

klnb

VAN DORN STATION

504A - 506B VAN DORN STREET,
ALEXANDRIA, VA 22304

RETAIL FOR LEASE

EXISTING & ADJACENT RETAIL



DUNKIN'

EXXON



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FAÇADE
UPGRADES STARTING
SUMMER 2026!

LOCATION & DEMOGRAPHICS

- 2nd generation restaurant & retail spaces available.
- 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.

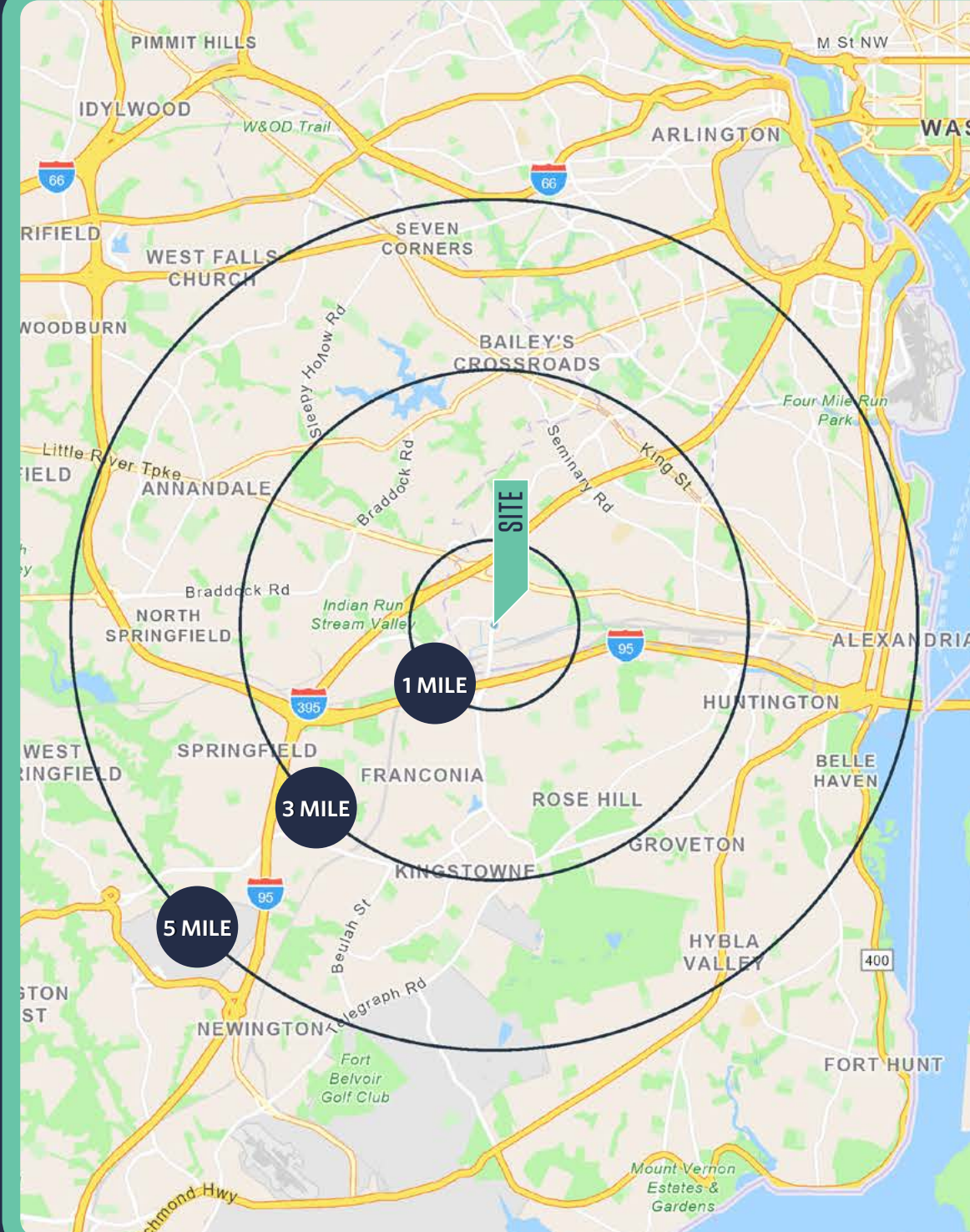
DEMOGRAPHICS | 2024:

	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 | 2024:

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



MID-VIEW AERIAL



CLOSE-UP AERIAL



FAIR PRICE INTERNATIONAL HALAL MARKET

10,645
[2024 ADT]

EDSALL RD

VAN DORN PHARMACY
1,166 SF
CHECKS CASHED & CELLULAR SERVICES 1,166 SF
SHEWIT HAIR SALON
1,166 SF

DISCREET LISTING
(TENANTS ARE OPEN AND OPERATING; PLEASE DO NOT DISTURB.)
UP TO 3,500 SF COMING AVAILABLE JULY 2026

Exxon



35,914
[2024 ADT]

PAD SITE AVAILABLE

LA mart

Roda

Hertz



fed choice

S VAN DORN ST

1,376 SF
2ND GEN SALON

COMING AVAILABLE AUG 2027
DISCREET LISTING
CURRENTLY OCCUPIED BY
GG HAIR
(THIS TENANT IS OPEN AND OPERATING; PLEASE DO NOT DISTURB.)

