

# 601 S PATRICK STREET

ALEXANDRIA, VA

15,125 SF BUILDING FOR SALE OR LEASE

33,561 SF OF LAND

DEVELOPMENT SITE FOR SALE







**RAPPAPORT**  
CULTIVATING PLACES



601 S PATRICK STREET  
ALEXANDRIA, VA

- | Standalone building along S Patrick Street and Route 1 in Alexandria with direct access to the beltway (I-495)
- | 33,561 SF of land Zoned CSL
- | Located on the south end of Old Town Alexandria between the beltway and King Street
- | Approximately 40 surface level, dedicated parking spaces
- | Current tenant’s lease expires in November 2023

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	26,977	136,482	435,553
 DAYTIME POPULATION	40,203	153,488	426,432
 HOUSEHOLD INCOME	\$181,335	\$165,047	\$130,144
 TRAFFIC COUNTS	77,000 on S Patrick Street		

AREA RETAILERS







601 S PATRICK STREET  
ALEXANDRIA, VA



Crate&Barrel



ALEXANDRIA  
NATIONAL CEMETERY



THE GRAVE OF THE  
FEMALE STRANGER

LEE CENTRE

I-95 151,000 VPD

KING STREET



chico's



lululemon



Random Harvest Home Furnishings

GEORGETOWN • OLD TOWN • BETHESDA

MASON & GREENS  
Sustainable Dry Goods | Grocer

sweetgreen

FIVE GUYS  
BURGERS and FRIES

CVS  
pharmacy



TORPEDO FACTORY  
ART CENTER



H&M GAP



HUMMINGBIRD

DUKE STREET 21,000 VPD

CVS  
pharmacy



S WASHINGTON STREET 28,000 VPD

FIREHOOK  
BAKERY

Capital One  
Bank

SAFeway

POTOMAC  
RIVER

BALDUCCI'S  
FOOD LOVER'S MARKET

M&T Bank

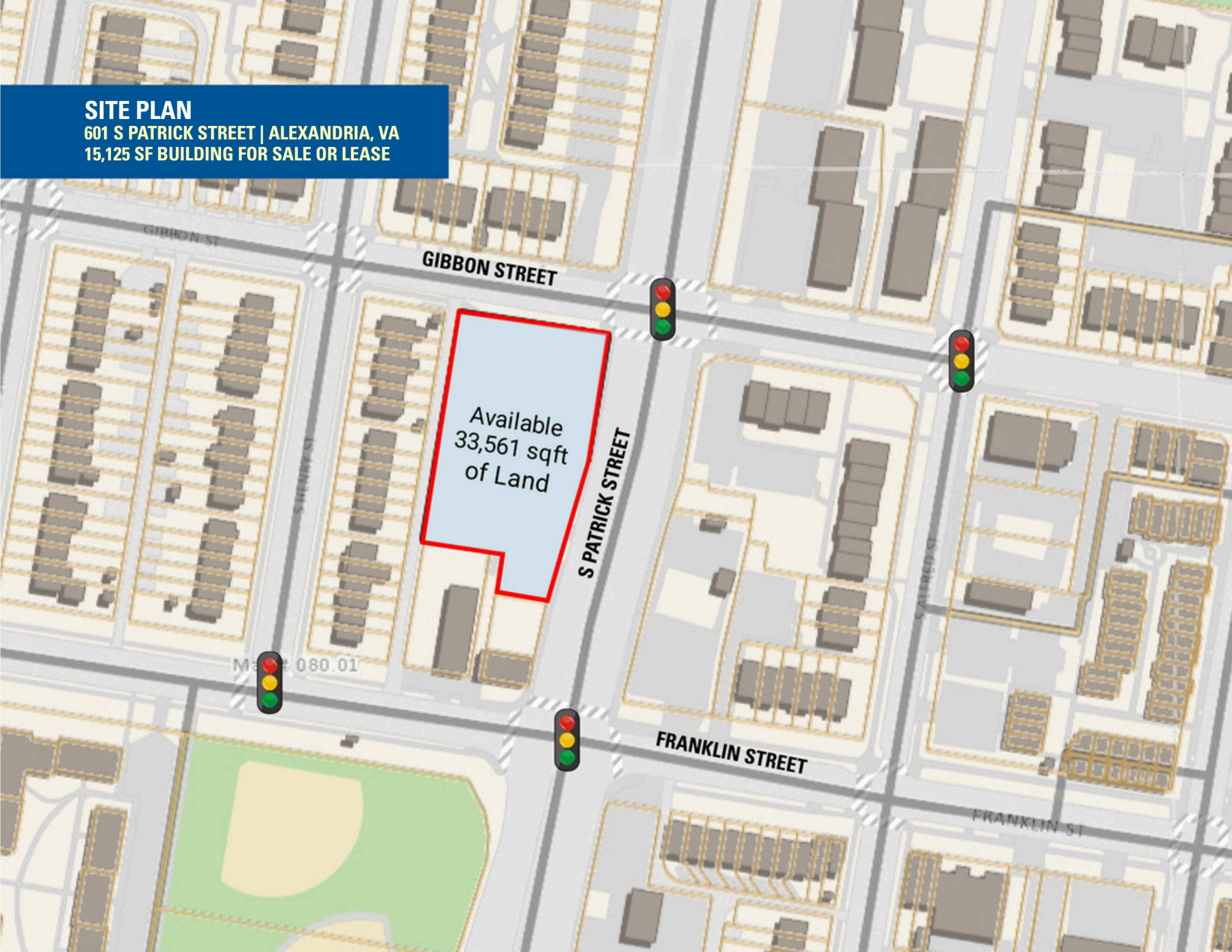
THE BASILICA SCHOOL  
OF SAINT MARY

JONES POINT PARK



## SITE PLAN

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15,125 SF BUILDING FOR SALE OR LEASE





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