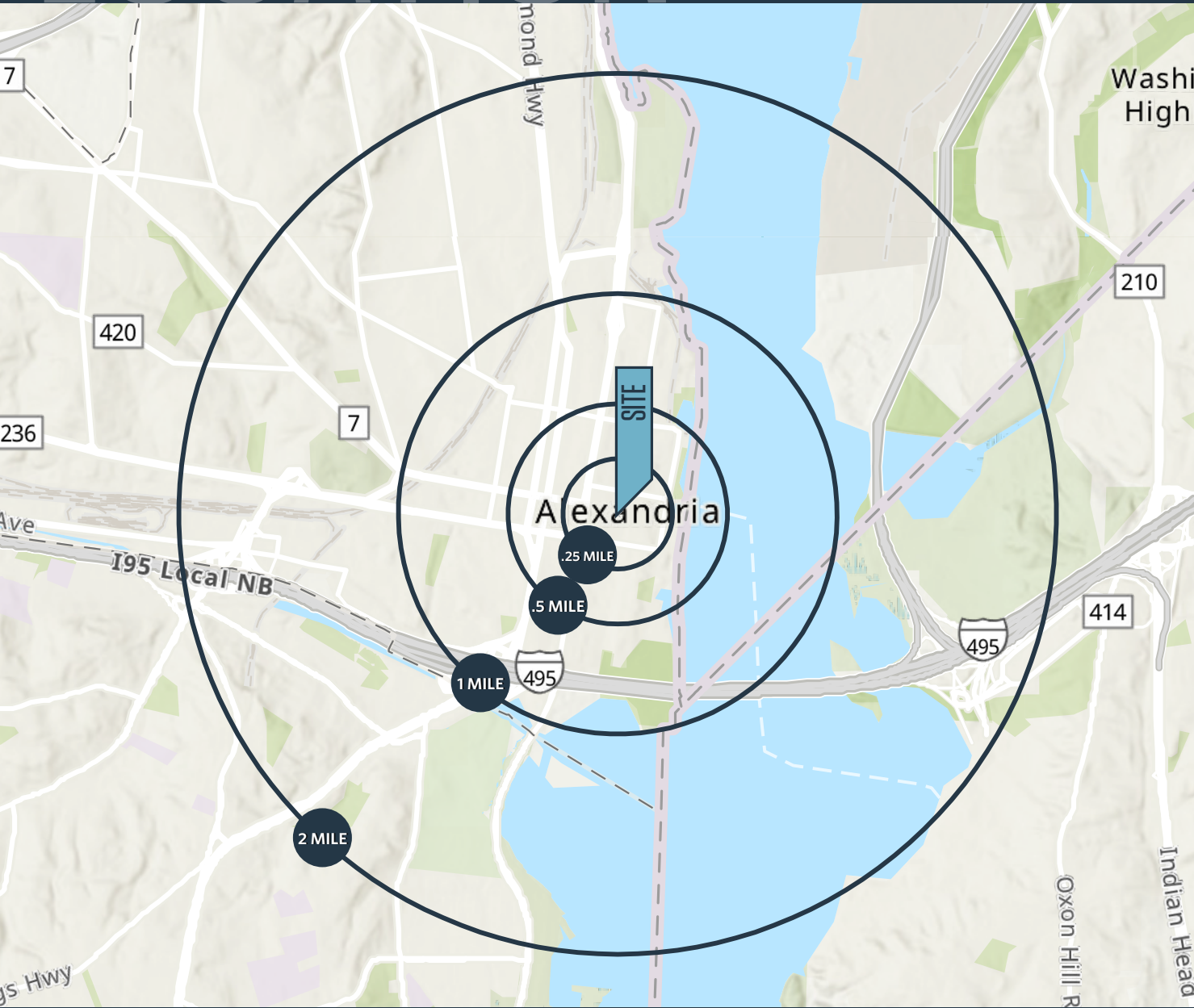
JOIN **LIFE ALIVE**
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MATT SKALET

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PROPERTY HIGHLIGHTS:

2,604 SF at King Street and North Royal Street in the heart of Old Town Alexandria.

