

DUKE STREET SQUARE

4349 Duke Street, Alexandria, VA 22304
Fairfax County



CLICK HERE TO WATCH
A VIRTUAL TOUR

7,213 SF +
2,092 SF MEZZANINE

YOUR SIGN HERE

JOIN THESE TENANTS:



NEARBY RETAILERS:



Harris Teeter

DUNKIN'

CAVA



CHIPOTLE
MEXICAN GRILL

RETAIL FOR LEASE

- 7,213 SF endcap space available. (Plus 2,092 SF mezzanine)
- Shared tenancy with national tenants.
- High traffic location on Duke Street with visibility of 26,295 ADT.
- Abundance of parking.
- Rear garage door loading.

LEASED BY:

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DUKE STREET SQUARE

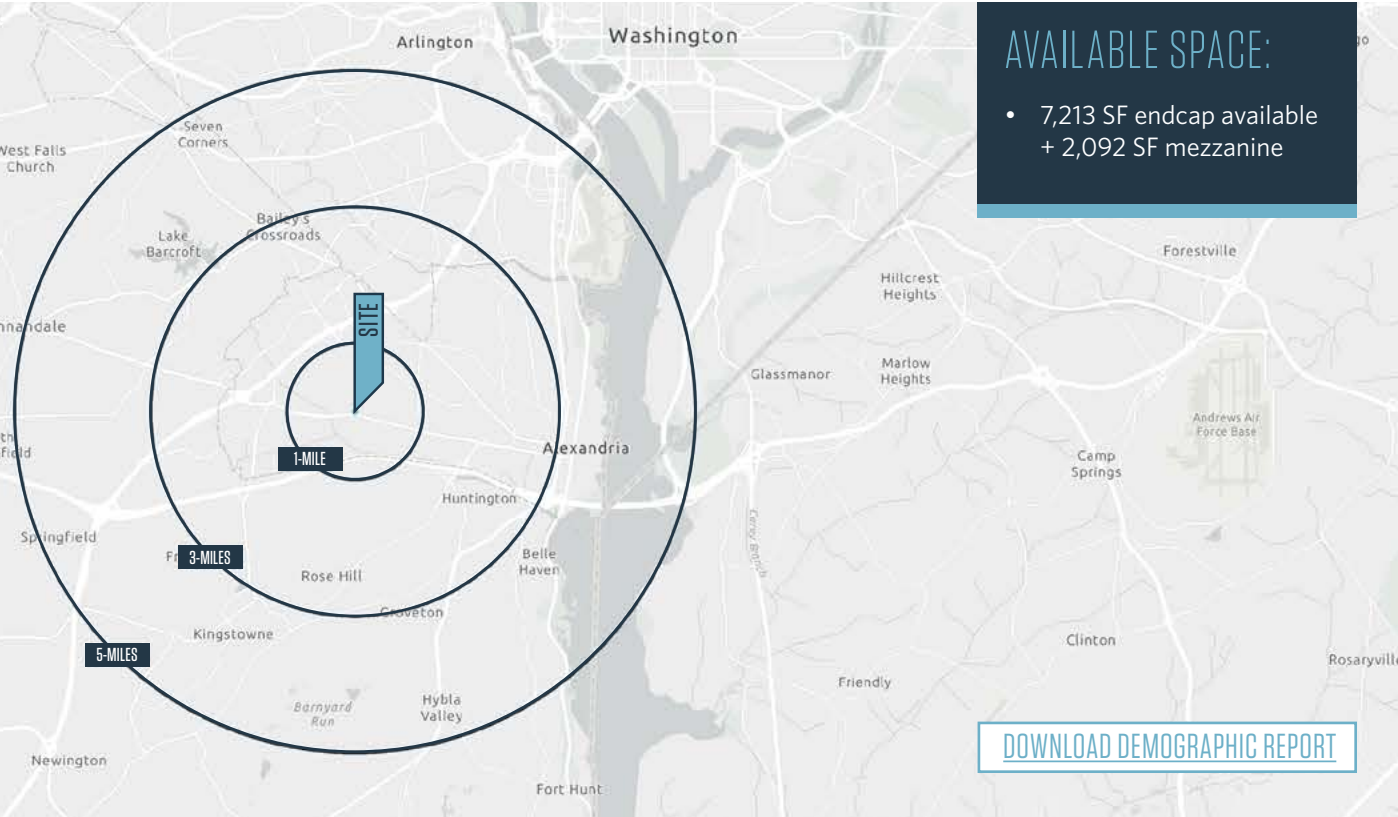
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AVAILABLE SPACE:

