



NEARBY RETAIL



RETAIL FOR LEASE



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A VIRTUAL TOUR

- Small shop (up to 7,000 SF) 2nd gen. retail spaces available 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.

MAI VO

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VERONICA KAMARA

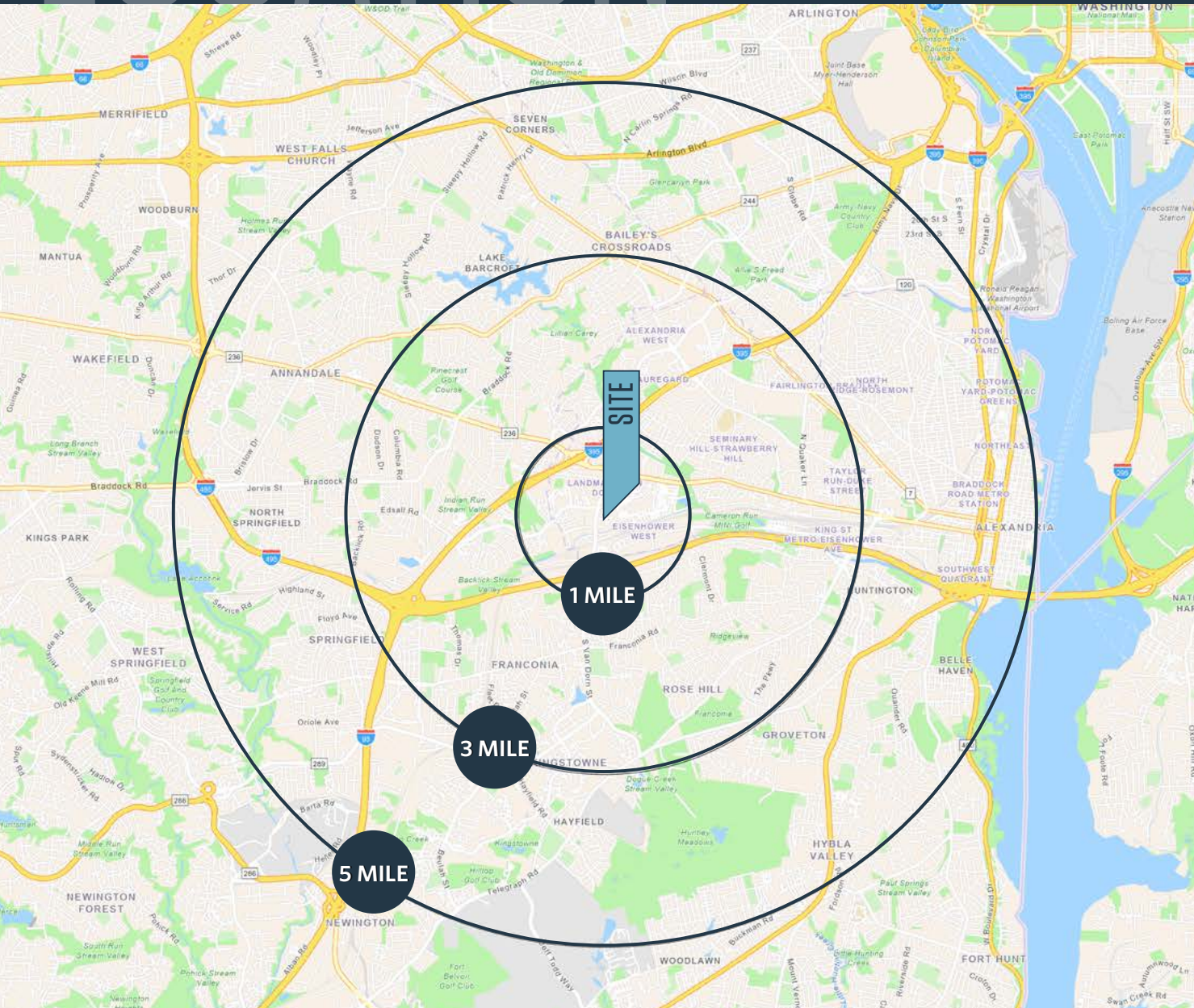
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LOCATION

