



2747 DUKE STREET

ALEXANDRIA, VIRGINIA 22314



www.BankingCentersForSale.com

BID DUE DATE : AUGUST 31, 2023

FORMER BANKING CENTER FOR SALE

- KLNB represents a national bank with prime banking center opportunities for purchase
- Location will be purchased through a modified bid process with no minimum bids
- Visit www.BankingCentersForSale.com to obtain additional information on this property, to view other available properties, and to register and receive email notifications about new banking center opportunities

PROPERTY HIGHLIGHTS

Land Size: 28,237 SF (0.65 acres)

Building Size: 2,897 SF

Parking: 24 spaces plus 2 ADA spaces

Drive Through: Building has three drive through lanes

Delivery Condition: Property is being sold "as-is"

Traffic Count: Duke Street (30,479 ADT)

*Building areas provided are estimates only. Purchaser is solely responsible for confirming all building areas prior to purchase and Seller makes no representation as to the accuracy of area listed.

JASON FLIPPO

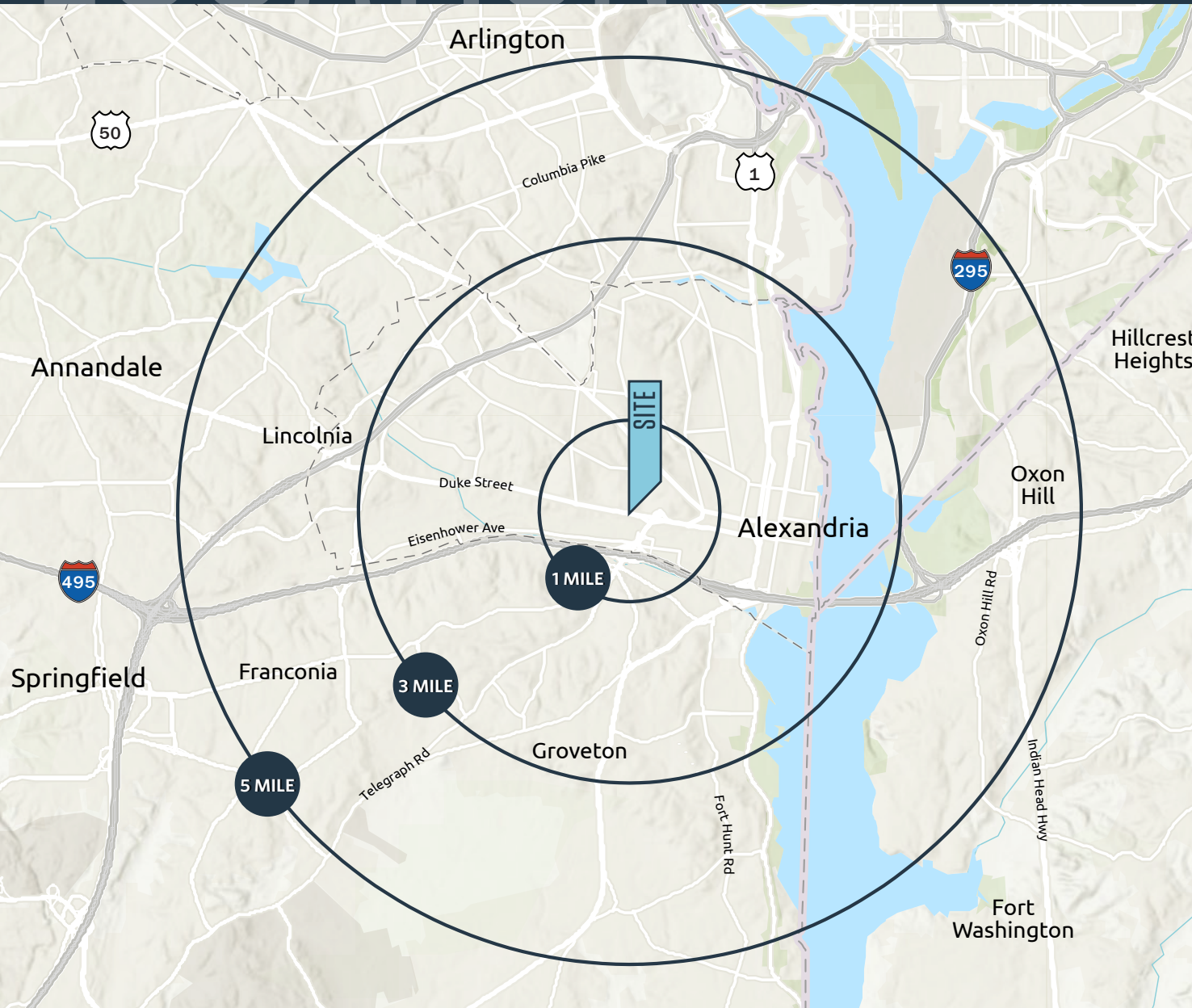
jflippo@klnb.com | 202-688-3751

klnb.com

LOCATION

2747 DUKE STREET

ALEXANDRIA, VIRGINIA 22314



AREA RETAILERS



DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population 20,951	209,830	505,515
Daytime Population 30,729	203,305	482,275
Households 9,946	98,383	217,992
Household Growth 2018 - 2023 0.46%	0.16%	0.05%
Average Household Income \$215,917	\$182,085	\$155,394

TRAFFIC COUNTS | 2022:

Duke Street	30,479 ADT
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PHOTOS

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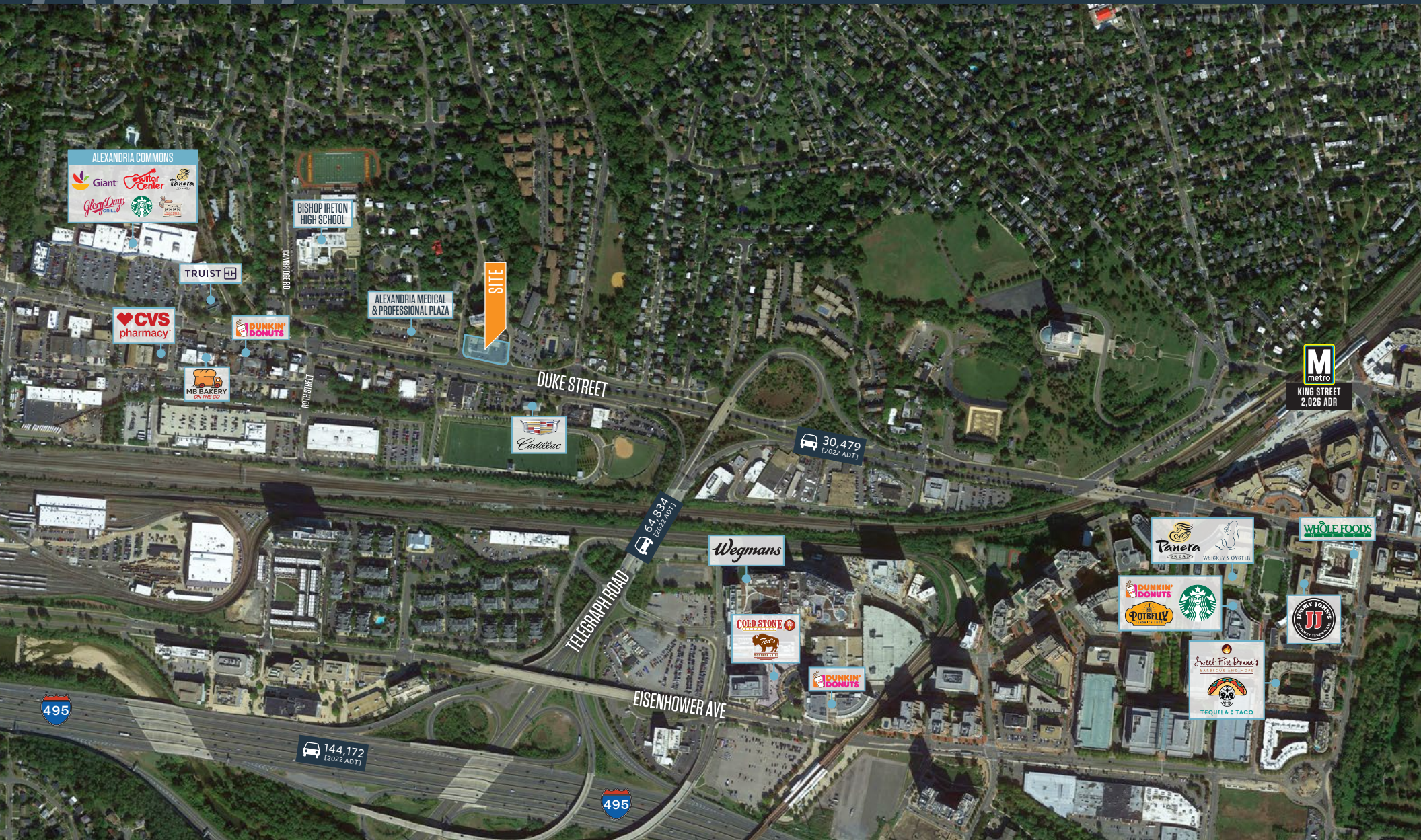
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AERIAL