- 7,213 SF endcap available
+ 2,092 SF mezzanine

LOCATION & DEMOGRAPHICS



[DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023

Duke Street	26,295 ADT
N Jordan Street	9,268 ADT

	1-MILE	3-MILES	5-MILES		1-MILE	3-MILES	5-MILES
	Population 19,833	252,950	541,517		Households 8,825	109,017	231,490
	Daytime Population 8,510	116,308	345,479		Average Household Income \$164,854	\$155,783	\$166,100

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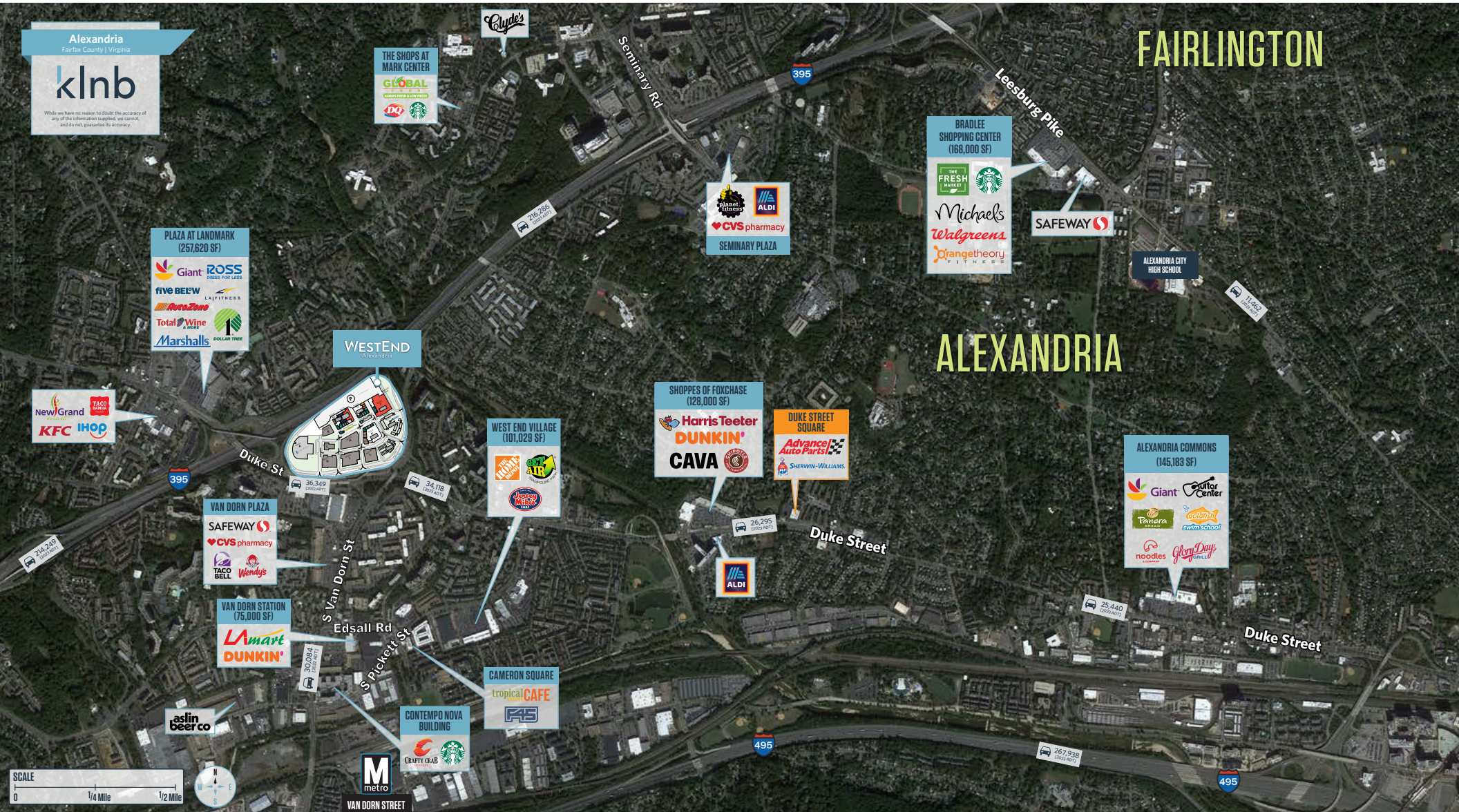
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MARKET AERIAL



