

# DUKE STREET SQUARE

4349 Duke Street, Alexandria, VA 22304  
Fairfax County



## JOIN THESE TENANTS:



## NEARBY RETAILERS:



## RETAIL FOR LEASE

- Fully Leased.
- Shared tenancy with national tenants.
- High traffic location on Duke Street with visibility of 28,016 ADT.
- Abundance of parking.

LEASED BY:

**klnb**

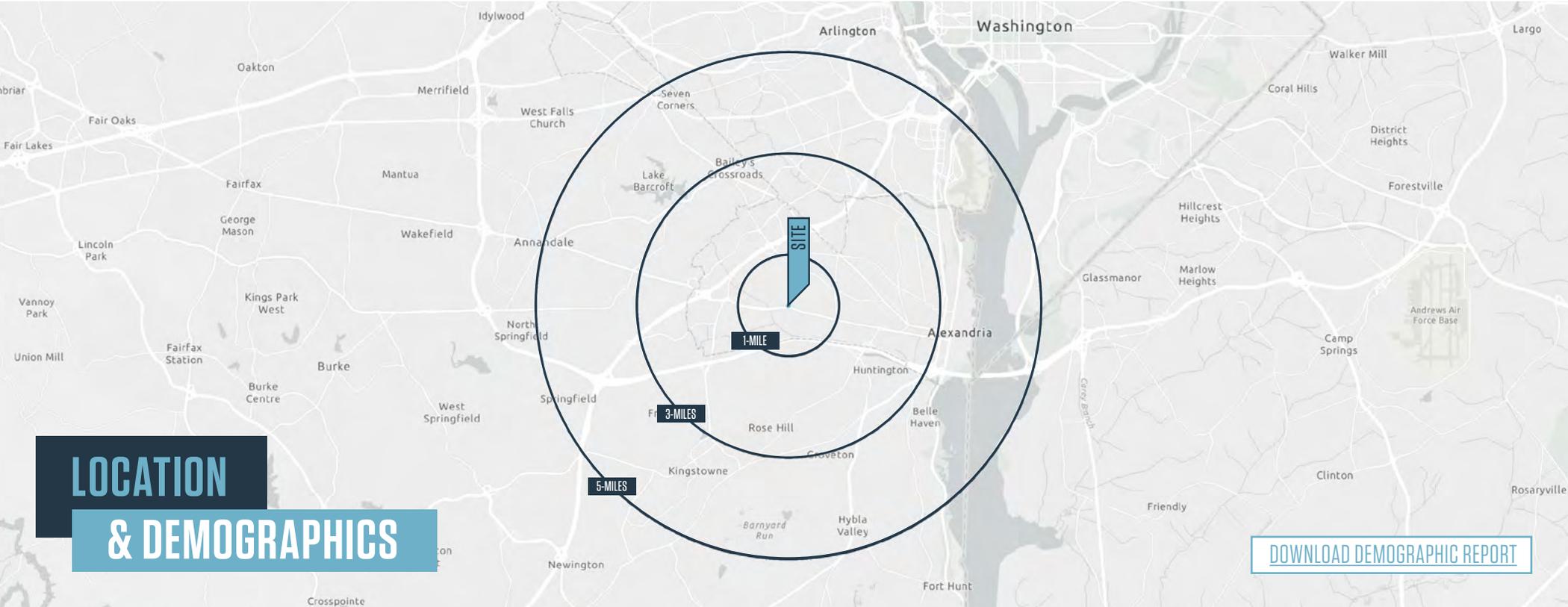
**Forrest H. Morrill**  
fmorrill@klnb.com  
703-268-2707

**Dallon L. Cheney**  
dcheney@klnb.com  
703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182  
klnb.com

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## LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2024

