

816 n st asaph st

ALEXANDRIA, VA 22314



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market aerial



alexandria

OLD TOWN NORTH

North Old Town has undergone a notable transformation over the past decade, driven largely by a significant influx of modern residential development. The resulting population growth — skewing younger and professionally mobile — has reshaped the neighborhood's commercial character and created sustained foot traffic along its emerging retail corridors.

Independent food and beverage operators have been among the first to respond, establishing a dining scene that caters to daily neighborhood use rather than destination visits. Fitness, wellness, and convenience-oriented retail have followed a similar pattern, creating a corridor that feels both spontaneous and curated — still discovering its identity, but doing so with unmistakable momentum.

North Old Town offers something increasingly rare: a captive, engaged community still early enough to grow with.

west elm [solidcore] F45

ROW HOUSE  MASON SOCIAL

OAK STEAKHOUSE ROYAL restaurant  BondVet

Harris Teeter TRADER JOE'S

816 N ST ASAPH ST | ALEXANDRIA, VA 22314



demographics

OVERVIEW

	TRUE TRADE AREA	10 MIN DRIVE TIME	20 MIN DRIVE TIME
Population	820,148	73,854	751,759
Daytime Population	846,465	113,488	1,189,197
Avg. HH. Income	\$165,585	\$191,706	\$169,467
Households	386,405	36,332	349,316
Bachelor's Degree or Higher	67.4%	79.5%	68.6%

TOP CONSUMER LIFESTYLE SEGMENTS



POWER ELITE

The nation's wealthiest households living luxury lifestyles in premier neighborhoods.