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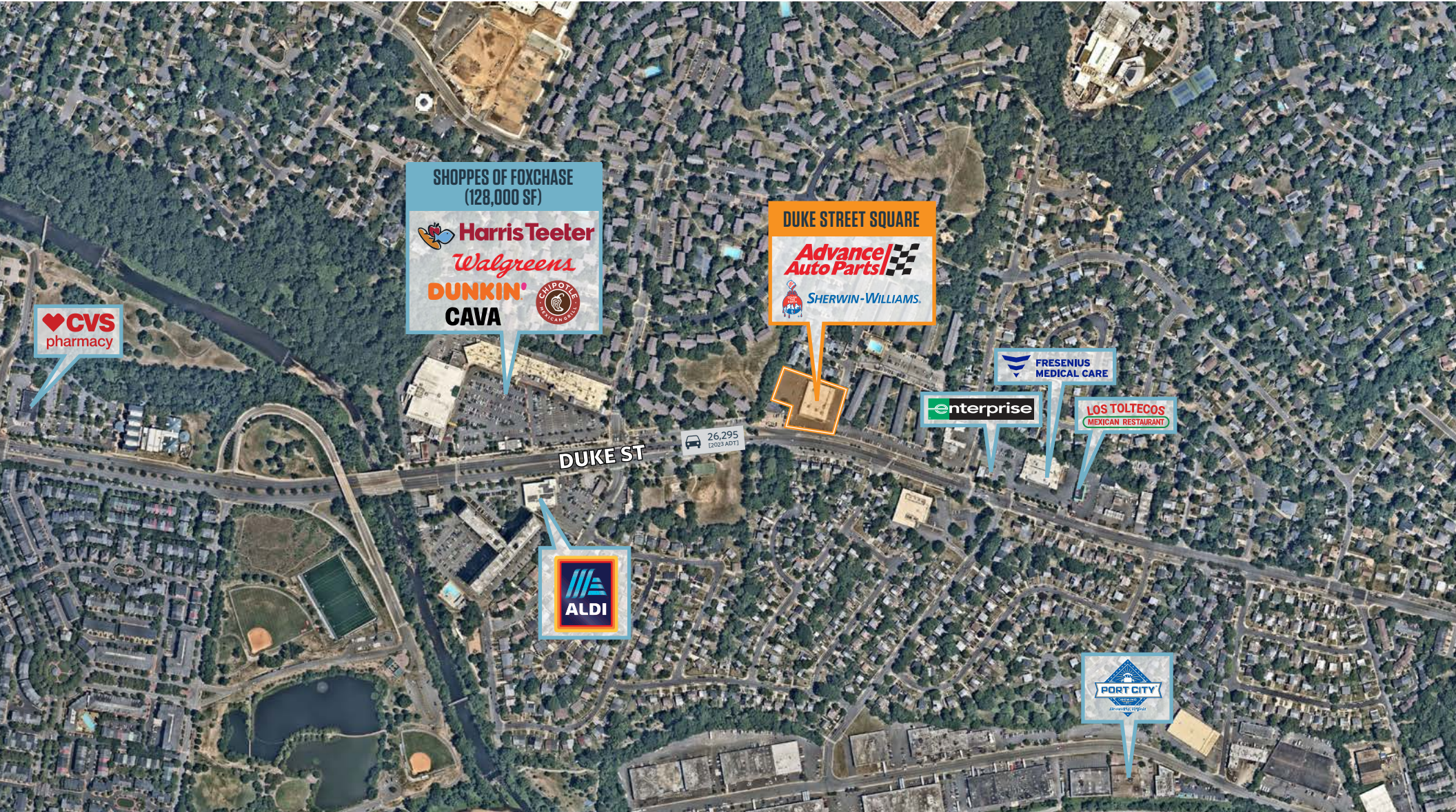
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MID VIEW AERIAL