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

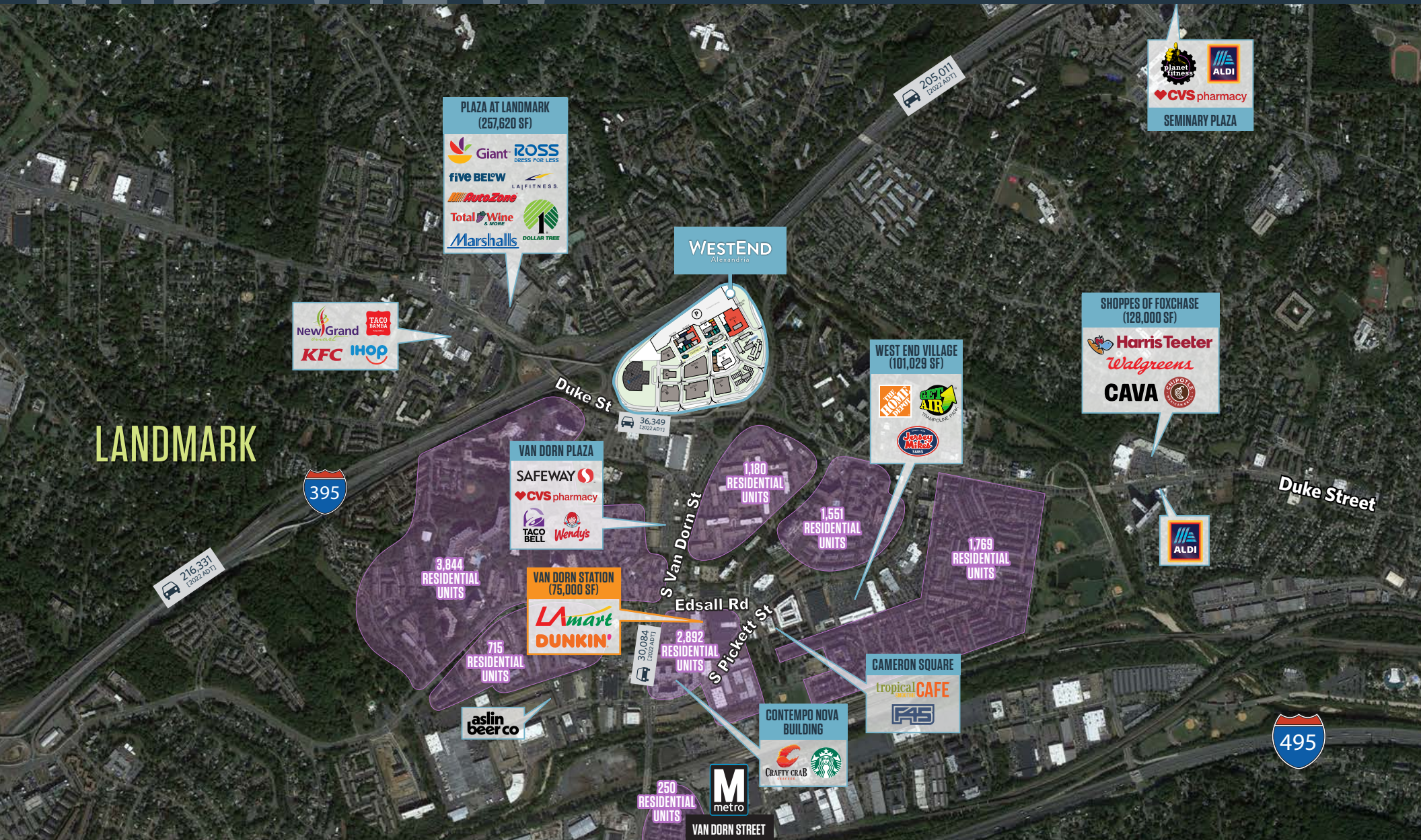
[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

