



  
CAMERON STATION  
ORTHODONTICS

**UP TO 6,923 SF AVAILABLE**  
FORMER ALEXANDRIA LIGHTING AND DESIGN

## NEARBY RETAILERS



Metro Nail Bar

tropical CAFE  
SMOOTHIE



## RETAIL FOR LEASE

- Up to 6,923 SF of divisible retail space available in Alexandria's West End located in the larger Van Dorn Corridor.
- Large outdoor patio available and fantastic visibility at the lighted intersection of South Pickett Street and Cameron Station Boulevard.
- Luxury senior-living community with 116 suites spanning 6 stories with ground floor retail.
- Strong residential and daytime population with an average household income of over \$120,000 in a 1 mile radius.
- Next door to Cameron Square, the submarket's most recently delivered mixed-use building with 300 apartments. Tenants include F45, Carabella Dental, Montessori Kids Universe, Metropolitan Nail Bar, and Tropical Smoothie.

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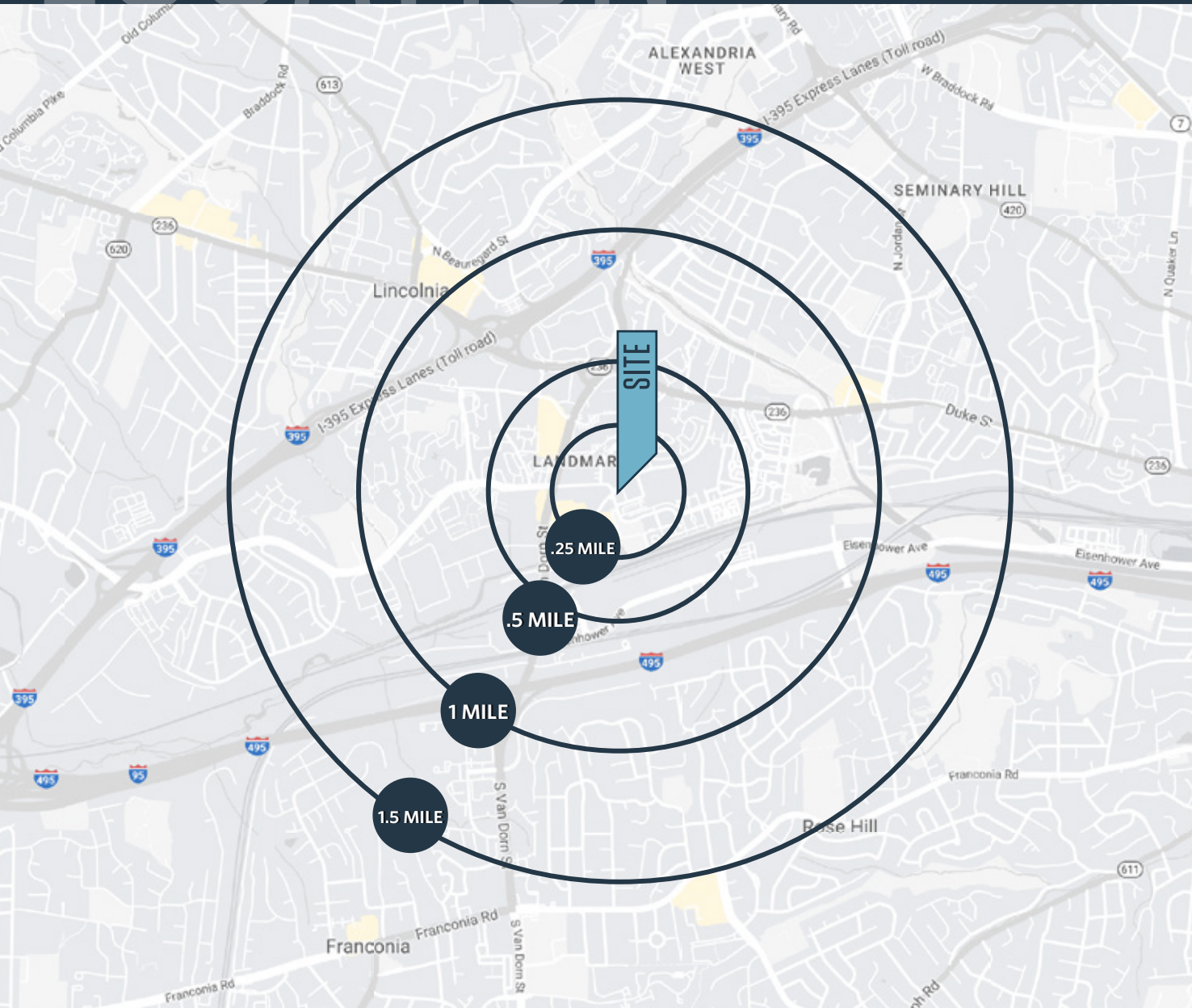
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# LOCATION

