



CITYHOUSE

OLD TOWN

1101 KING STREET, ALEXANDRIA, VA 22314

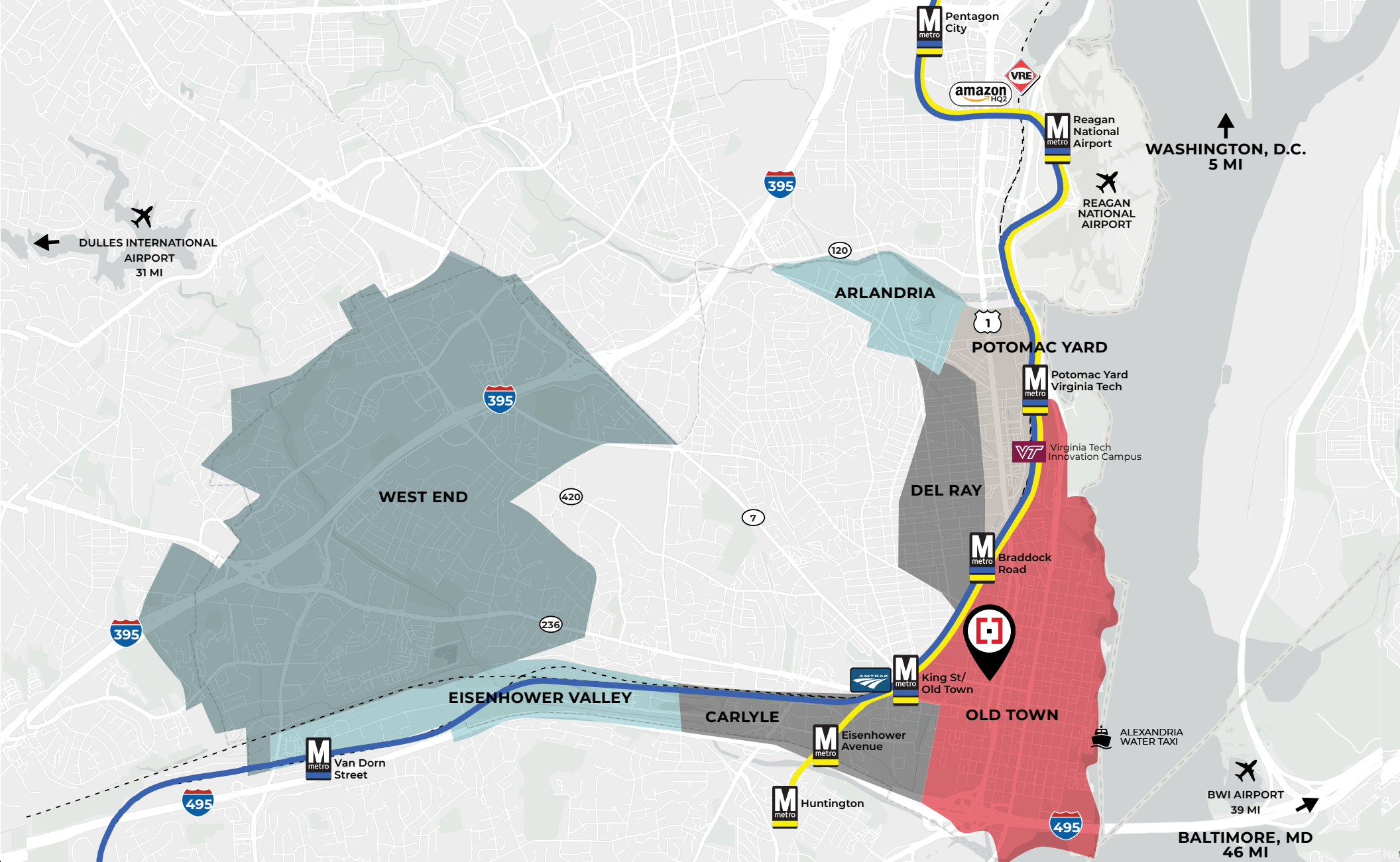
Forrest H. Morrill
fmorrill@klnb.com
703.268.2707