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

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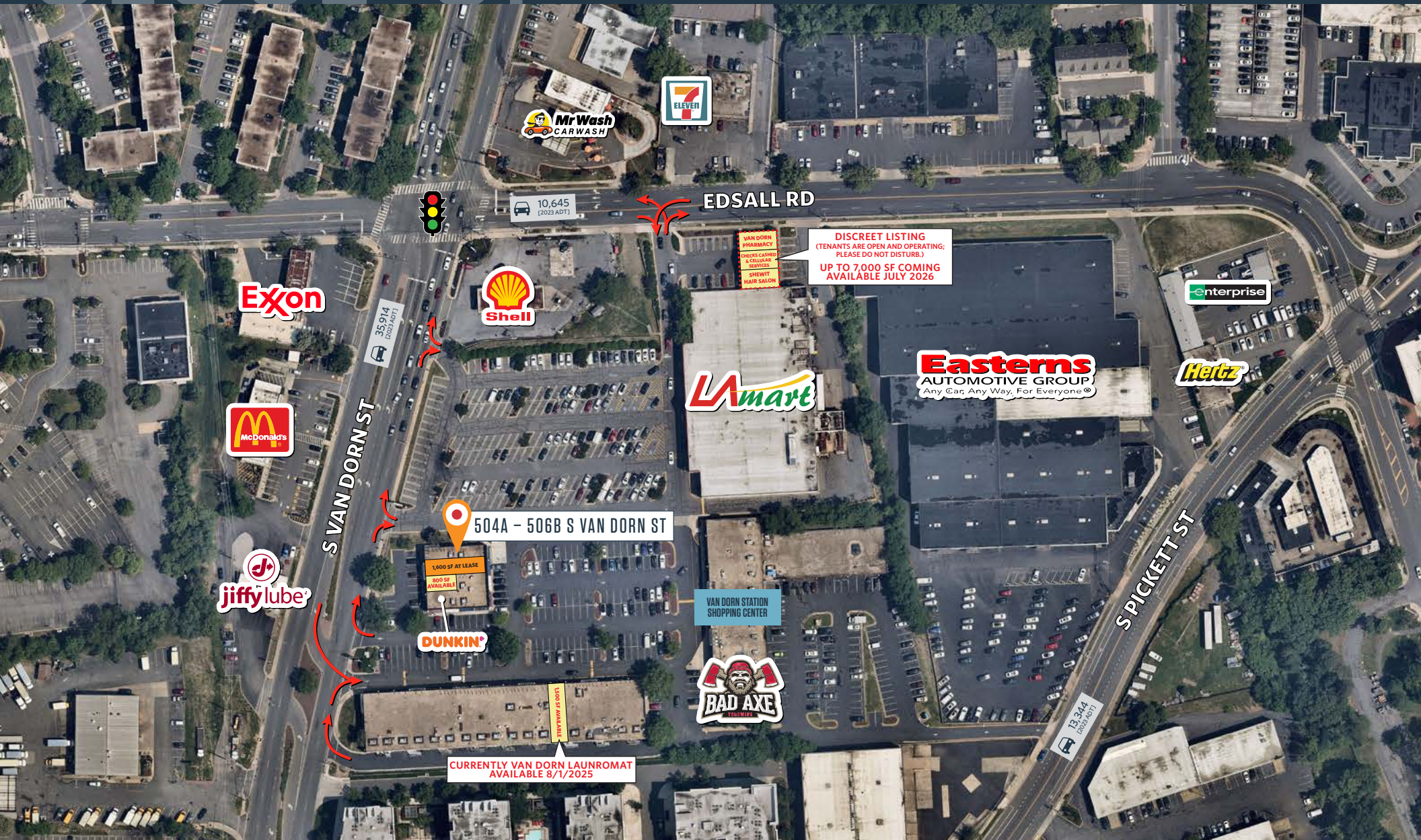