DEMOGRAPHICS | 2024:

| | .25-MILE | .5-MILE | 1-MILE | 2-MILE |
|--------------------|-----------|-----------|-----------|-----------|
| Population | 1,892 | 8,337 | 26,960 | 65,483 |
| Daytime Population | 8,504 | 19,739 | 53,254 | 105,967 |
| Households | 897 | 4,242 | 15,116 | 34,079 |
| Average HH Income | \$271,281 | \$240,578 | \$207,846 | \$204,115 |

TRAFFIC COUNTS | 2023:

| | |
|---------------|----------------------|
| King St. | 4,000 (ADT) |
| Walk Score | 94 Walker's Paradise |
| Transit Score | 57 Good Transit |

MAP

400 KING STREET

ALEXANDRIA, VA 22314

King Street
Alexandria | Virginia

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- Google Earth Pro -
2018 Aerial Photograph
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



SITE
400 KING STREET



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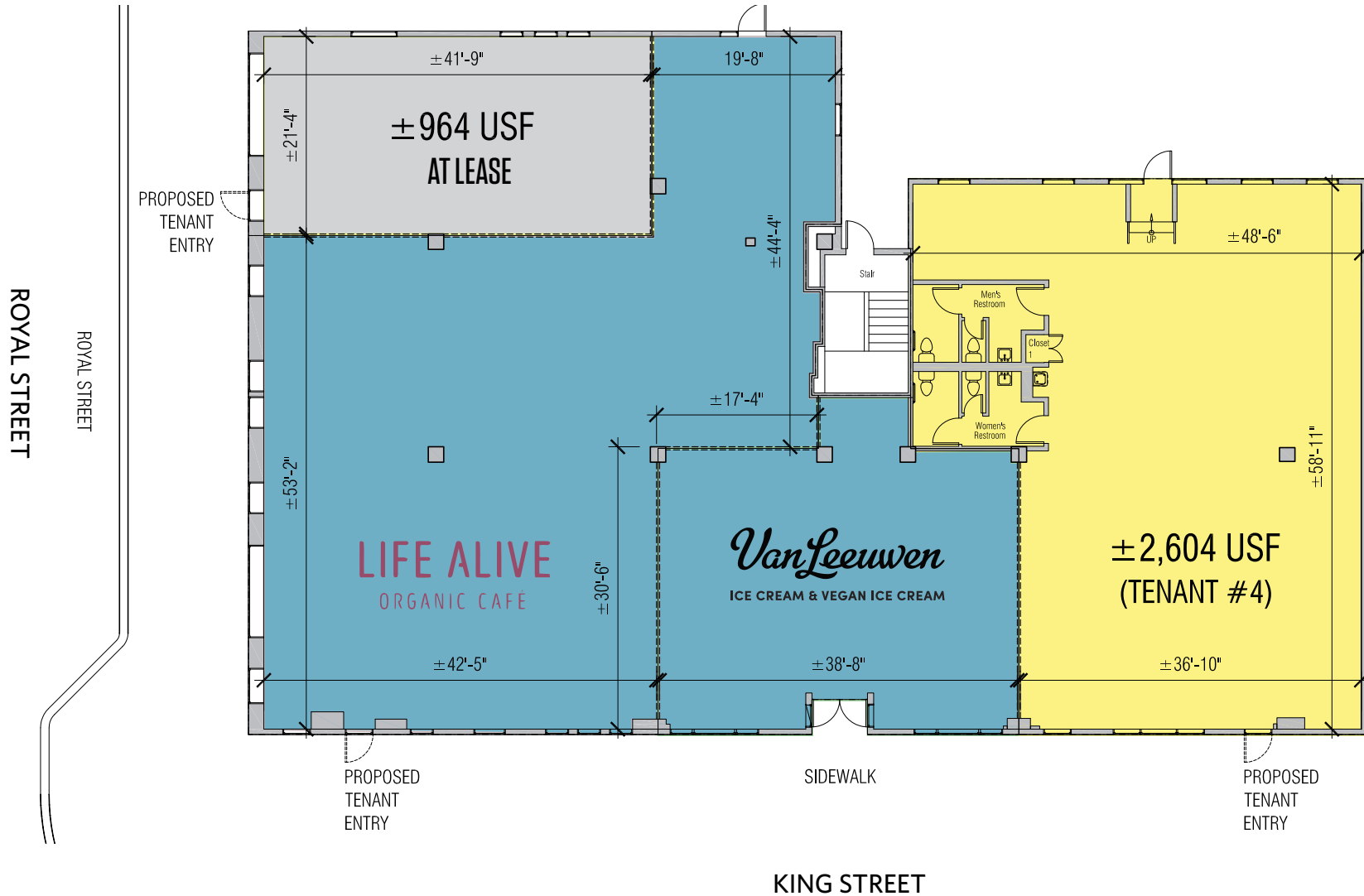
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SITE PLAN

400 KING STREET

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CLICK TO VIEW PROPERTY WEBSITE

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