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CLOSE-UP AERIAL



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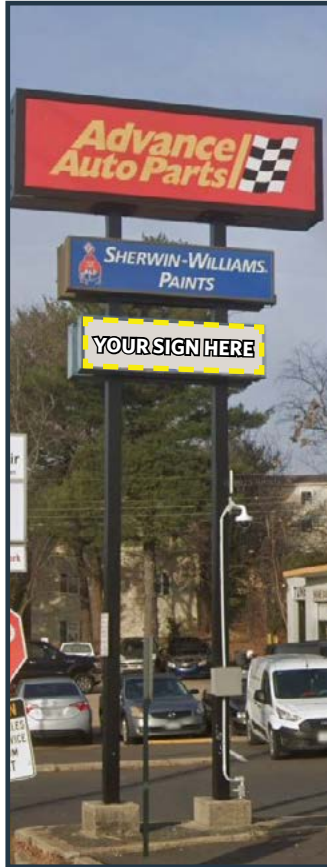
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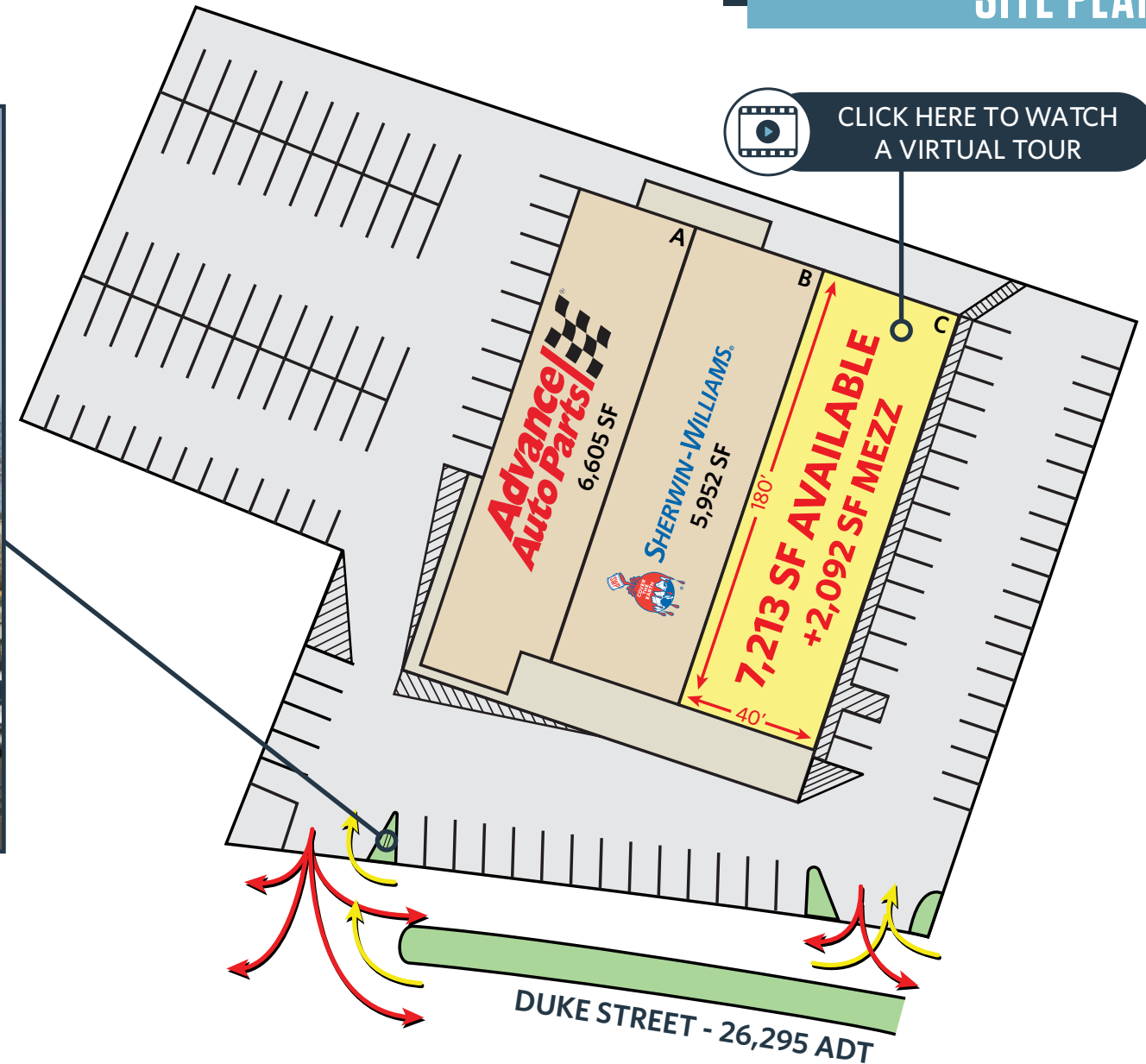
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SITE PLAN



