



NEARBY RETAILERS



RETAIL FOR LEASE

- 1,990 SF corner available with venting capabilities and potential patio space, easily accessible off of Route 1/N Henry 50,000 VPD
- Conveniently located between downtown Old Town and Potomac Yards and there are approximately 1,600 residential units within a 5 minute walk of The Grayson
- Located in The Grayson, a newly delivered mixed-use building with 119 upscale apartments
- The Grayson is a 7 minute walk to Braddock Road Metro Station and a 1 minute walk to the closest bus stop

MATT SKALET

mskalet@klnb.com | 202-420-7775

kl**nb**

THE GRAYSON

1200 N HENRY STREET, ALEXANDRIA, VA 22314



**1,990 SF
AVAILABLE**

HENRY ST / RETAIL

N FAYETTE STREET

ROUTE 1/1N HENRY - 50,000 VPD

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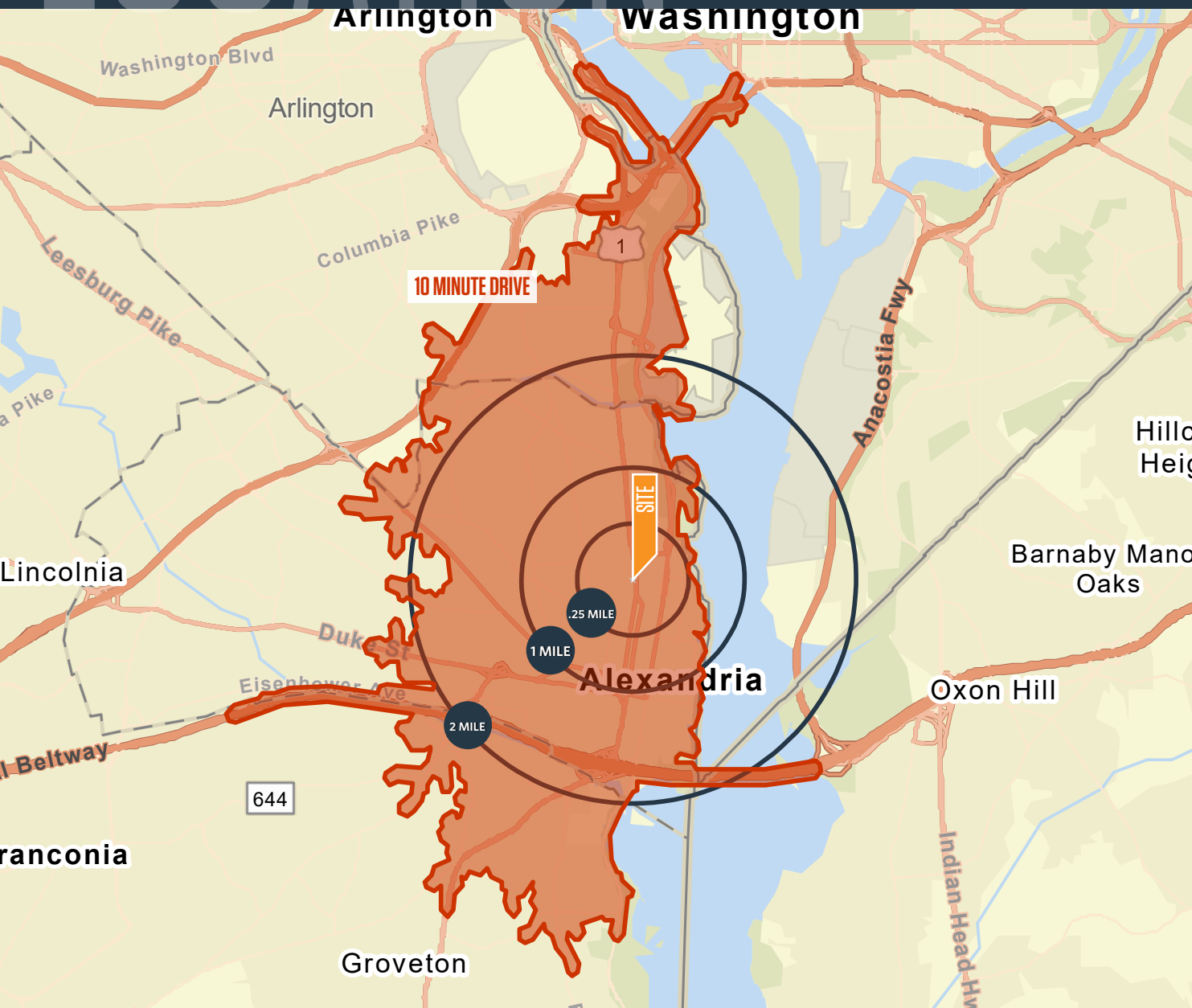
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LOCATION

