

ALEXANDRIA COMMONS

ALEXANDRIA, VA

1,314 - 3,400 SF RETAIL SPACES AVAILABLE

1,926 SF 2ND FLOOR SPACE AVAILABLE

RAPPAPORT
CULTIVATING PLACES







ALEXANDRIA COMMONS

ALEXANDRIA, VA

- | Conveniently located on the corner of Duke Street and Yale Drive, one block west of Telegraph Road
- | Space available in high traffic center with strong co-tenancy
- | Dense population with strong household incomes in immediate trade area
- | Benefit from not only dense populations but also from high daytime employee traffic

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	15,813	233,761	497,126
 DAYTIME POPULATION	16,321	182,275	382,004
 HOUSEHOLD INCOME	\$178,176	\$142,728	\$136,782
 TRAFFIC COUNTS	48,736 on Duke Street		

CO-TENANTS



ALEXANDRIA COMMONS ALEXANDRIA, VA



N OAKER LAKE

YALE DRIVE

DUKE STREET

DUKE STREET 39,914 VPD

ALEXANDRIA COMMONS



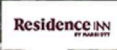
BLUE AND YELLOW METRO



The George Washington Masonic National Memorial



Hoffman Town Center



Carlyle Plaza



TELEGRAPH ROAD

SITE PLAN

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TENANT LIST

ALEXANDRIA COMMONS | ALEXANDRIA, VA

#	SQ. FT	MERCHANT
1	2,000	TRUIST
2	2,400	Noodles & Company
3	1,137	Dry Cleaner
4	2,232	ATI Physical Therapy
5	1,666	Starbucks
6	3,070	MedGen Urgent Care
7	59,702	Giant
8	3,337	CosmoProf
9A	2,008	Morphotrust
9B	931	Perfect Nail
10/11	6,744	Glory Days Grill
12A	8,315	Goldfish Swim School
12B	15,425	Guitar Center

#	SQ. FT	MERCHANT
13	2,400	Virginia ABC
14	2,025	AT&T
15	2,000	The Halal Guys
16	4,560	Panera Bread
17	1,600	PHD for Hair
18	3,400	Available
19	1,460	The UPS Store
20	1,840	European Wax Center
21	1,314	Available
22	1,600	Jersey Mike's Subs
23	2,368	Kung Fu Kitchen
24	1,600	The Backyard Birdfeeder

#	SQ. FT	MERCHANT
25	1,200	Hangry Joe's Hot Chicken
26	3,600	Frank Pepe Pizzeria Napoletana
27	1,630	Nova Eye Care Center
28	1,926	Available
29	2,620	Arthur Murray Dance School
30A	1,773	Dr. Keat Dentist
30B	1,663	Dr. Susana Lopez – Orthodontist
31	1,858	Dr. Tony Truvan Dentistry
32	1,915	Dr. Joseph Lopez - Pediatric Dentist

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ALEXANDRIA COMMONS | 3233 DUKE ST, ALEXANDRIA, VA

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