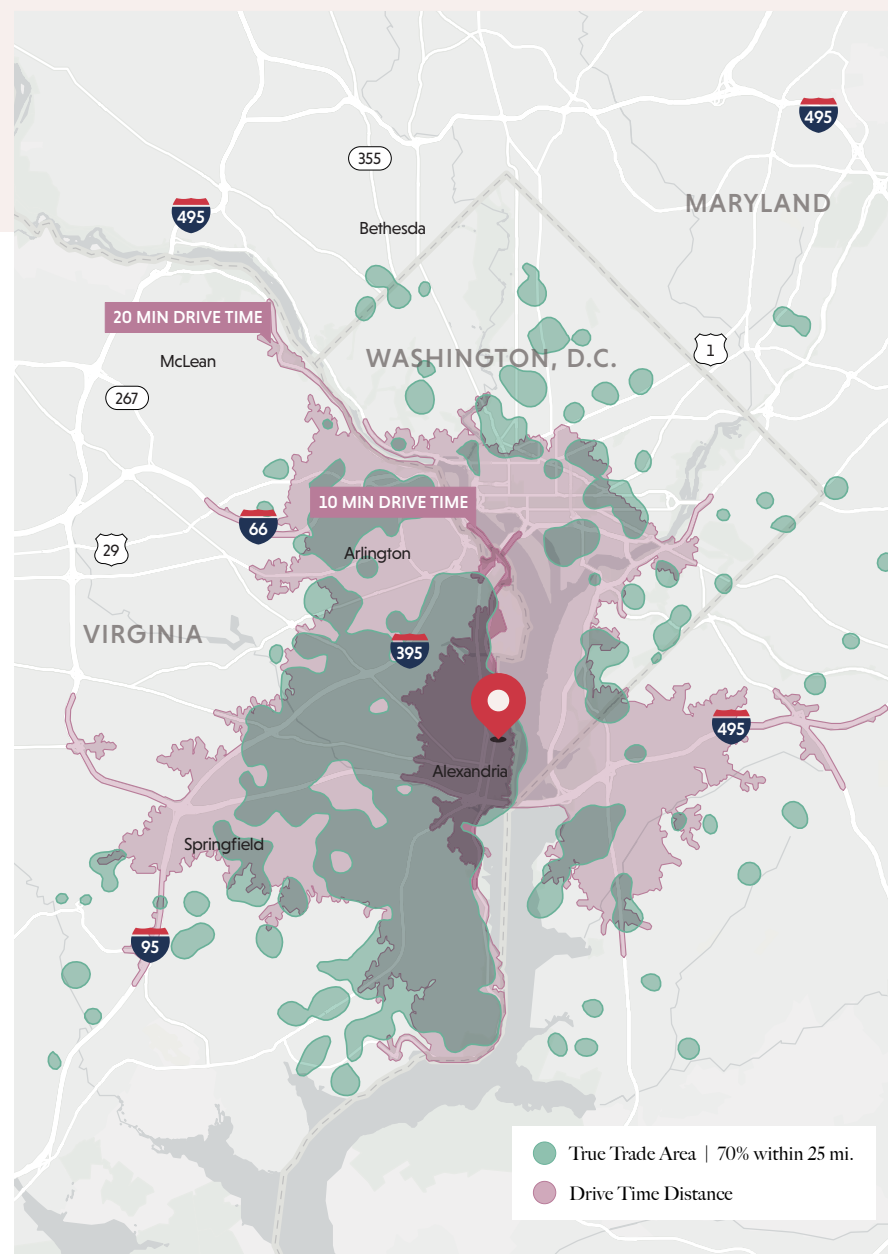
YOUNG CITY SOLOS

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas.



SINGLES & STARTERS

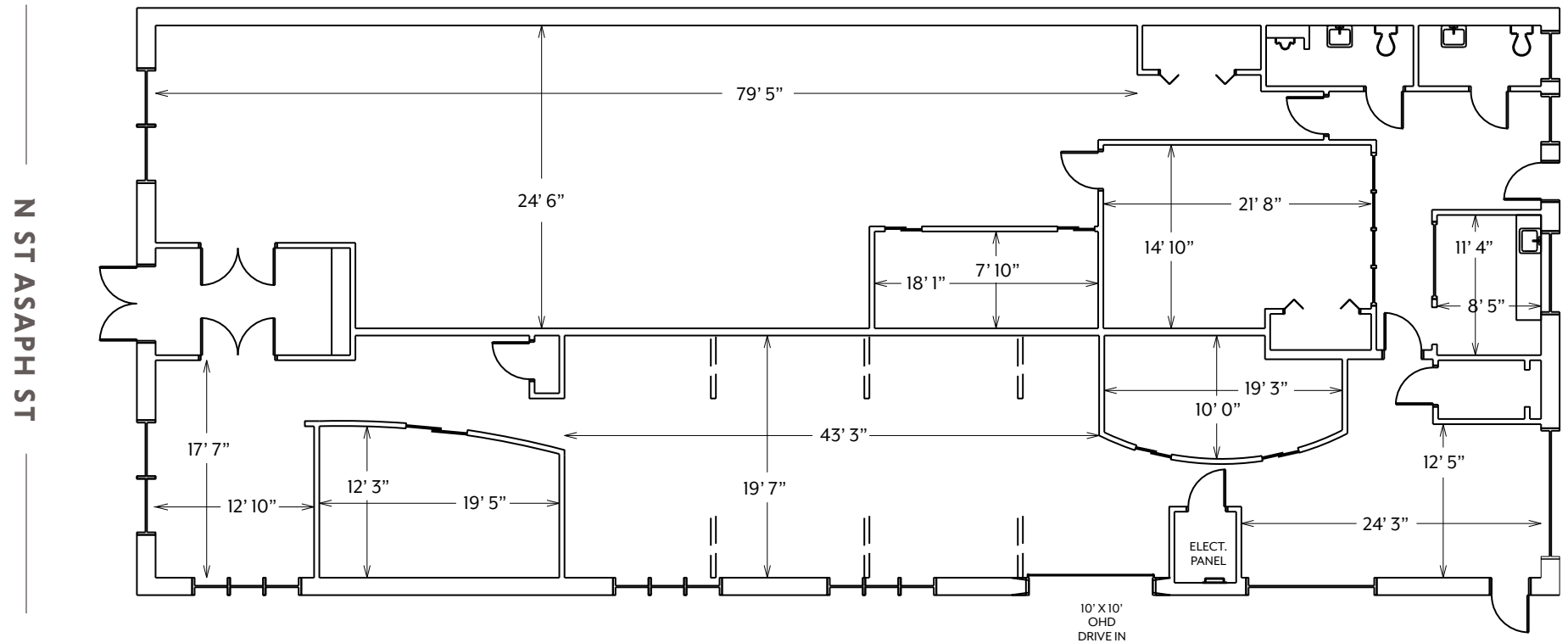
Young singles starting out and some starter families living a city lifestyle.



site plan



5,405 SF



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