

906 king st

ALEXANDRIA, VA 22314



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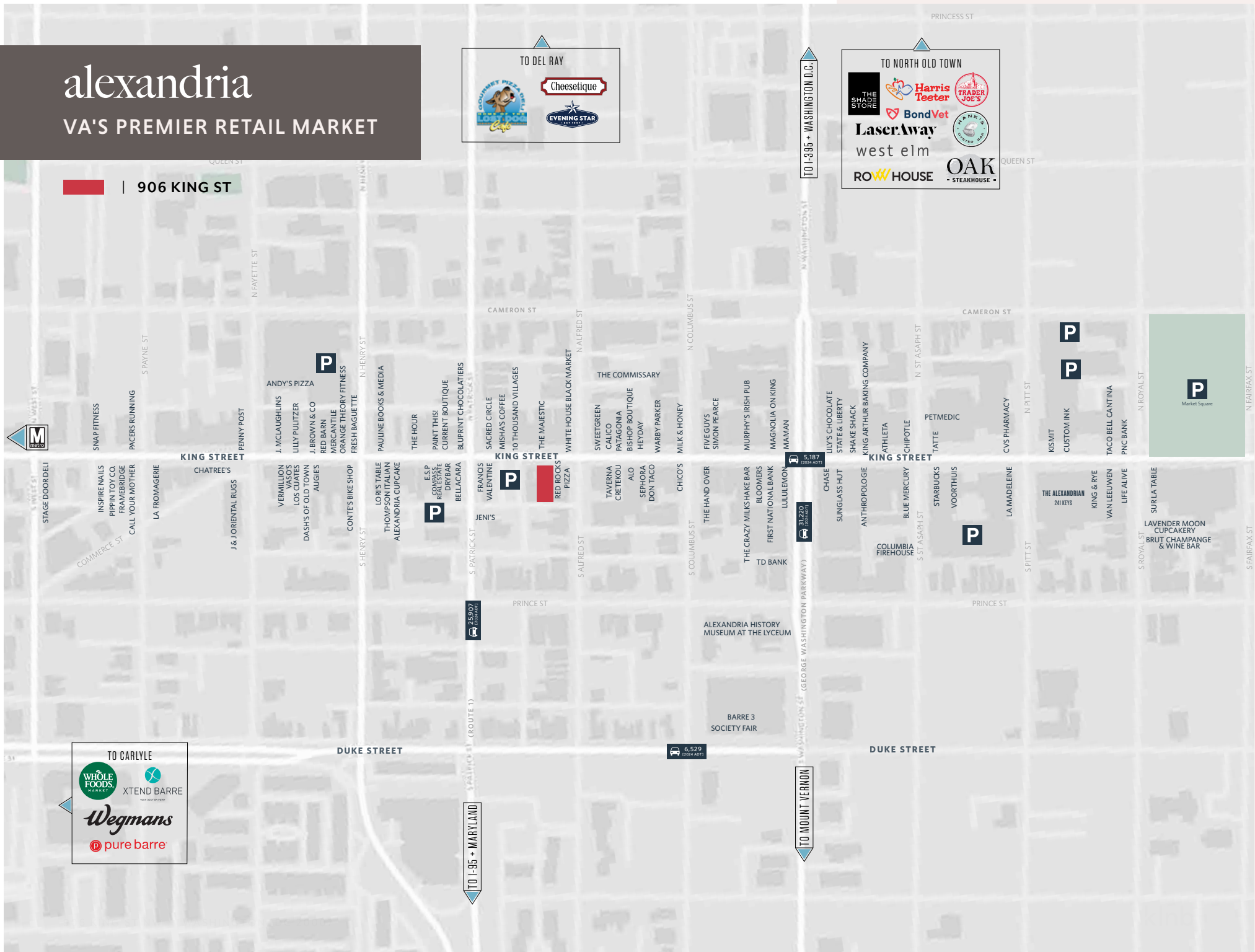
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VA'S PREMIER RETAIL MARKET

906 KING ST



alexandria

KING ST CORRIDOR

King Street serves as the vibrant centerpiece of Old Town Alexandria, blending historic character with an increasingly sophisticated retail and dining scene. Lined with an eclectic mix of local boutiques, national retailers, and elevated lifestyle brands—including alo, Warby Parker, Anthropologie, and Patagonia—the corridor offers a walkable, experience-driven environment that continues to resonate with both residents and visitors.

