

JUST SIGNED!

fed
choice

800 SF



EXISTING
& ADJACENT RETAIL



RETAIL FOR LEASE

- New pad site available facing Van Dorn St (35,914 ADT).
- 7,200 SF & 4,128 SF lower-level space available off of S Pickett St.
- Conveniently located close to I-395 & I-495 and surrounded by strong residential & daytime population.
- Pylon sign available at entrance to shopping center.

MAI VO

mvo@klnb.com | 703-268-2722

VERONICA KAMARA

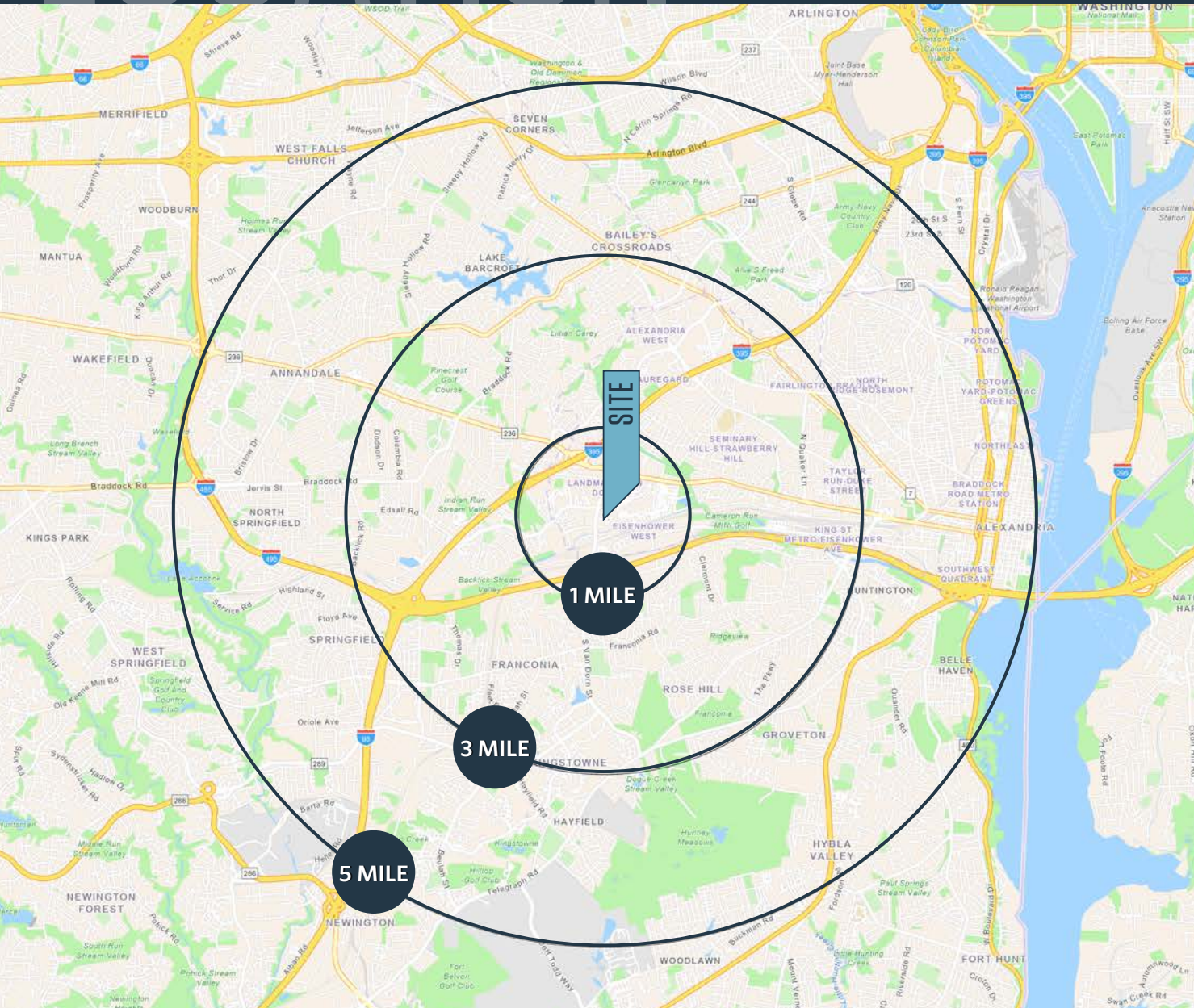
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klnb.com

