




CAMERON STATION
ORTHODONTICS

UP TO 6,923 SF AVAILABLE
FORMER ALEXANDRIA LIGHTING AND DESIGN

NEARBY RETAILERS



Metro Nail Bar

tropical CAFE
SMOOTHIE



RETAIL FOR LEASE

- Up to 6,923 SF of divisible retail space available in Alexandria's West End located in the larger Van Dorn Corridor.
- Large outdoor patio available and fantastic visibility at the lighted intersection of South Pickett Street and Cameron Station Boulevard.
- Luxury senior-living community with 116 suites spanning 6 stories with ground floor retail.
- Strong residential and daytime population with an average household income of over \$120,000 in a 1 mile radius.
- Next door to Cameron Square, the submarket's most recently delivered mixed-use building with 300 apartments. Tenants include F45, Carabella Dental, Montessori Kids Universe, Metropolitan Nail Bar, and Tropical Smoothie.

MATT SKALET

m skalet@klnb.com | 202-420-7775

BEN BECKER

b becker@klnb.com | 202-420-7773

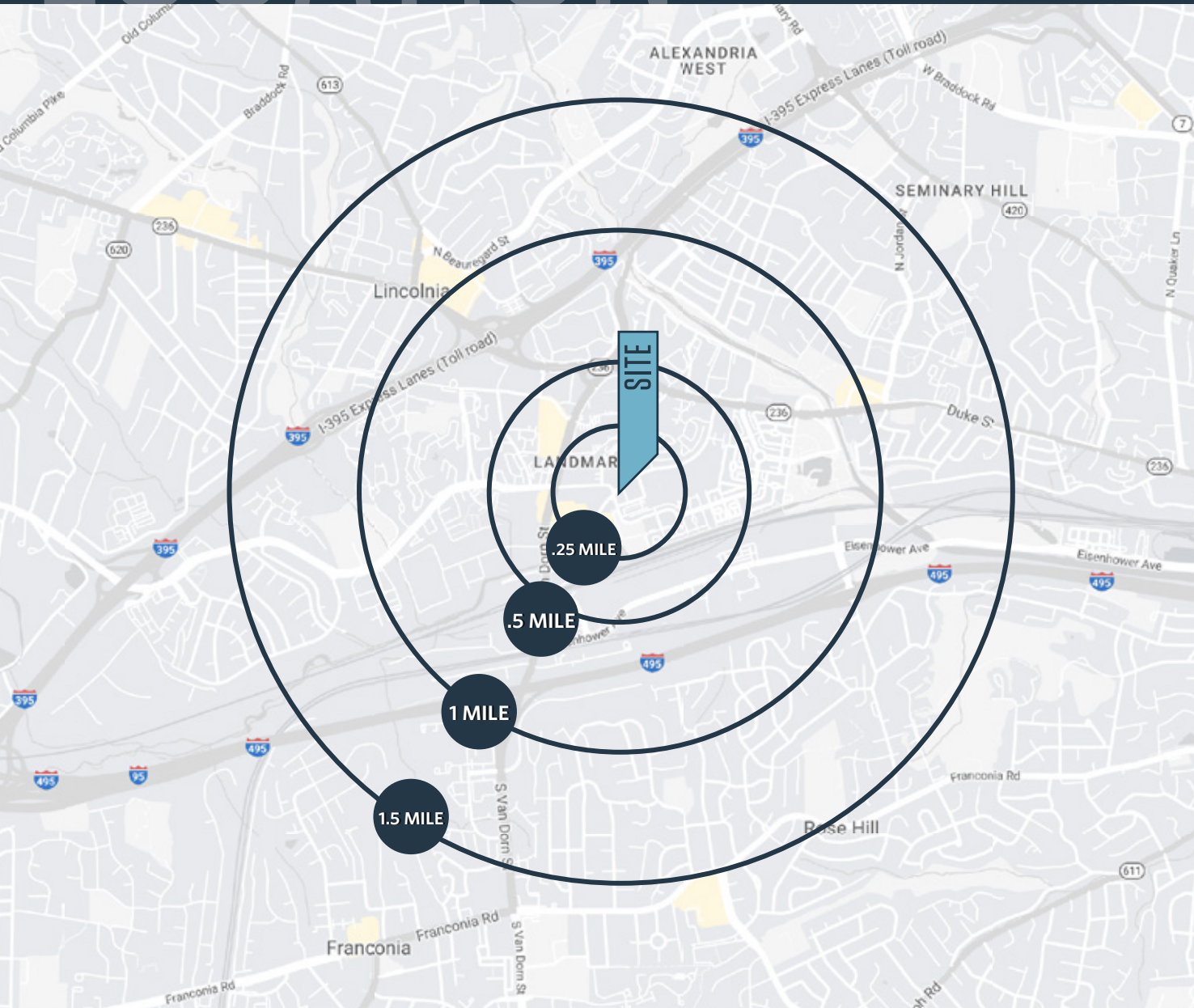
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