The neighborhood's culinary landscape has also matured significantly, as celebrated restaurateurs and elevated hospitality concepts such as Tatte, Call Your Mother, and Maman bring renewed energy to the waterfront district, further positioning Old Town as one of the region's premier culinary and cultural destinations.



alo sweetgreen SEPHORA

lululemon CALL YOUR MOTHER
= A JEW-ISH DELI =

patagonia ANTHROPOLOGIE

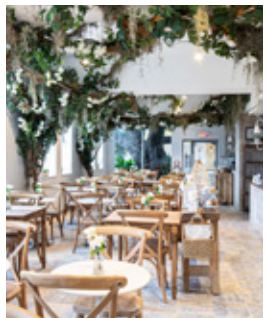
nana COFFEE, BAKERY, KITCHEN Tatte LIFE ALIVE
BAKERY & CAFE ORGANIC CAFE

WARBY PARKER

FRAMEBRIDGE



HEYDAY



alexandria

A REGIONAL HUB & THRIVING NEIGHBORHOOD

DEMOGRAPHICS

	TRUE TRADE AREA	10 MIN DRIVE TIME	20 MIN DRIVE TIME
Population	1,318,038	95,911	820,421
Daytime Population	605,676	126,717	1,090,316
Avg. HH. Income	\$171,857	\$189,057	\$168,702
Households	605,676	96,980	357,516
Bachelor's Degree or Higher	65.1%	68.4%	58.8%