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AVAILABLE SPACE

SIZE	RATE	CONDITION
1,990 SF	\$45 PSF NNN	Cold Dark Shell

DEMOGRAPHICS | 2023:

DRIVE TIME

10-MIN	.5-MILE	1 MILE	2-MILE
Population			
116,740	12,492	32,036	82,460
Daytime Population			
116,959	11,404	37,513	94,240
Households			
57,886	6,864	16,284	39,992
Average HH Income			
\$190,397	\$215,080	\$222,881	\$202,435

TRAFFIC COUNTS | 2022:

N Henry St (Route 1)	50,000 ADT
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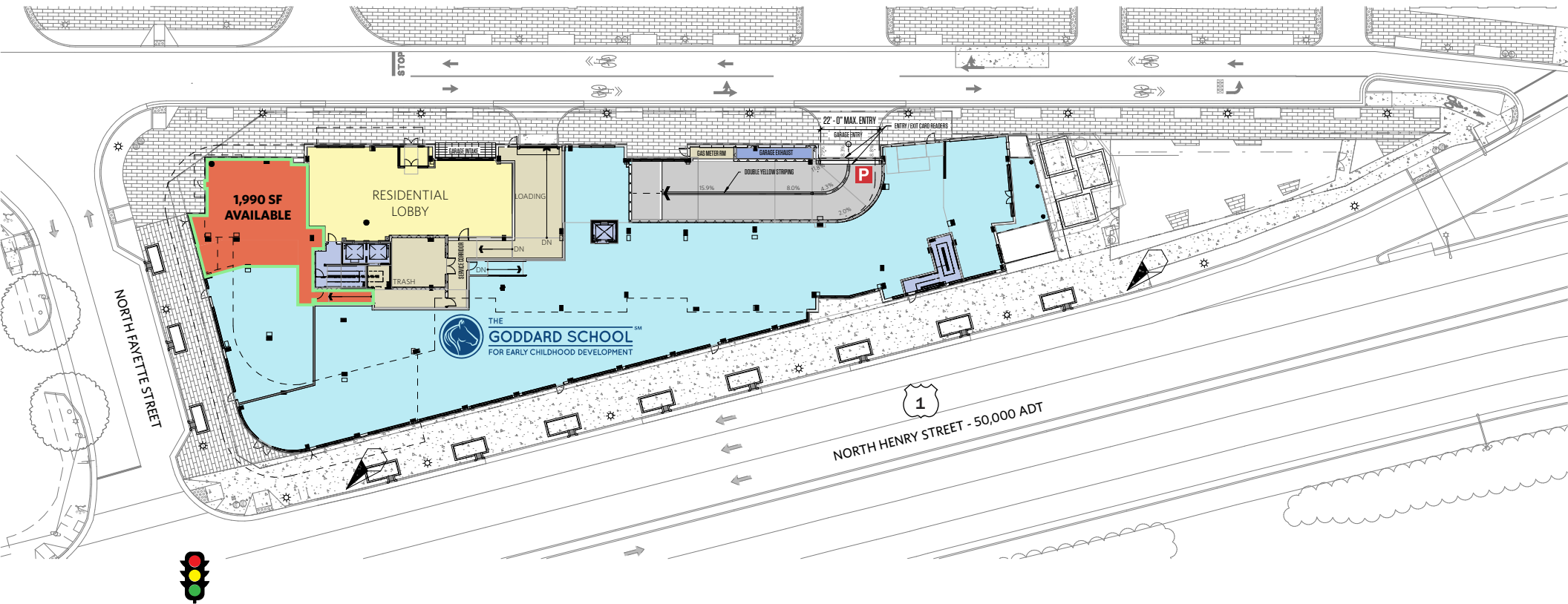
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SITE PLAN