LOCATION

COGIR AT WEST END

444 S PICKETT STREET, ALEXANDRIA, VA 22304



AVAILABLE SPACE

SIZE	RATE	NNN	DELIVERY
Up to 6,923 SF	Negotiable	Estimated \$8 PSF	2nd Gen Retail

DEMOGRAPHICS | 2025:

.25-MILE	.5-MILE	1-MILE	1.5-MILE
Population			
6,020	13,036	38,737	68,741
Daytime Population			
4,668	9,640	29,087	46,940
Households			
2,846	6,190	18,060	29,831
Avg. HH Income			
\$120,633	\$124,157	\$127,435	\$130,701

TRAFFIC COUNTS | 2023:

S Pickett Street	14,023 ADT
Edsall Rd	7,299 ADT



1,053 ADR

MATT SKALET

m skalet@klnb.com | 202-420-7775

BEN BECKER

b becker@klnb.com | 202-420-7773

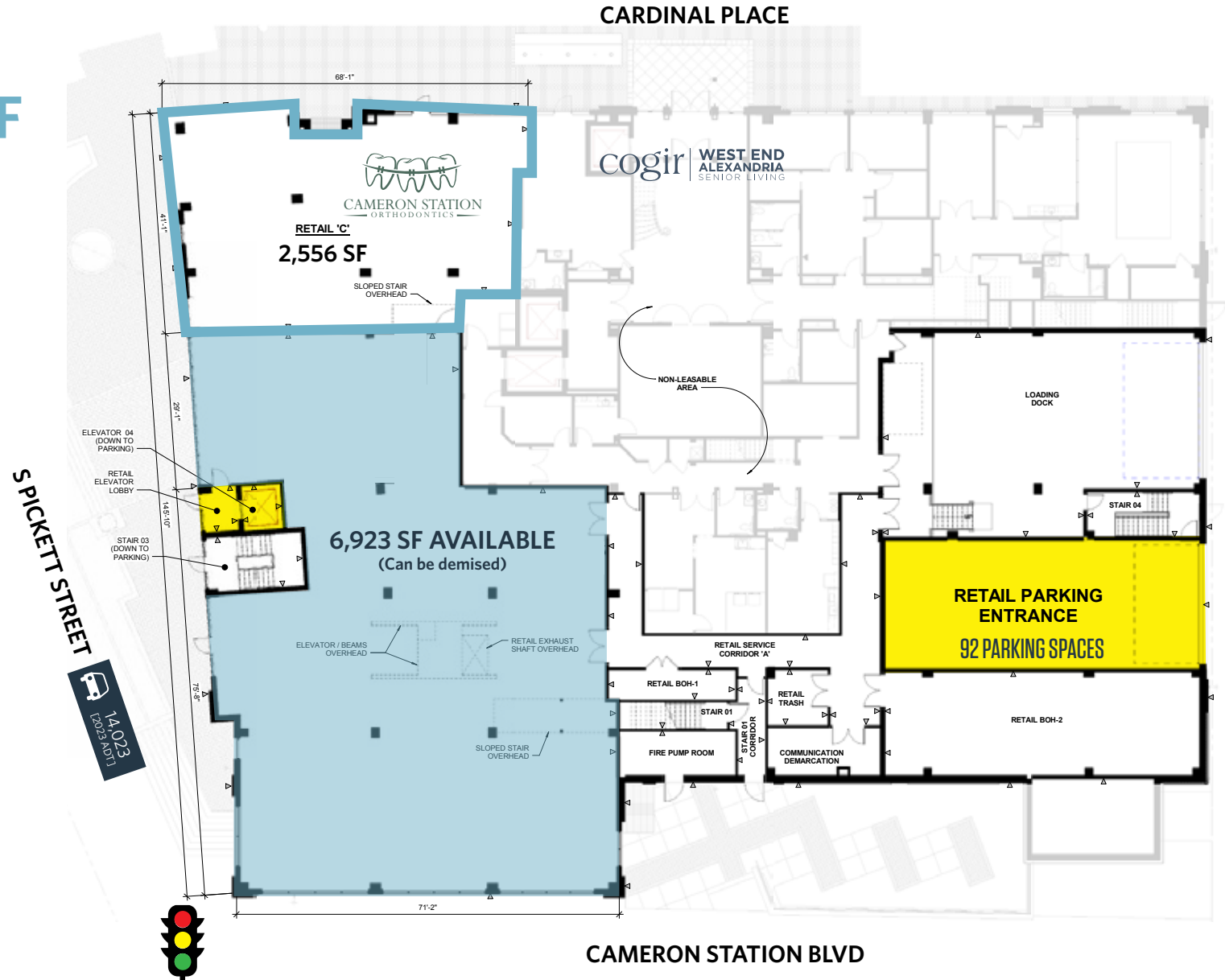
LINDSEY ST. MAXENS

l stmaxens@klnb.com | 202-420-7769



UP TO 6,923 SF AVAILABLE + LARGE OUTDOOR PATIO

- 104 feet of frontage
- Up to 17 feet ceiling height
- Dedicated retail elevator with direct access to parking garage (92 parking spaces)



MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

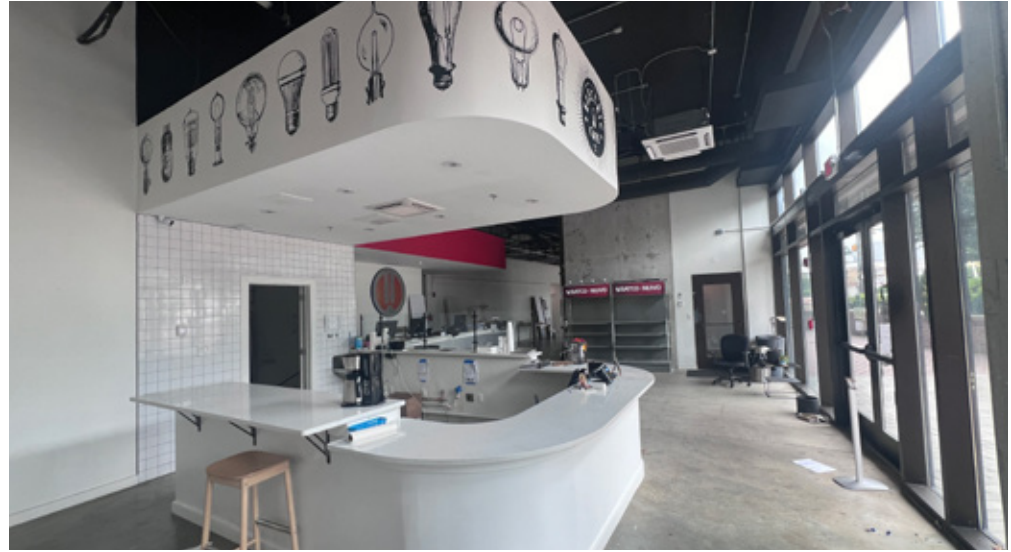
lstmaxens@klnb.com | 202-420-7769

PHOTOS

COGIR AT WEST END

444 S PICKETT STREET, ALEXANDRIA, VA 22304

DEDICATED RETAIL ELEVATOR WITH DIRECT ACCESS + LARGE PATIO OPPORTUNITY



MATT SKALET

mskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb

COGIR AT WEST END

444 S PICKETT STREET, ALEXANDRIA, VA 22304



MATT SKALET

m skalet@klnb.com | 202-420-7775

BEN BECKER

b becker@klnb.com | 202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769



COGIR AT WEST END

444 S PICKETT STREET, ALEXANDRIA, VA 22304

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com
202-420-7775

BEN BECKER

bbecker@klnb.com
202-420-7773

LINDSEY ST. MAXENS

lstmaxens@klnb.com
202-420-7769

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. 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.