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

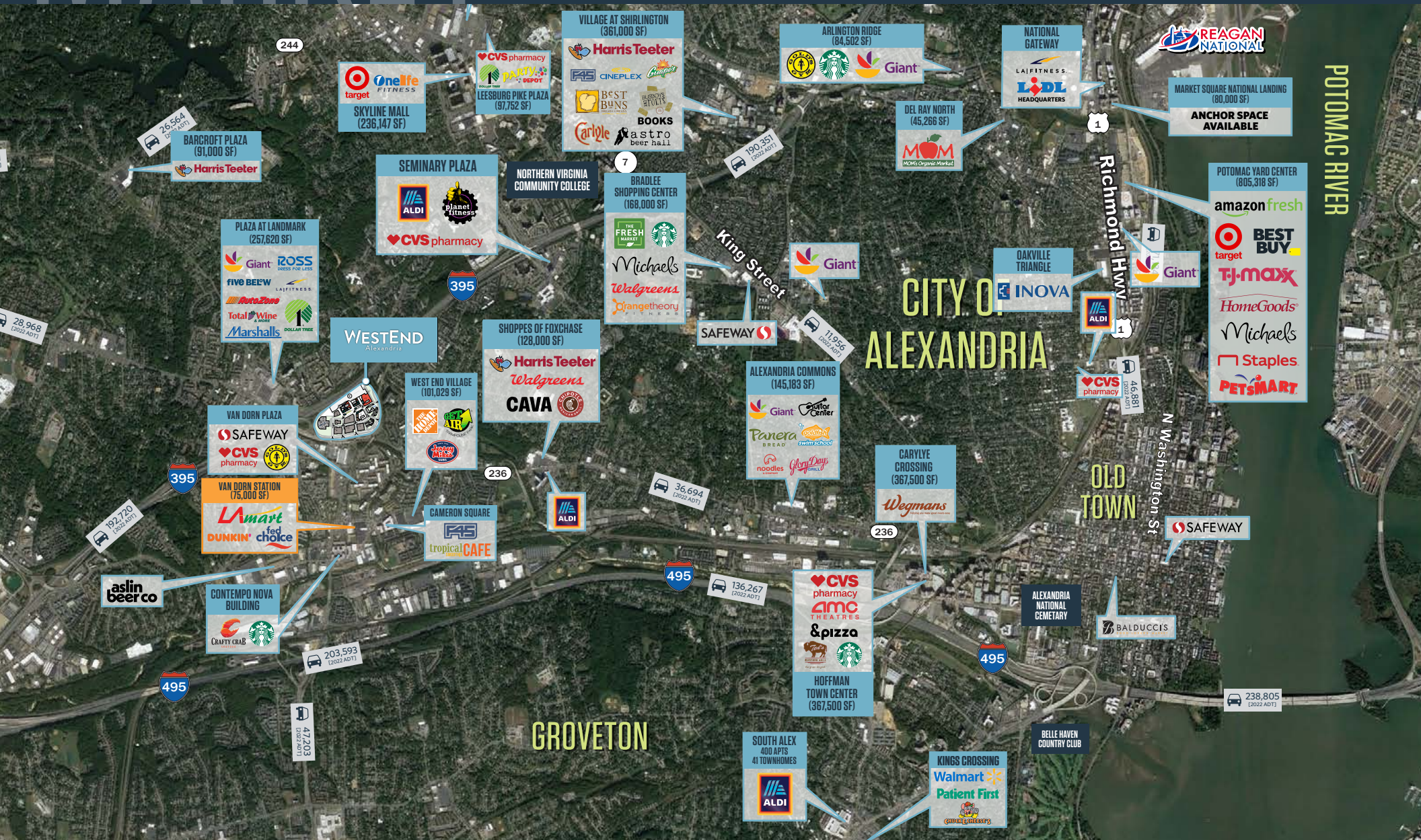
[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