Duke Street	28,016 ADT
N Jordan Street	8,464 ADT

2025	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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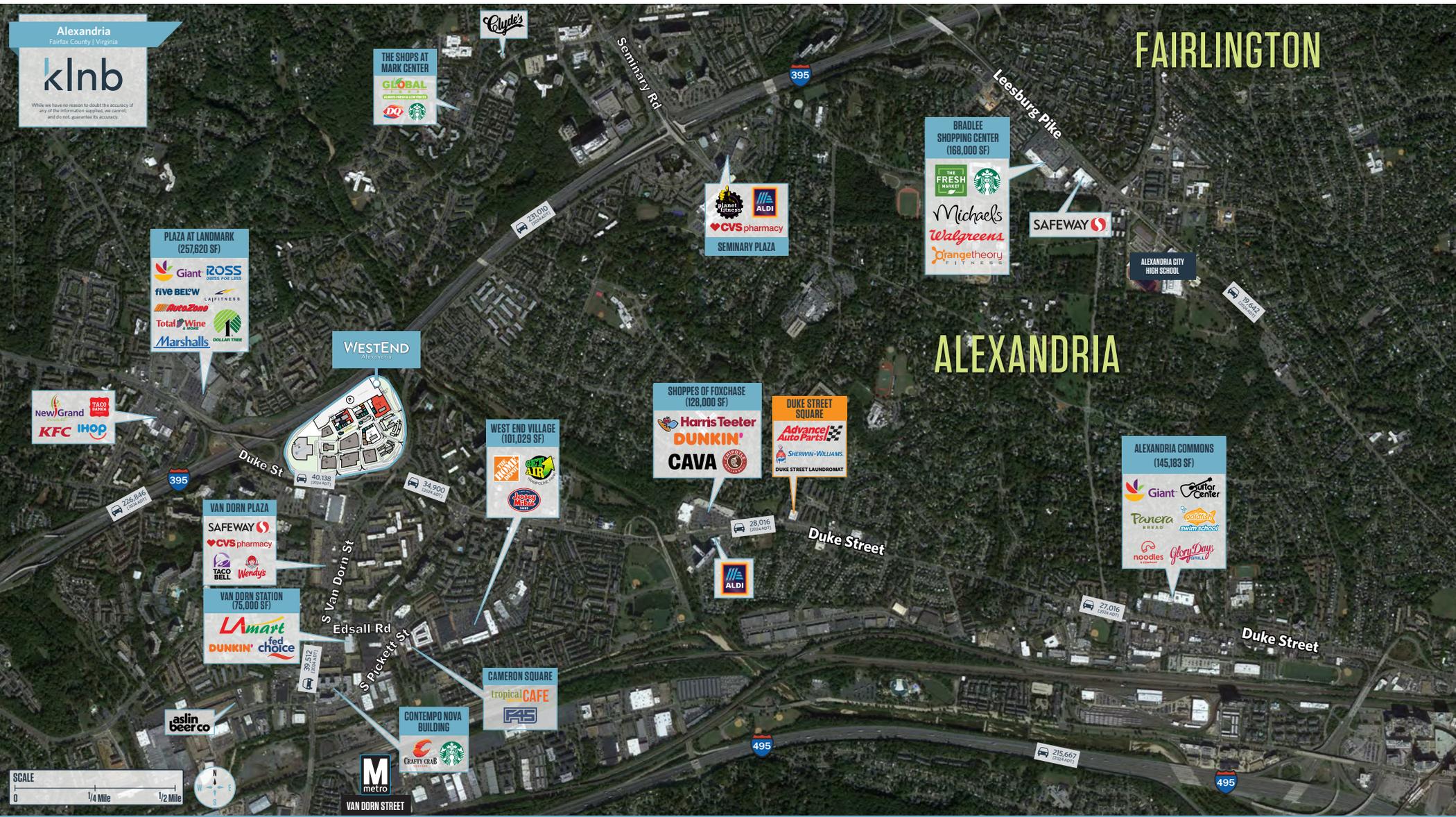
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## MARKET AERIAL