Jiffy lube

DUNKIN'

S PICKETT ST



4,500 SF
2ND GEN RESTAURANT

2ND GEN. RESTAURANT AVAILABLE IMMEDIATELY

1,500 SF
2ND GEN RESTAURANT

DISCREET LISTING
CURRENTLY OCCUPIED BY
MU'S BAL
RESTAURANT
(THIS TENANT IS OPEN AND OPERATING; PLEASE DO NOT DISTURB.)

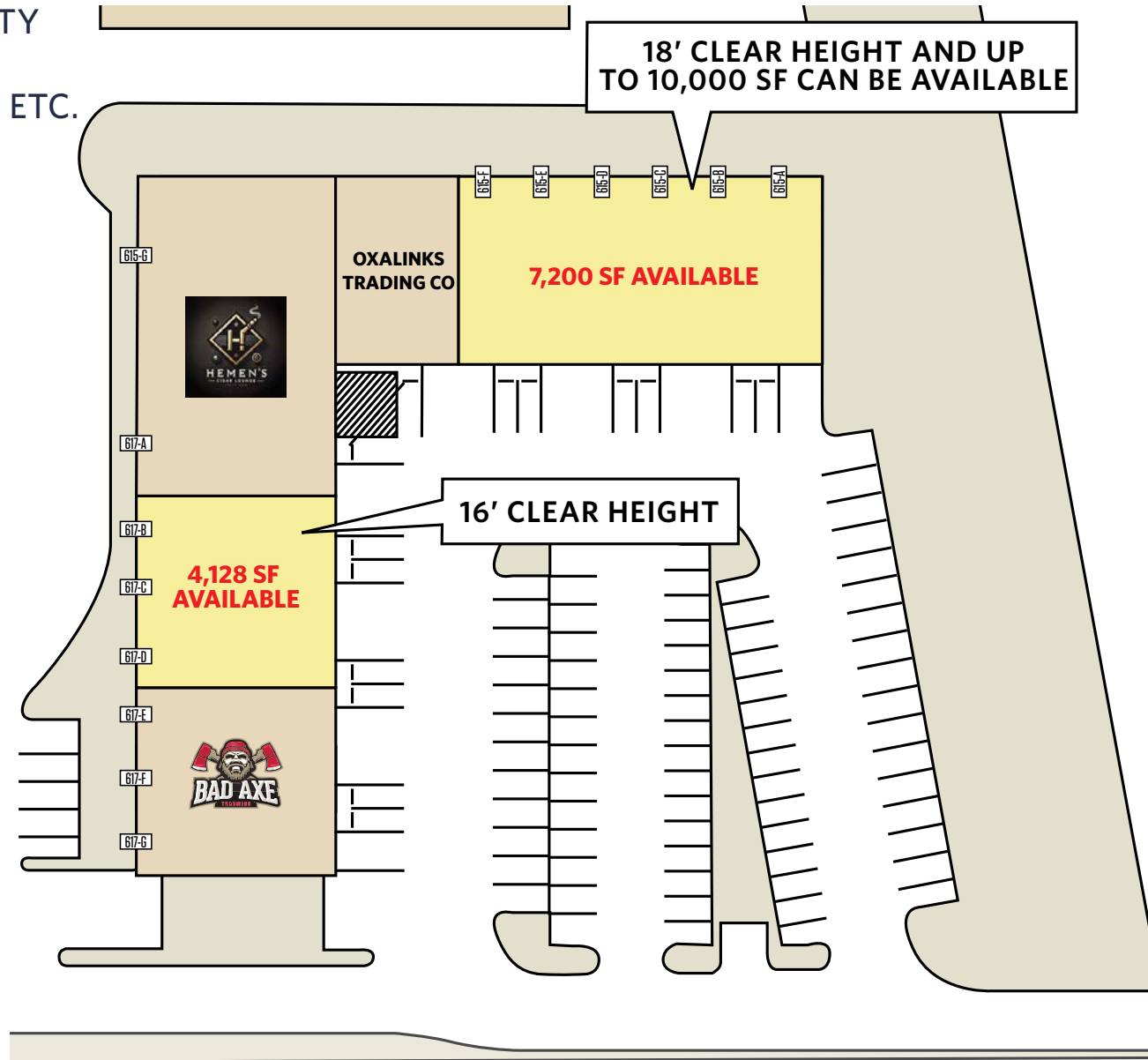
13,344
[2024 ADT]

SITE PLAN



LOWER LEVEL SITE PLAN

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





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