CLOSE-UP

VAN DORN STATION

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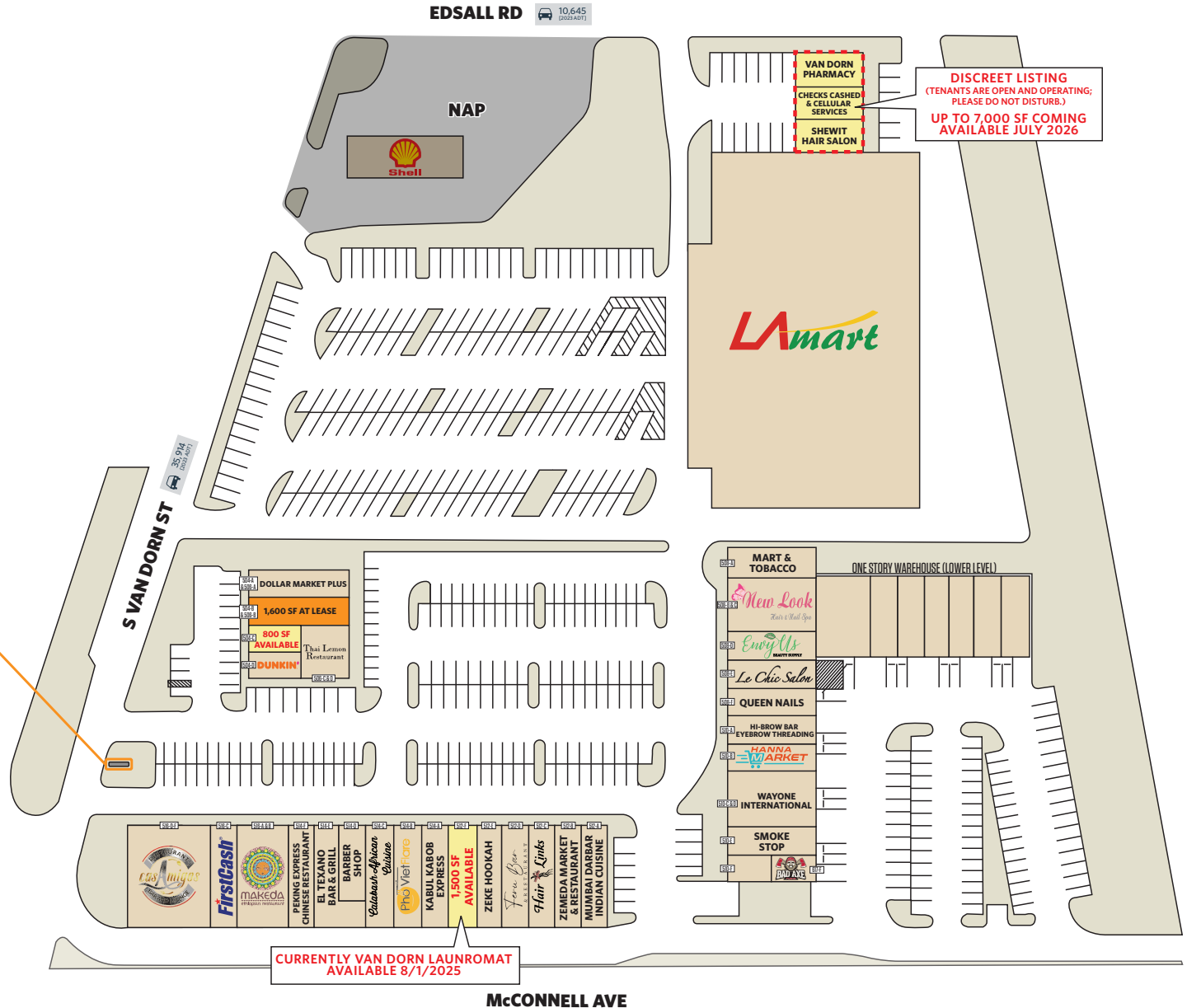
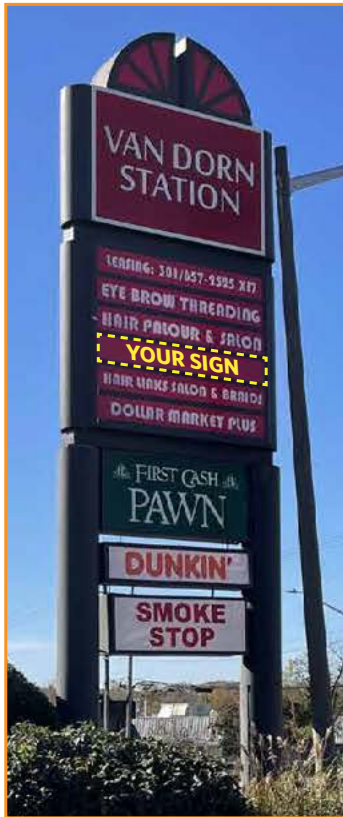
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FOR MORE INFORMATION, PLEASE CONTACT:

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