

123 N WASHINGTON STREET

ALEXANDRIA, VA

FULLY BUILT OUT SALON WITH FIXTURES AVAILABLE IN OLD TOWN

RAPPAPORT
CULTIVATING PLACES



123 N WASHINGTON STREET
ALEXANDRIA, VA

- | Former salon and spa space with FF&E available in the heart of Old Town
- | Great visibility on North Washington Street allowing the former salon to get over \$3 million in sales
- | Great opportunity for an established salon to benefit from affluent Old Town clientele

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	28,696	140,608	450,099
 DAYTIME POPULATION	47,350	94,393	194,387
 HOUSEHOLD INCOME	\$158,022	\$134,655	\$110,459
 TRAFFIC COUNTS	34,000 on Washington Street		

AREA RETAILERS



123 N WASHINGTON STREET
ALEXANDRIA, VA



123 N WASHINGTON ST

POTOMAC
RIVERBOAT COMPANY
350,000 ANNUAL VISITORS

TORPEDO FACTORY
ART CENTER
500,000+ VISITORS ANNUALLY
82 ARTIST STUDIOS
165 PROFESSIONAL ARTISTS ONSITE

BLACKWELL
HITCH
ALEXANDRIA

CH
CHART HOUSE

VIRTUE
LTD & CO.

HOTEL INDIGO
120 ROOMS

ROBINSON LANDING
96 UNITS
DELIVERY: DECEMBER 2018

VIRGINIA
DISTRICT OF COLUMBIA



MAGNOLIA'S
On King
Pita
ROSS
DRESS FOR LESS

HEN
QUARTER

BITTERSWEET
CATERING

FRANK'S
CUSTAR BAR

misha's

DON
TACO

SOCIETY
FAIR

MINT
CONDITION
Designer Consignment Boutique
GAP
FACTORY
H&M
bluemercury
ANTHROPOLOGIE
BANANA REPUBLIC

Sur la table

529
arts center

SARA CAMPBELL

THE WAREHOUSE
Home and Office Supply

lou lou

LOFT

BREAD & CHOCOLATE
Walgreens
SHOES

IL PORTO
RISTORANTE

7

KING STREET 6,500 VPD

N WASHINGTON STREET 30,000 VPD

FIREHOOK
BAKERY

373 RESIDENTIAL
UNITS

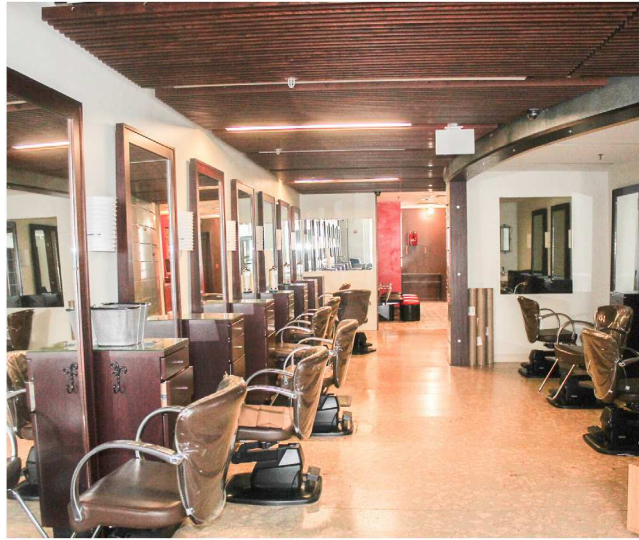
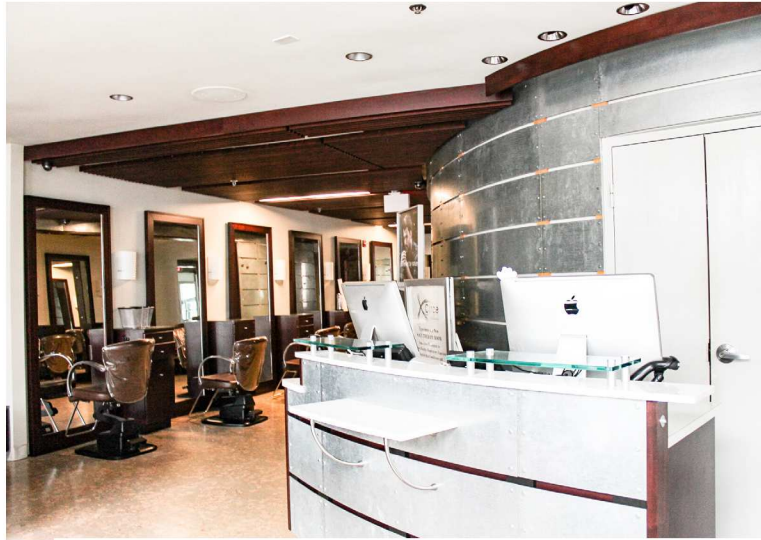
N UNION STREET

