



**NOW OPEN!** 

# CITY HOUSE

OLD TOWN

1101 KING STREET, ALEXANDRIA, VA 22314

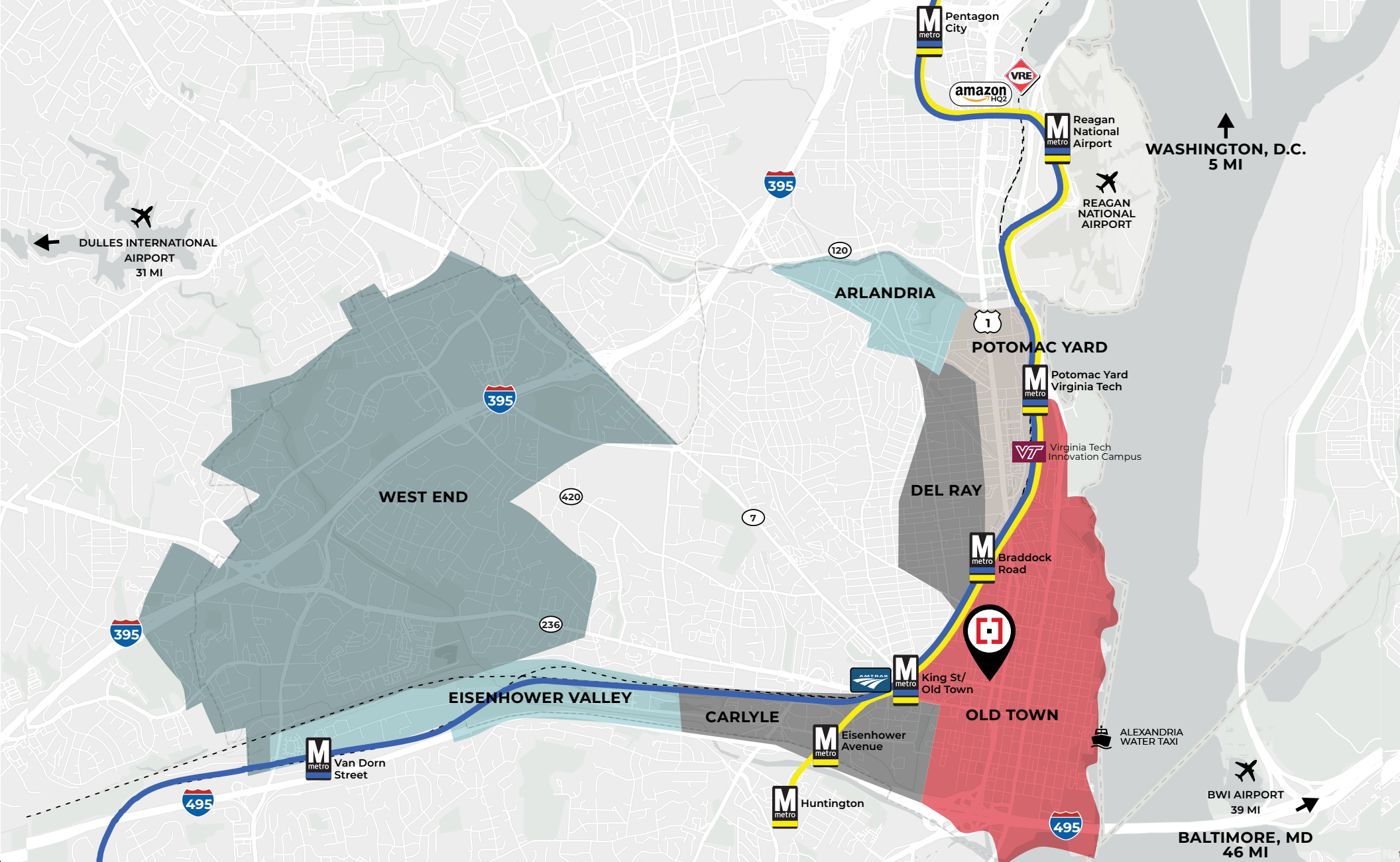
**Forrest H. Morrill**  
fmorrill@klnb.com  
703.268.2707

**Joe Fleischmann**  
joef@klnb.com  
703.268.2708

**klnb**   
American Real Estate Partners



**CityHouse Old Town at 1101 King Street**, in the heart of historic Old Town Alexandria, VA, is a bespoke seven-story luxury rental community featuring ~200 homes with expansive private terraces, top-tier concierge services, and curated retail on the street level. Ideally located steps away from the King Street Metro, four stops from Amazon's HQ2., CityHouse Old Town sits directly on the King Street Trolley route (running every 15 minutes from 11:30 a.m. – 10:15 p.m. daily) and is within a ten-minute walk to the Old Town waterfront. Existing shops in this limited retail offering include Fresh Baguette, an intimate cafe & artisanal bakery and Orangetheory Fitness®.