Joe Fleischmann
joef@klnb.com
703.268.2708





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*

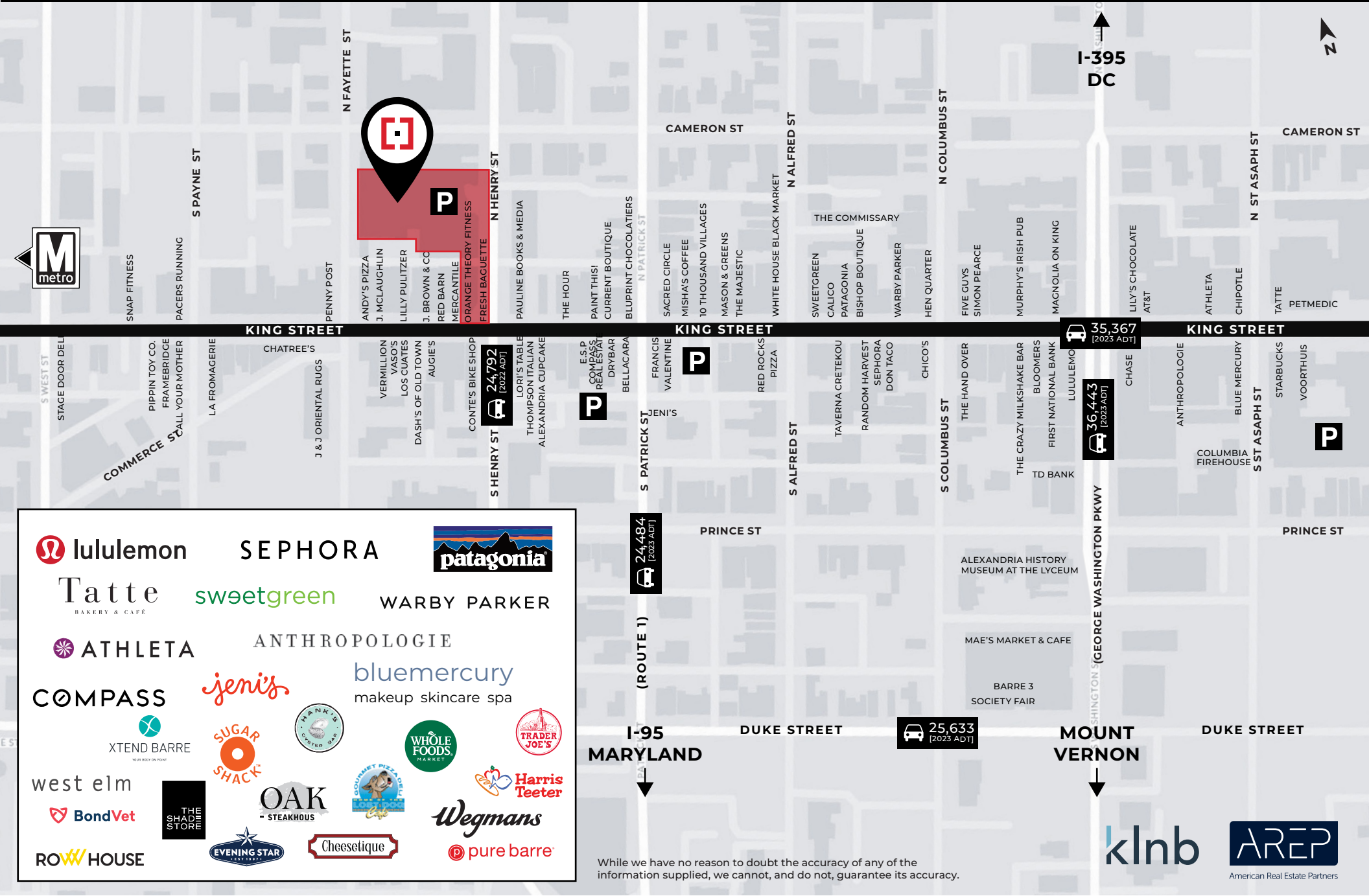
#1 safest
city in America*

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

3,313
[2023 ADT]

CAMERON STREET

HENRY STREET

23,921
[2023 ADT]

5,563
[2023 ADT]

KING STREET



AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
1,097 SF	"MARKET"	COLD DARK SHELL + TI	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			