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AVAILABLE SPACE

SPACE	SIZE	RATE	CONDITION
C	7,213 SF +2,092 SF Mezz	"MARKET"	"AS-IS"

*Est. NNN: \$10.44 PSF

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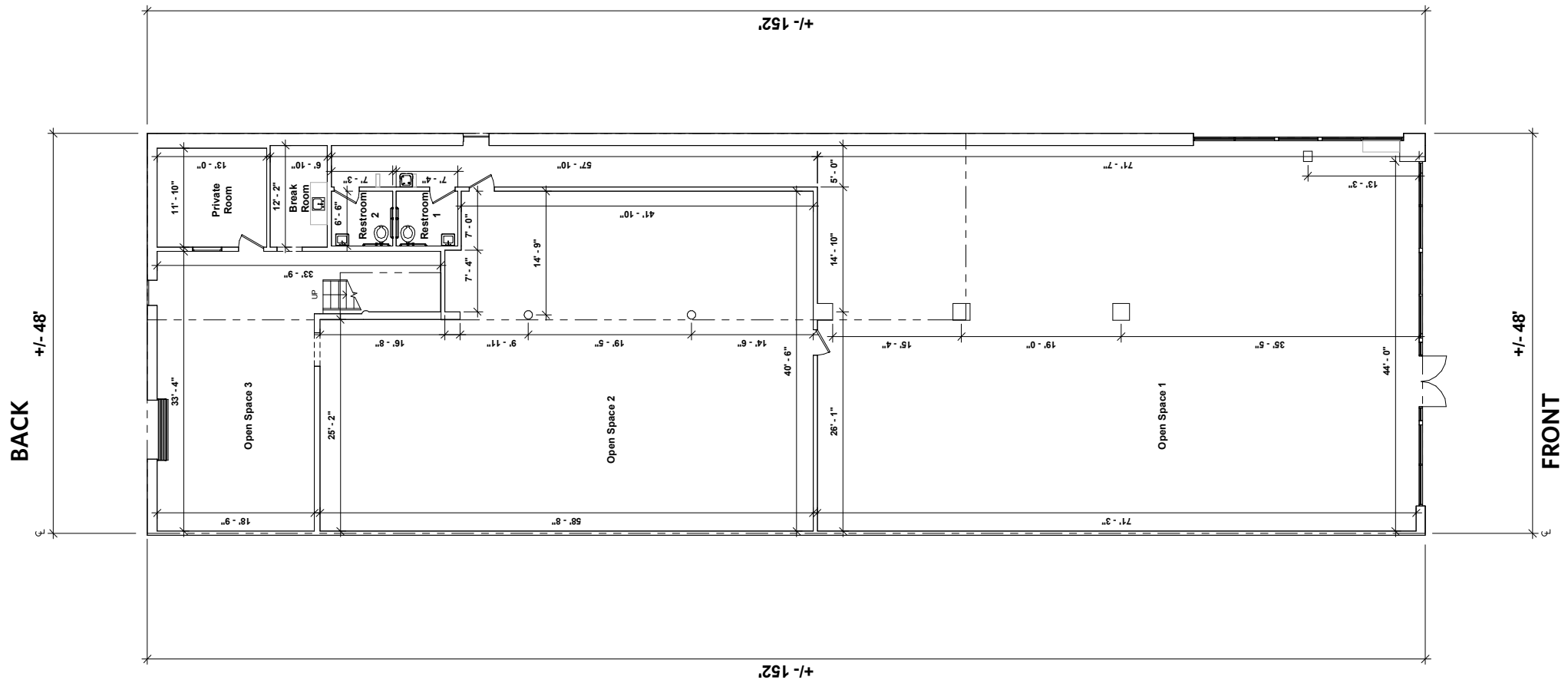