# Alexandria, VA

**THIRD** most walkable city in Virginia\*

**#1** safest city in America\*

**Over \$3 billion** spent on retail & restaurants per year\*

\*Data from Alexandria Economic Development Partnership and Esri\*

# The Market

## Old Town Alexandria



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

# Site Plan

1,135 - 2,648 SF Available

HENRY STREET

24,150  
[2024 ADT]

3,200  
[2024 ADT]

CAMERON STREET

6,435  
[2024 ADT]

KING STREET



## AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
1,457 SF	"MARKET"	COLD DARK SHELL + TI	IMMEDIATELY
2,648 SF	"MARKET"	COLD DARK SHELL + TI	IMMEDIATELY

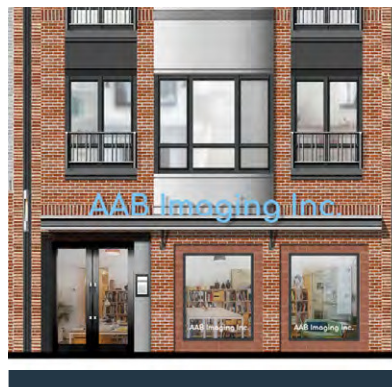
\*EST. NNN's: \$9.50 PSF

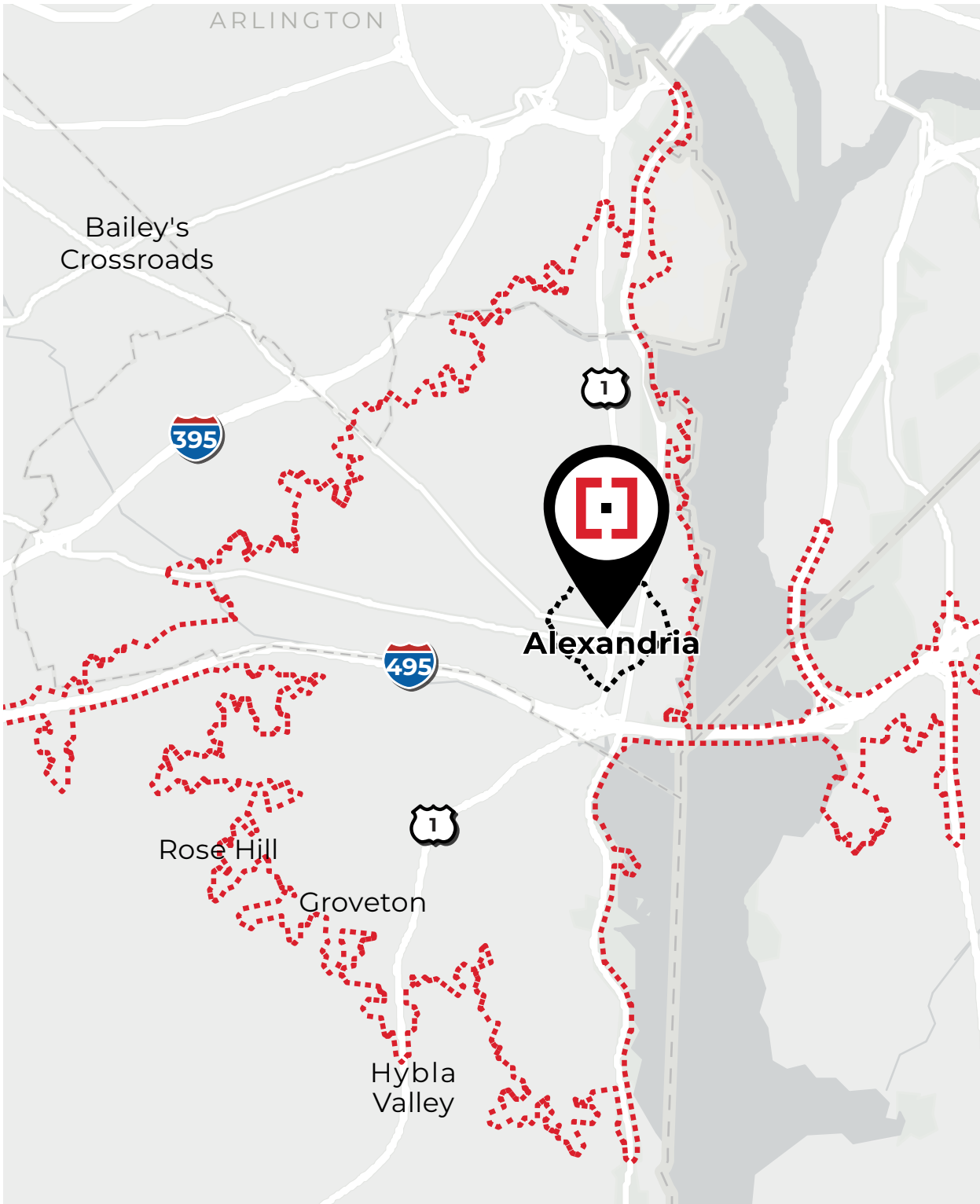
# Building Rendering

## Storefront Opportunities



### SMALL SHOP RETAIL OPPORTUNITIES





# DEMOGRAPHICS

	10 MIN DRIVE	10 MIN WALK
POPULATION	126,676	7,087
DAYTIME POPULATION	109,144	16,029
AVG HH INCOME	\$185,642	\$214,197
EDUCATION	77%	84%
HOUSEHOLDS	58,657	3,513

[CLICK TO VIEW DRIVE DEMOGRAPHICS](#)

[CLICK TO VIEW WALK DEMOGRAPHICS](#)

# TRAFFIC COUNTS

KING STREET.....6,435 ADT  
 S PATRICK STREET.....24,150 ADT  
 N HENRY STREET.....25,199 ADT



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[view property website](#)

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**AREP**

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