## COGIR AT WEST END

444 S PICKETT STREET, ALEXANDRIA, VA 22304



### AVAILABLE SPACE

| SIZE           | RATE       | NNN               | DELIVERY       |
|----------------|------------|-------------------|----------------|
| Up to 6,923 SF | Negotiable | Estimated \$8 PSF | 2nd Gen Retail |

### DEMOGRAPHICS | 2025:

| .25-MILE           | .5-MILE   | 1-MILE    | 1.5-MILE  |
|--------------------|-----------|-----------|-----------|
| Population         |           |           |           |
| 6,020              | 13,036    | 38,737    | 68,741    |
| Daytime Population |           |           |           |
| 4,668              | 9,640     | 29,087    | 46,940    |
| Households         |           |           |           |
| 2,846              | 6,190     | 18,060    | 29,831    |
| Avg. HH Income     |           |           |           |
| \$120,633          | \$124,157 | \$127,435 | \$130,701 |

### TRAFFIC COUNTS | 2023:

|                  |            |
|------------------|------------|
| S Pickett Street | 14,023 ADT |
| Edsall Rd        | 7,299 ADT  |



1,053 ADR

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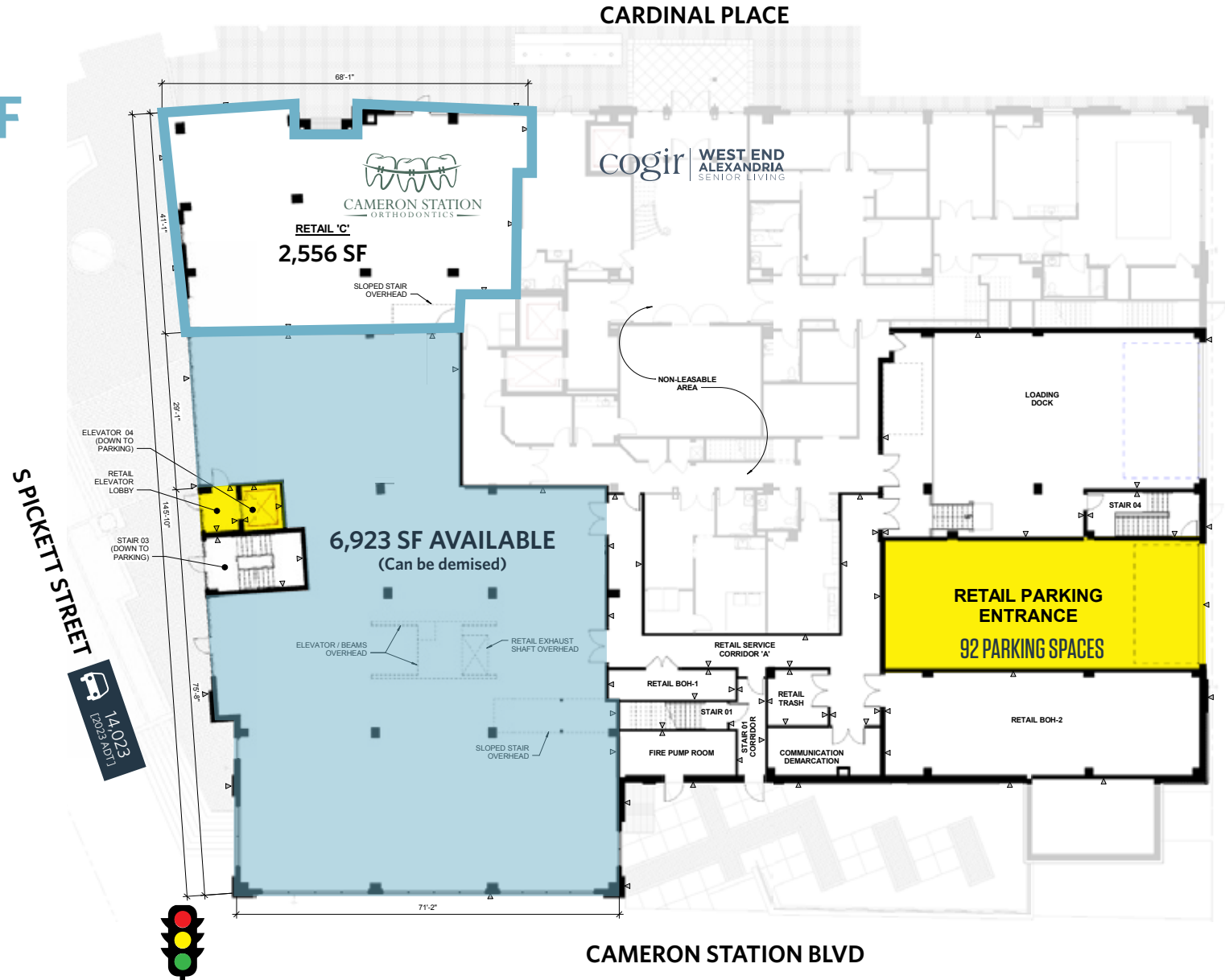
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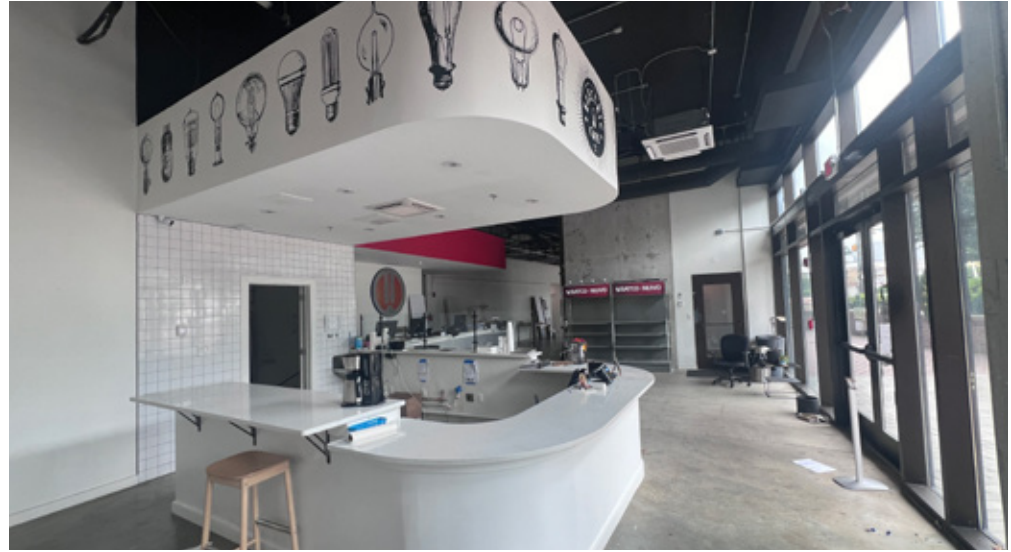
**klnb**

### UP TO 6,923 SF AVAILABLE + LARGE OUTDOOR PATIO

- 104 feet of frontage
- Up to 17 feet ceiling height
- Dedicated retail elevator with direct access to parking garage (92 parking spaces)



### DEDICATED RETAIL ELEVATOR WITH DIRECT ACCESS + LARGE PATIO OPPORTUNITY



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