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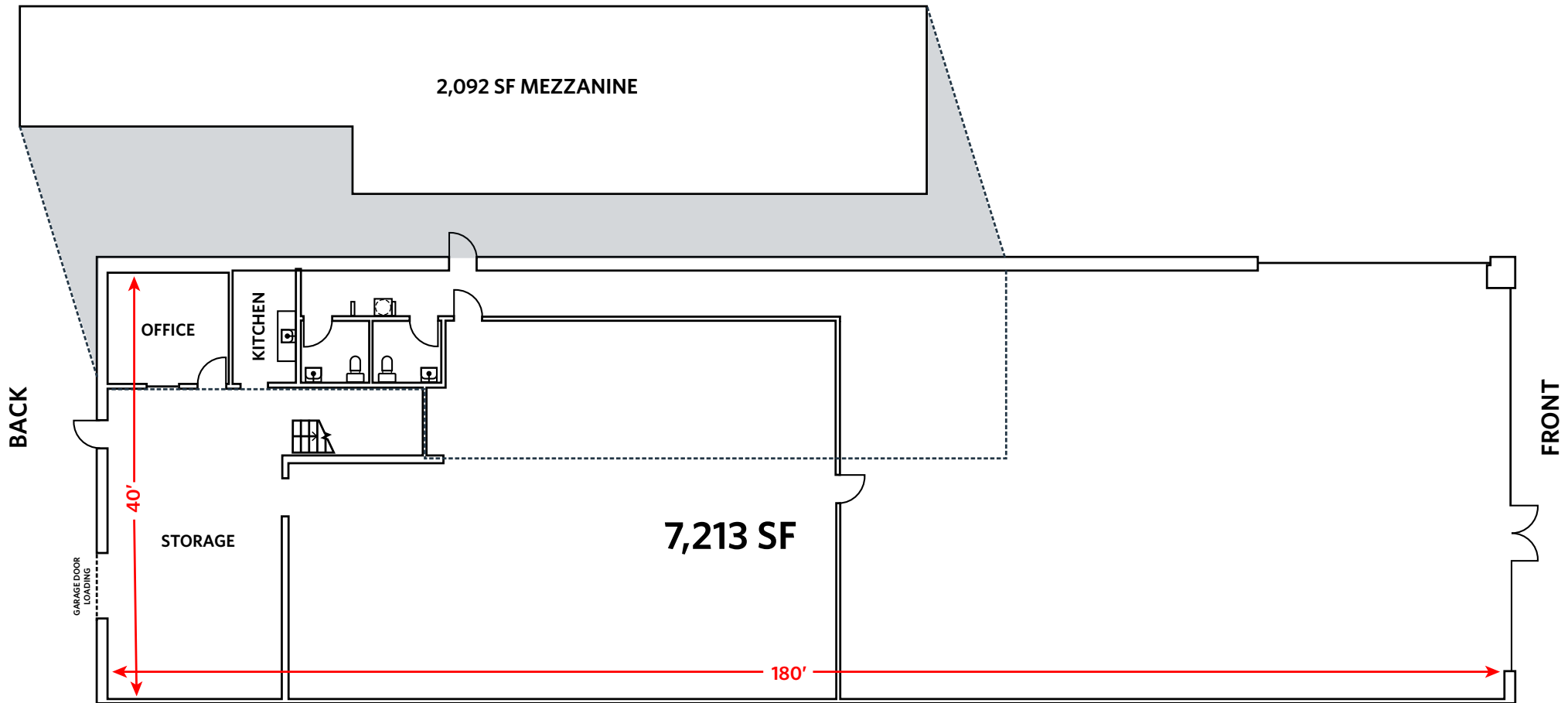
SPACE PLAN



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SPACE PLAN



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For More Information, Please Contact:

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