THE GRAYSON

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GROUND FLOOR



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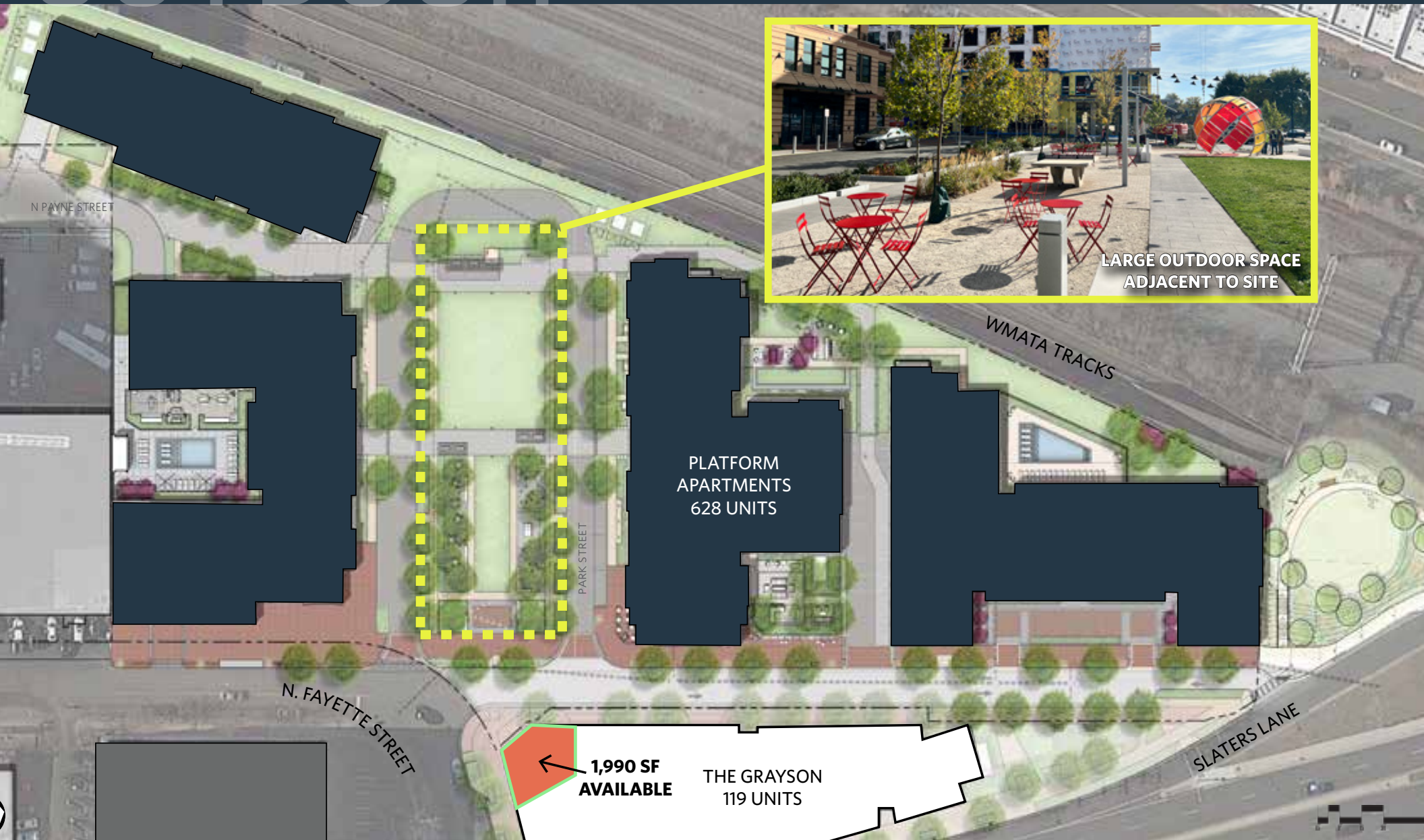
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OUTDOOR

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FOR MORE INFORMATION, PLEASE CONTACT:

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