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

VAN DORN STATION

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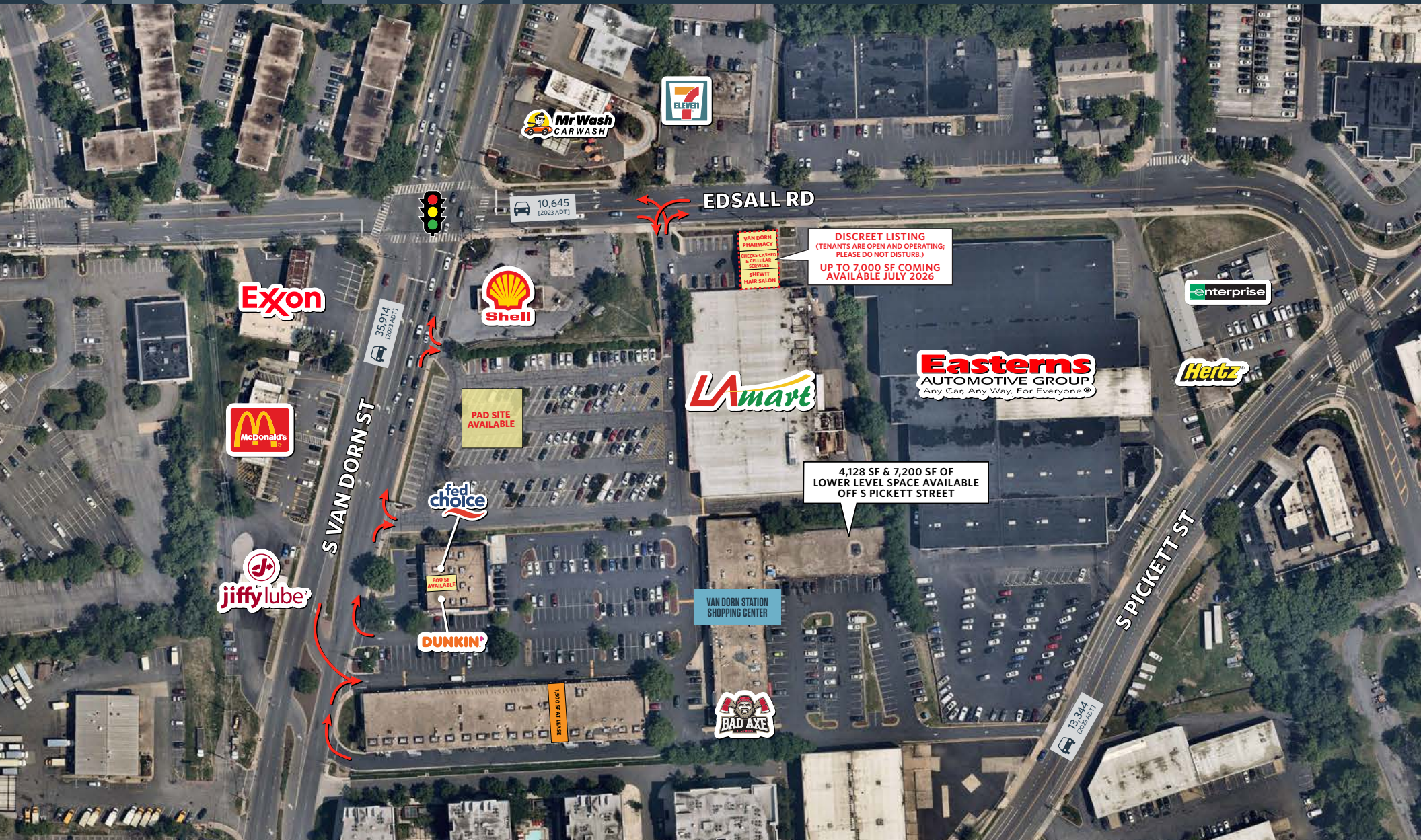