S HENRY STREET

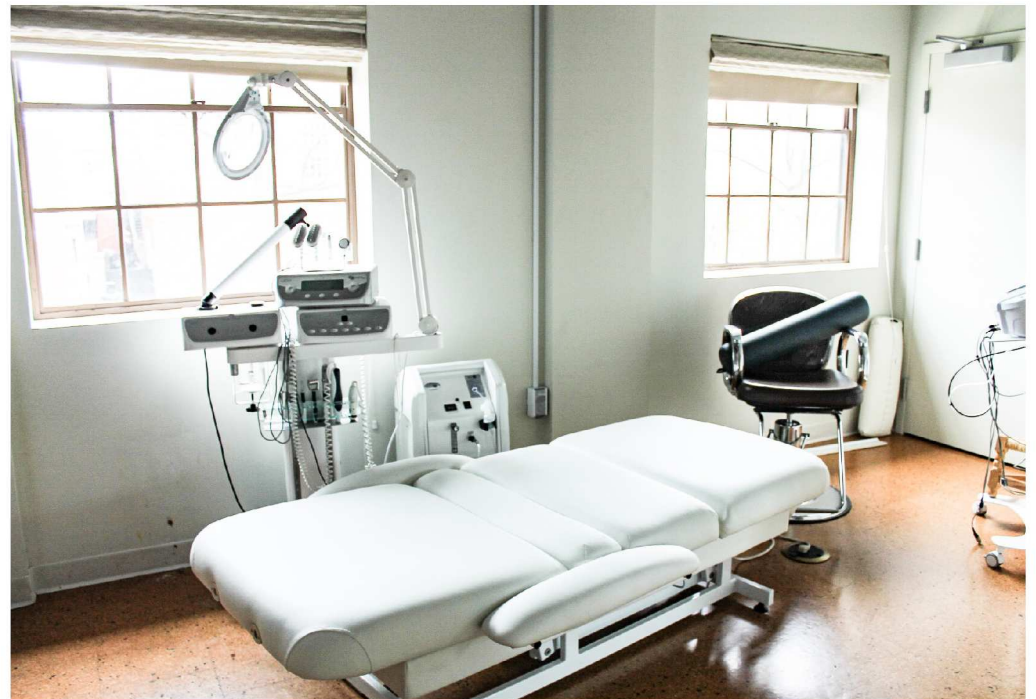
S PATRICK STREET

1

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ALEXANDRIA, VA



**Fully Built Out Salon
& Spa with Equipment
Available in the Heart of
Old Town Alexandria**

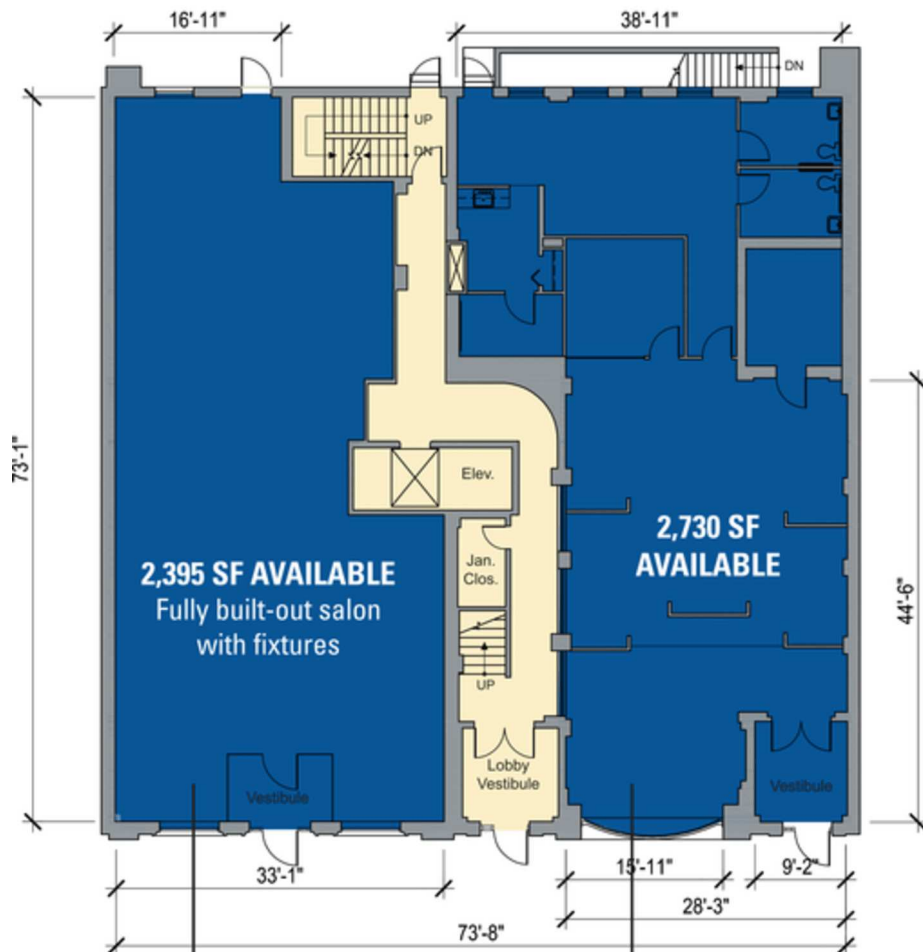


SITE PLAN

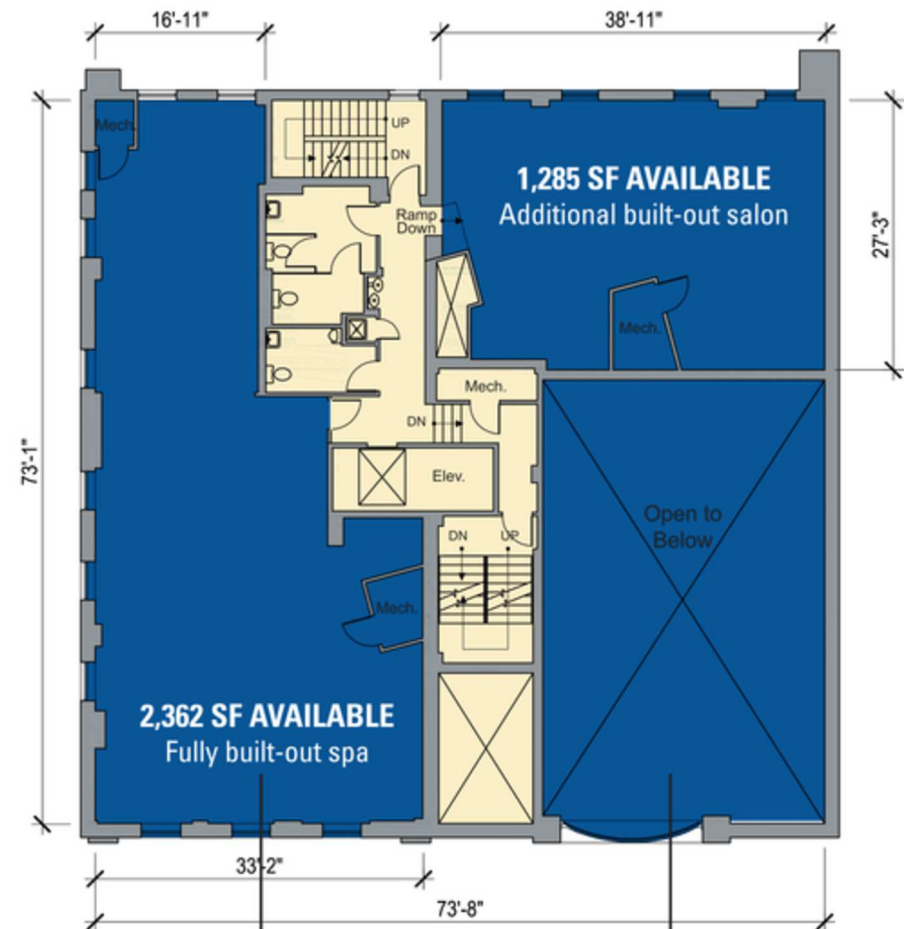
123 N WASHINGTON STREET | ALEXANDRIA, VA

2,362 - 2,395 SF AVAILABLE

FIRST FLOOR



SECOND FLOOR



N WASHINGTON STREET 34,000 VPD

123 N WASHINGTON STREET

121 N WASHINGTON STREET

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123 N WASHINGTON STREET, ALEXANDRIA, VA

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