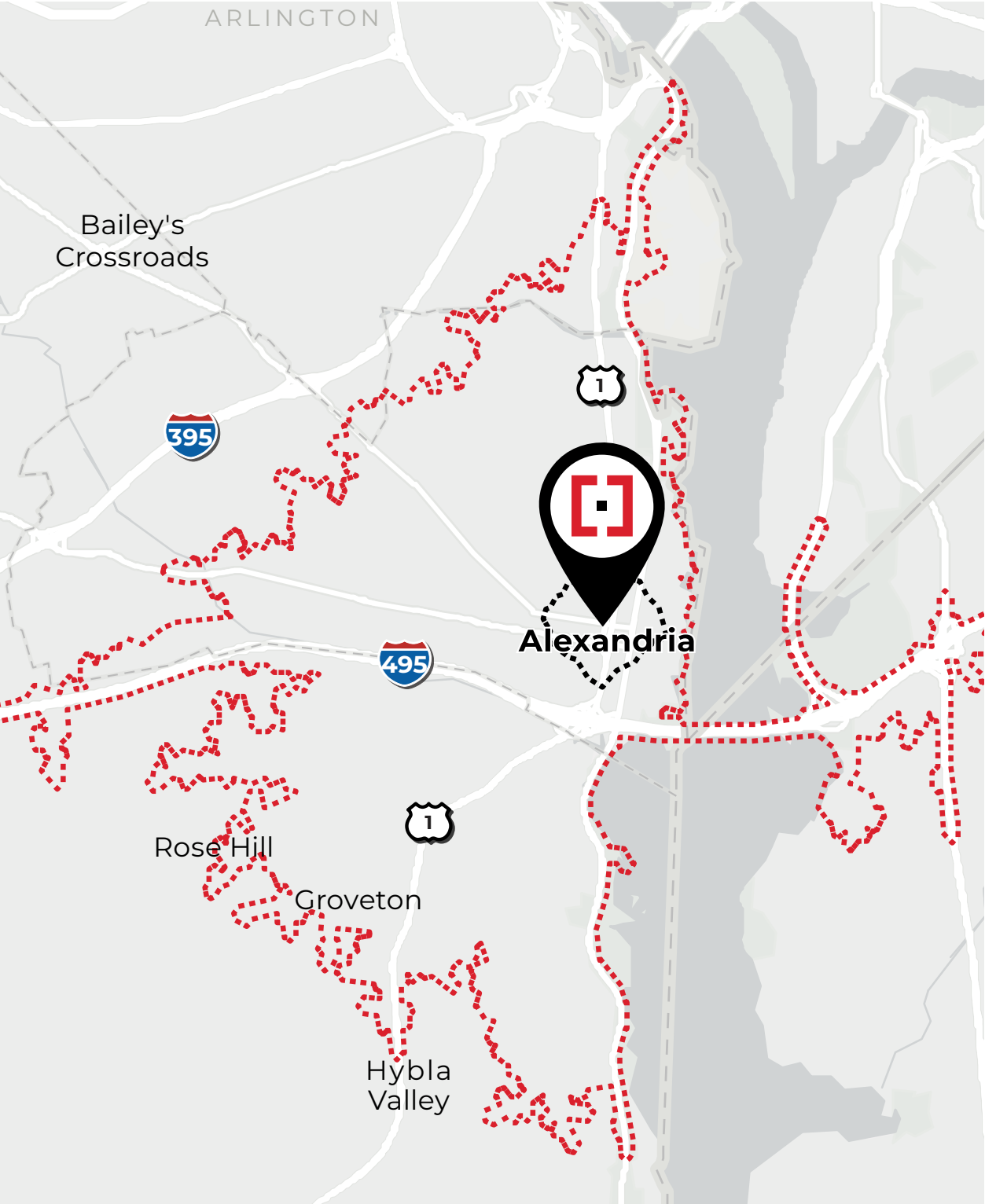
Building Rendering

Storefront Opportunities



SMALL SHOP RETAIL OPPORTUNITIES





DEMOGRAPHICS

	10 MIN DRIVE	10 MIN WALK
POPULATION	126,676	7,087
DAYTIME POPULATION	109,144	16,029
AVG HH INCOME	\$185,642	\$214,197
EDUCATION	77%	84%
HOUSEHOLDS	58,657	3,513

[CLICK TO VIEW DRIVE DEMOGRAPHICS](#)

[CLICK TO VIEW WALK DEMOGRAPHICS](#)

TRAFFIC COUNTS

KING STREET.....5,563 ADT
S PATRICK STREET.....23,620 ADT
N HENRY STREET.....23,921 ADT



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

CITYHOUSE

OLD TOWN

1101 KING STREET, ALEXANDRIA, VA 22314

[view property website](#)

Forrest H. Morrill
fmorrill@klnb.com
703.268.2707

Joe Fleischmann
joef@klnb.com
703.268.2708

klnb

AREP

American Real Estate Partners