Alexandria  
Fairfax County | Virginia

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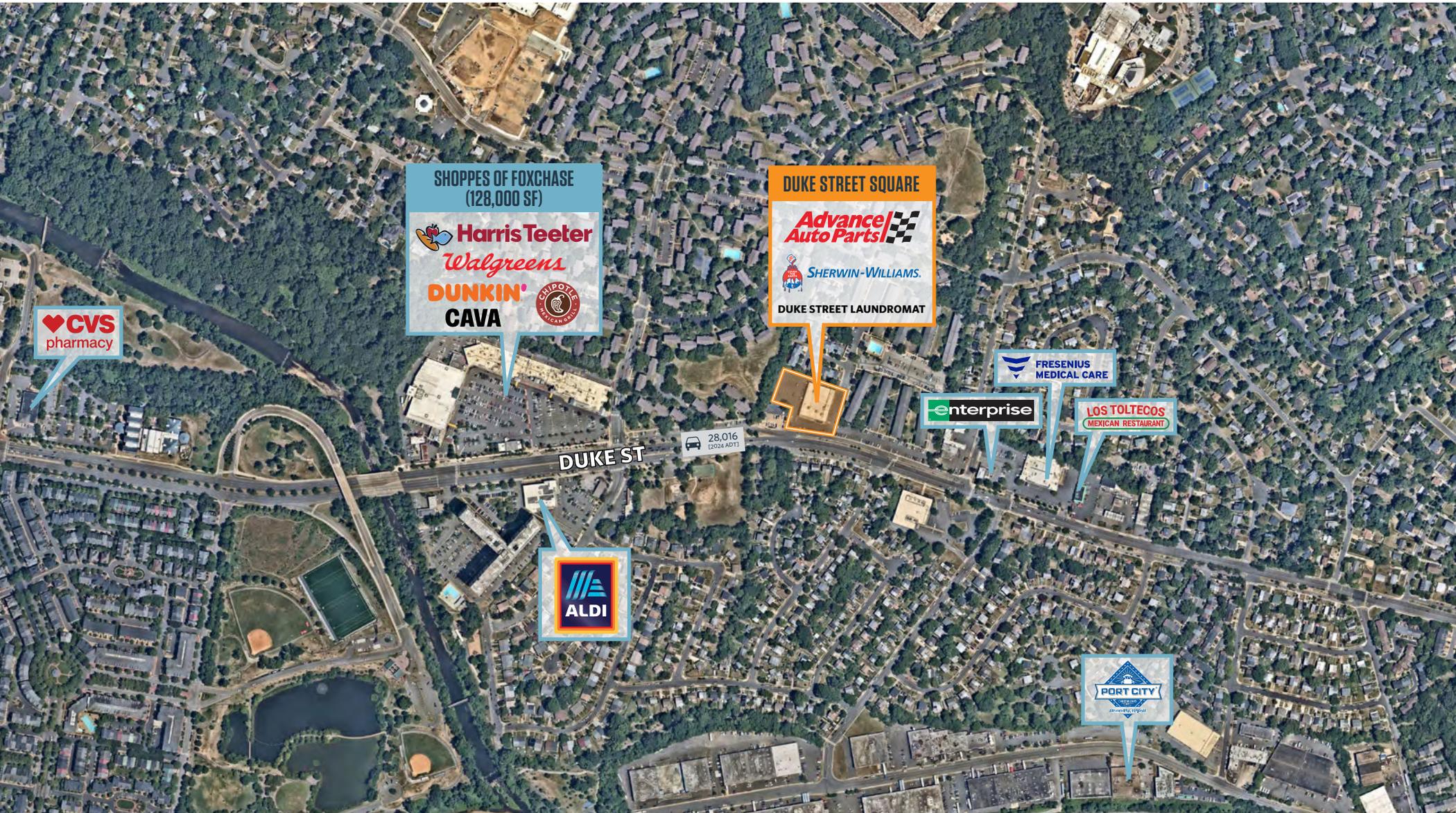
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Tysons, VA 22182  
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# DUKE STREET SQUARE