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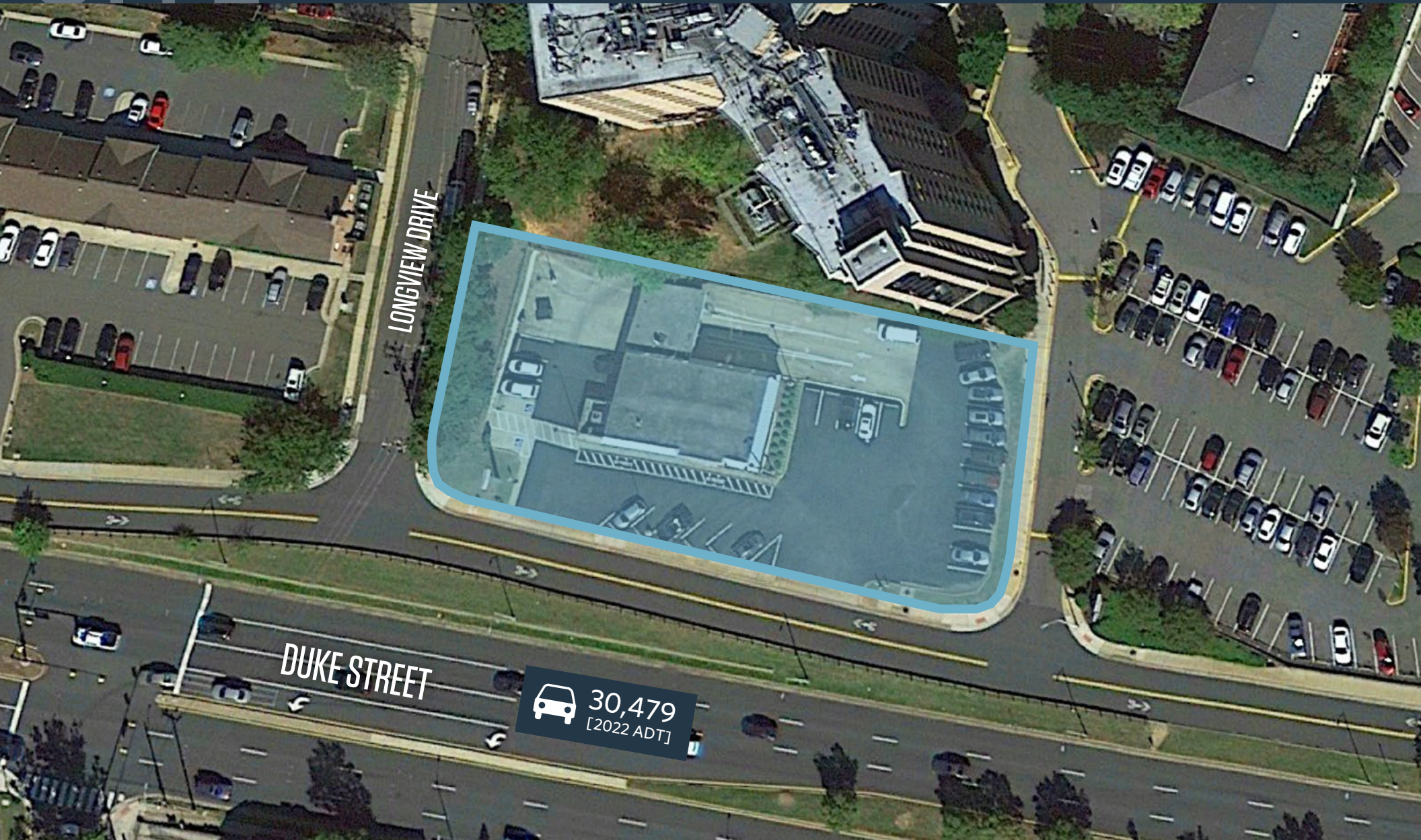
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SITE