CLOSE-UP

VAN DORN STATION

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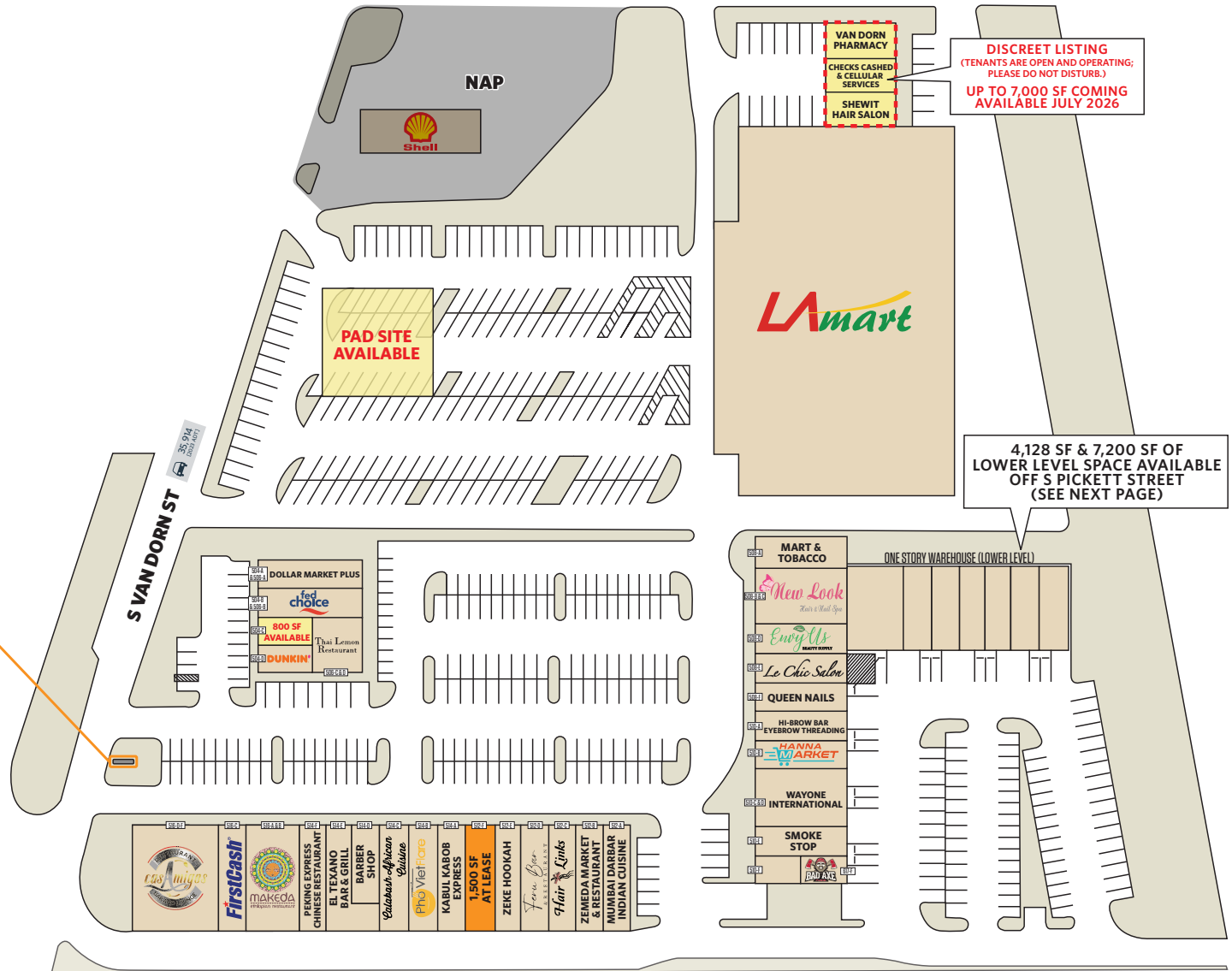
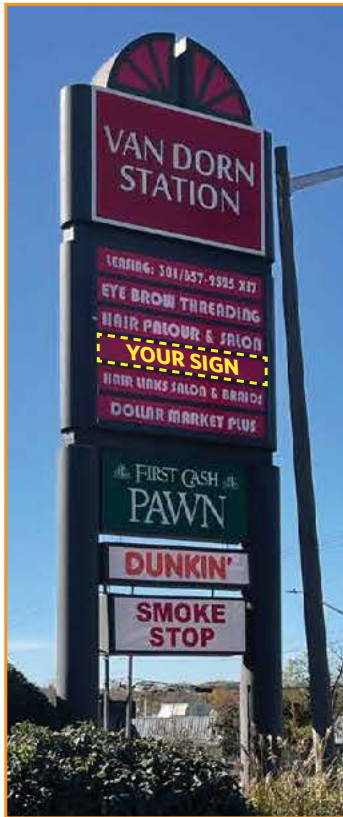
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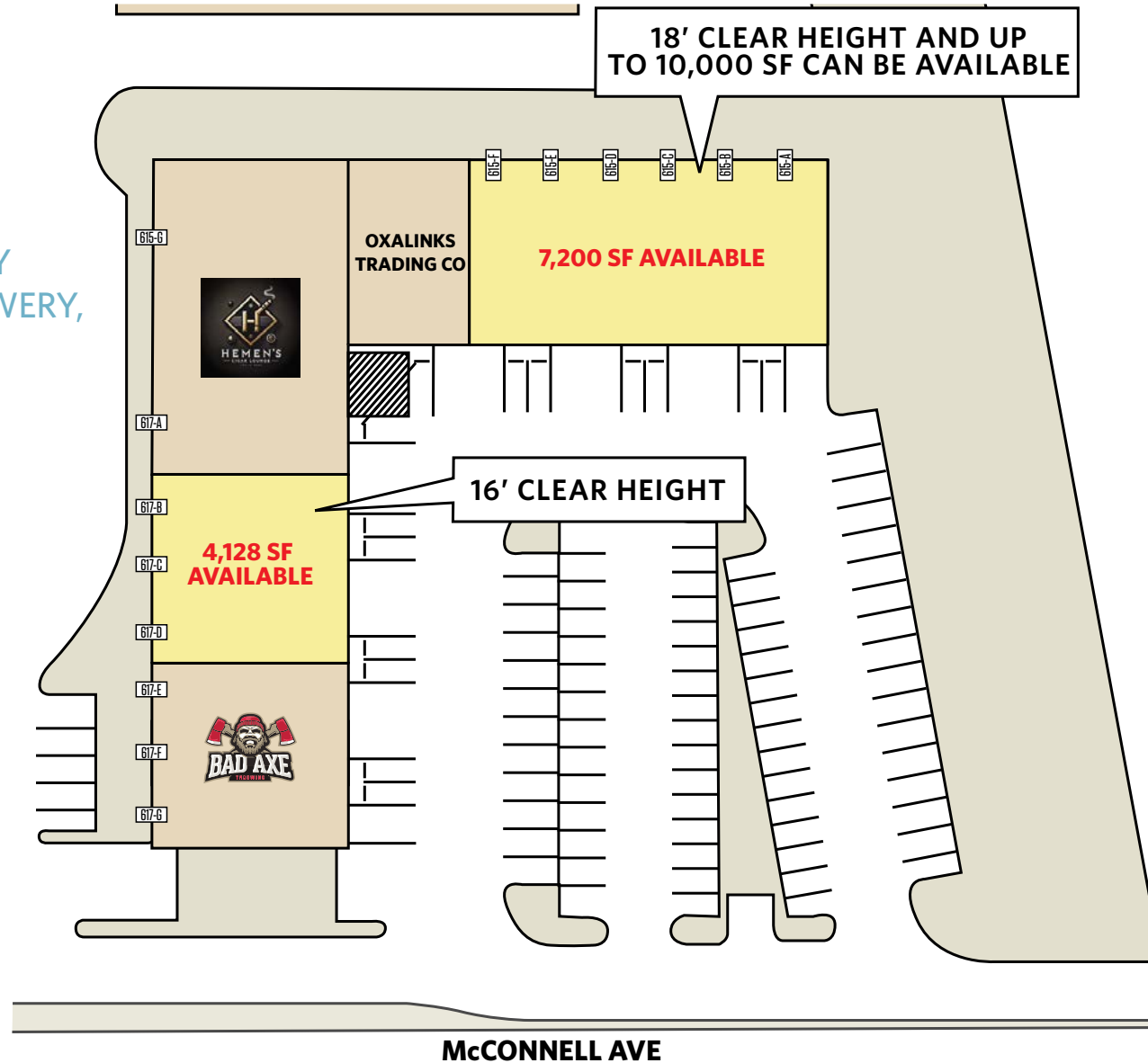
klnb

EDSALL RD 10,645 (2023 ADT)



LOWER LEVEL SITE PLAN

TARGETING SPECIALTY
RETAIL: FITNESS, BREWERY,
MEDICAL, ETC.





VAN DORN STATION

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FOR MORE INFORMATION, PLEASE CONTACT:

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