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MID VIEW AERIAL



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CLOSE-UP AERIAL



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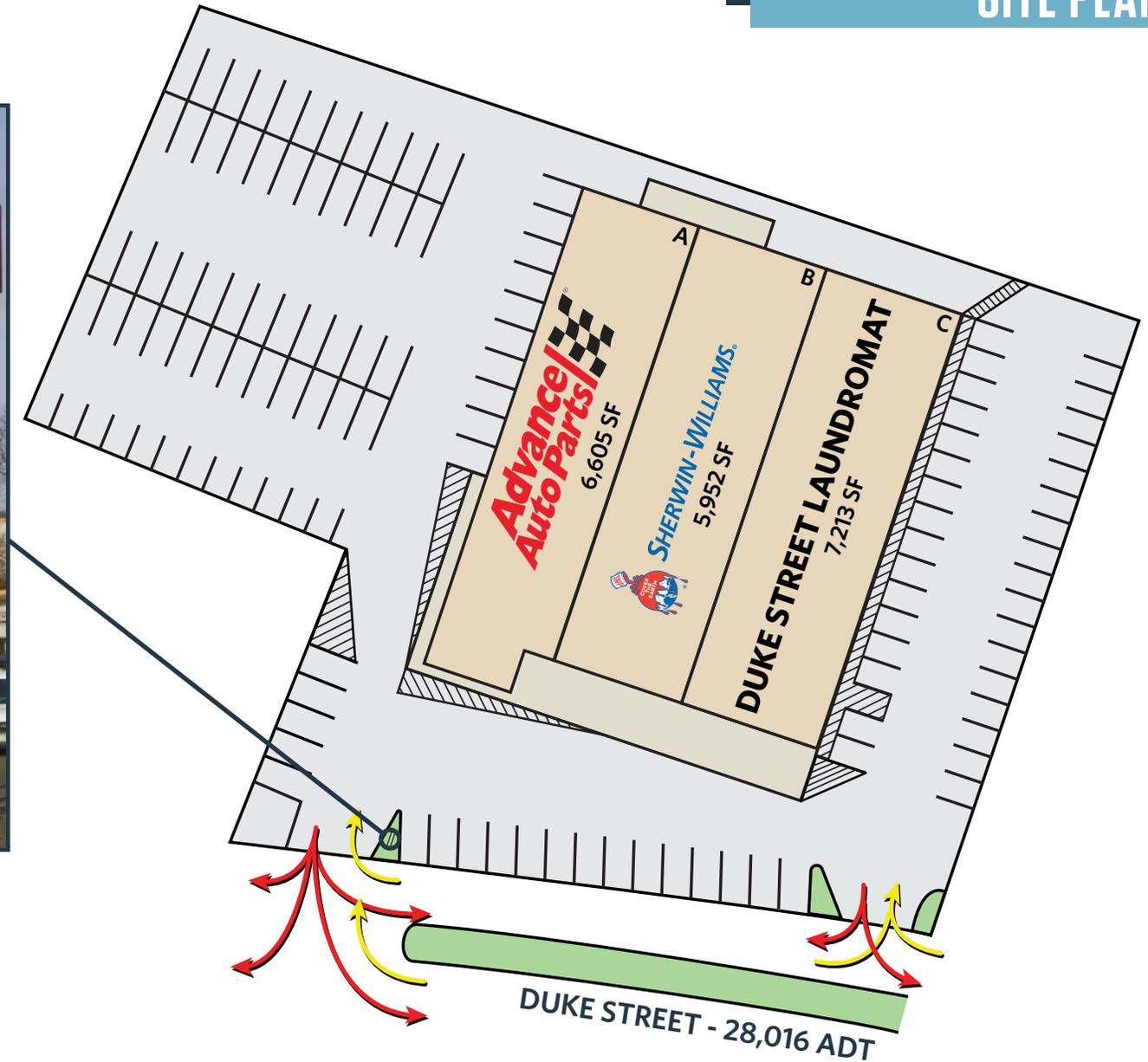
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## SITE PLAN



### AVAILABLE SPACE

SPACE	SIZE	RATE	CONDITION
N/A	N/A	"MARKET"	N/A

\*Est. NNN: \$10.44 PSF

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**For More Information, Please Contact:**

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