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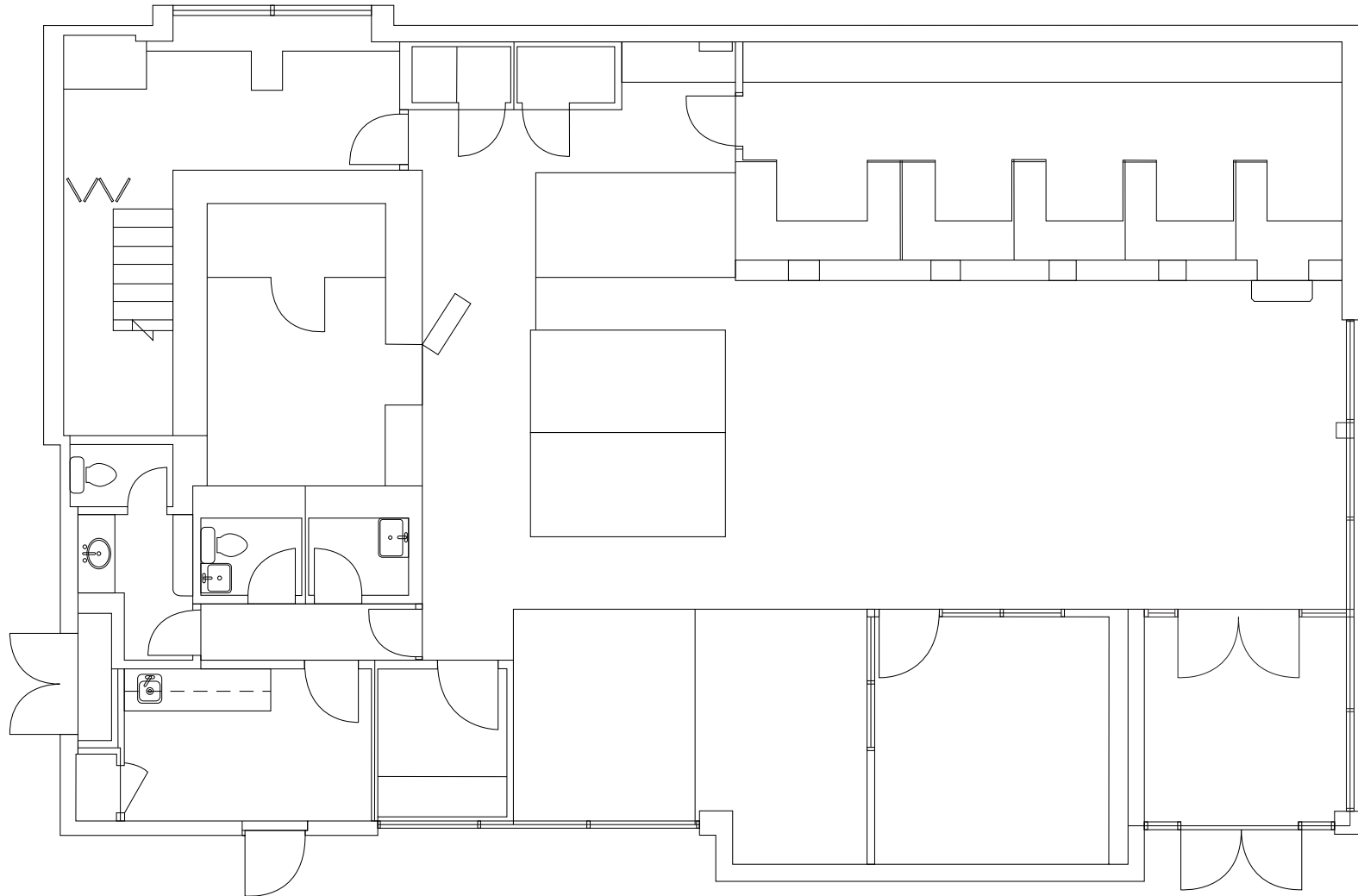


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GROUND LEVEL - 2,897 SF







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FOR MORE INFORMATION, PLEASE CONTACT:

JASON FLIPPO

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202-688-3751

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com



CLICK TO VIEW PROPERTY WEBSITE

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