TOP CONSUMER LIFESTYLE SEGMENTS



POWER ELITE

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



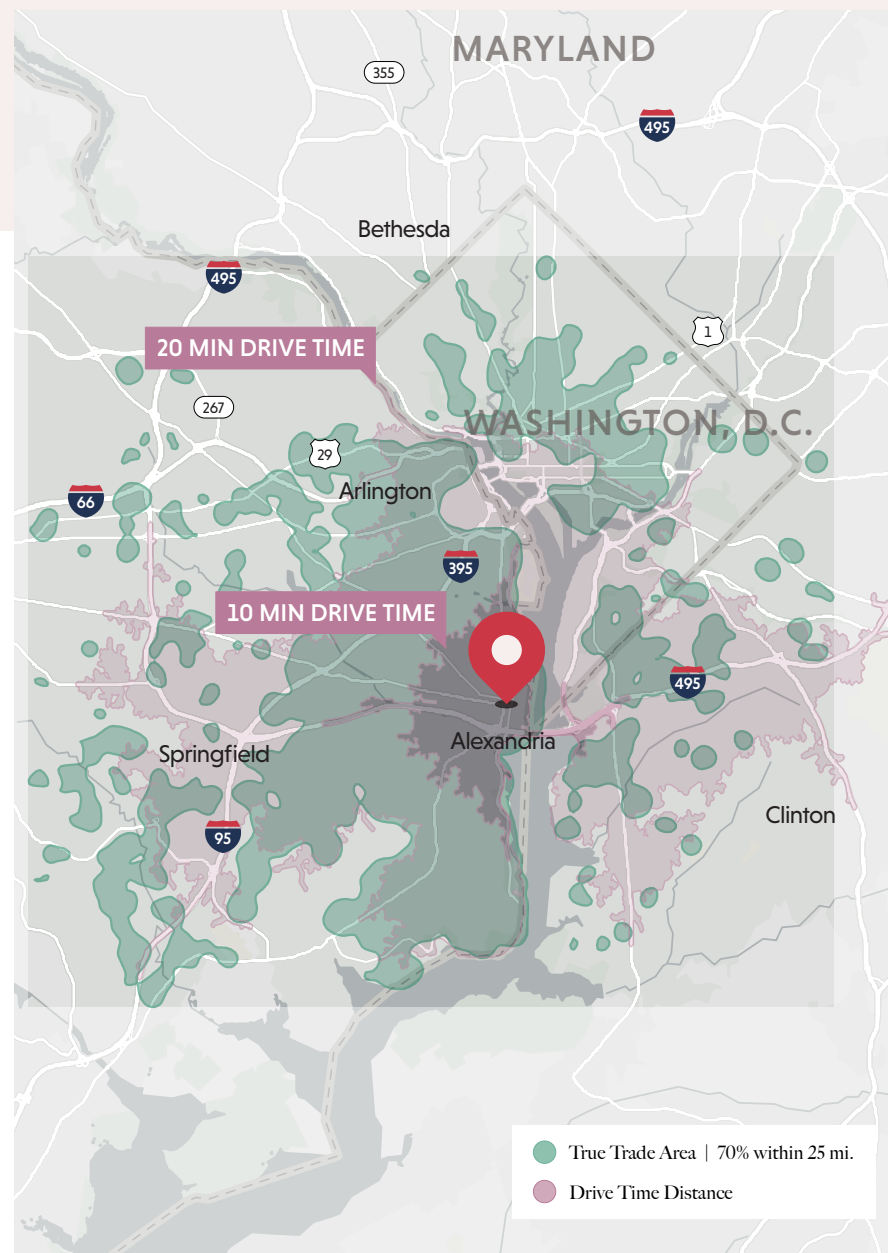
YOUNG CITY SOLOS

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.

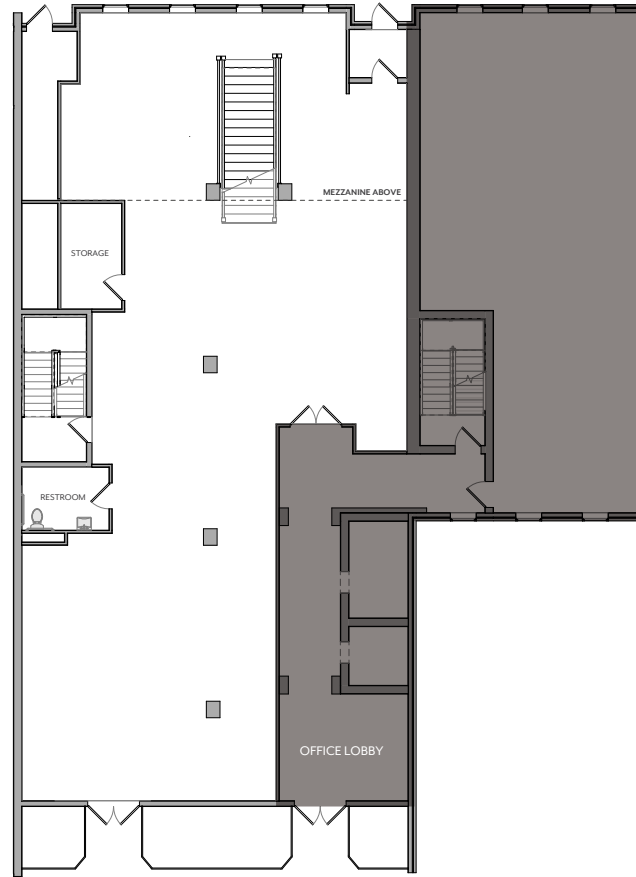


site plan



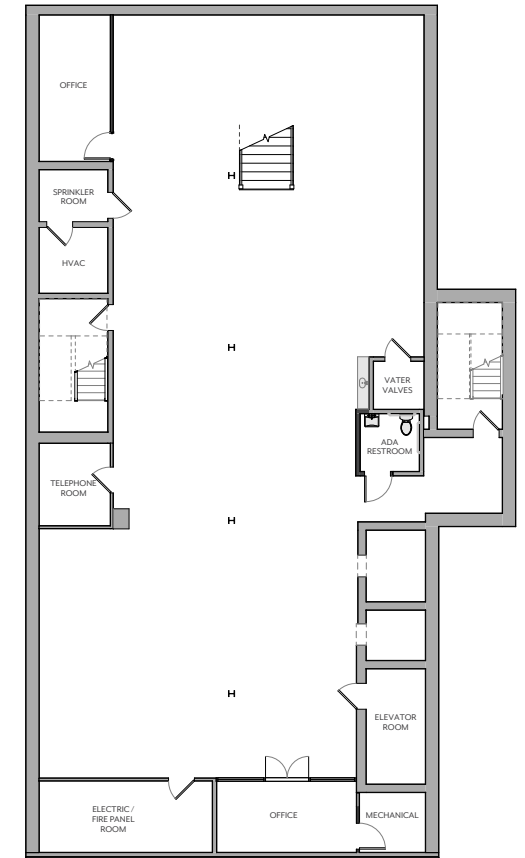
**GROUND
FLOOR**
3,400 SF
15' Ceiling Height

MEZZANINE
900 SF



KING ST

**LOWER
LEVEL**
4,000 SF
Can be Leased Separately



KING ST

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