

601 S PATRICK STREET

ALEXANDRIA, VA

15,125 SF BUILDING FOR SALE OR LEASE

33,561 SF OF LAND

DEVELOPMENT SITE FOR SALE

 **West Marine**



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



MASON & GREENS
Sustainable Dry Goods | Grocer

sweetgreen FIVE GUYS[®] BURGERS and FRIES CVS pharmacy[®]

CVS pharmacy

ALEXANDRIA NATIONAL CEMETERY




601 S PATRICK STREET

THE GRAVE OF THE FEMALE STRANGER

CVS pharmacy

FIREHOOK BAKERY



POTOMAC RIVER

LEE CENTRE

S PATRICK STREET 77,000 VPD



S WASHINGTON STREET 28,000 VPD

BALDUCCI'S FOOD LOVER'S MARKET

M&T Bank

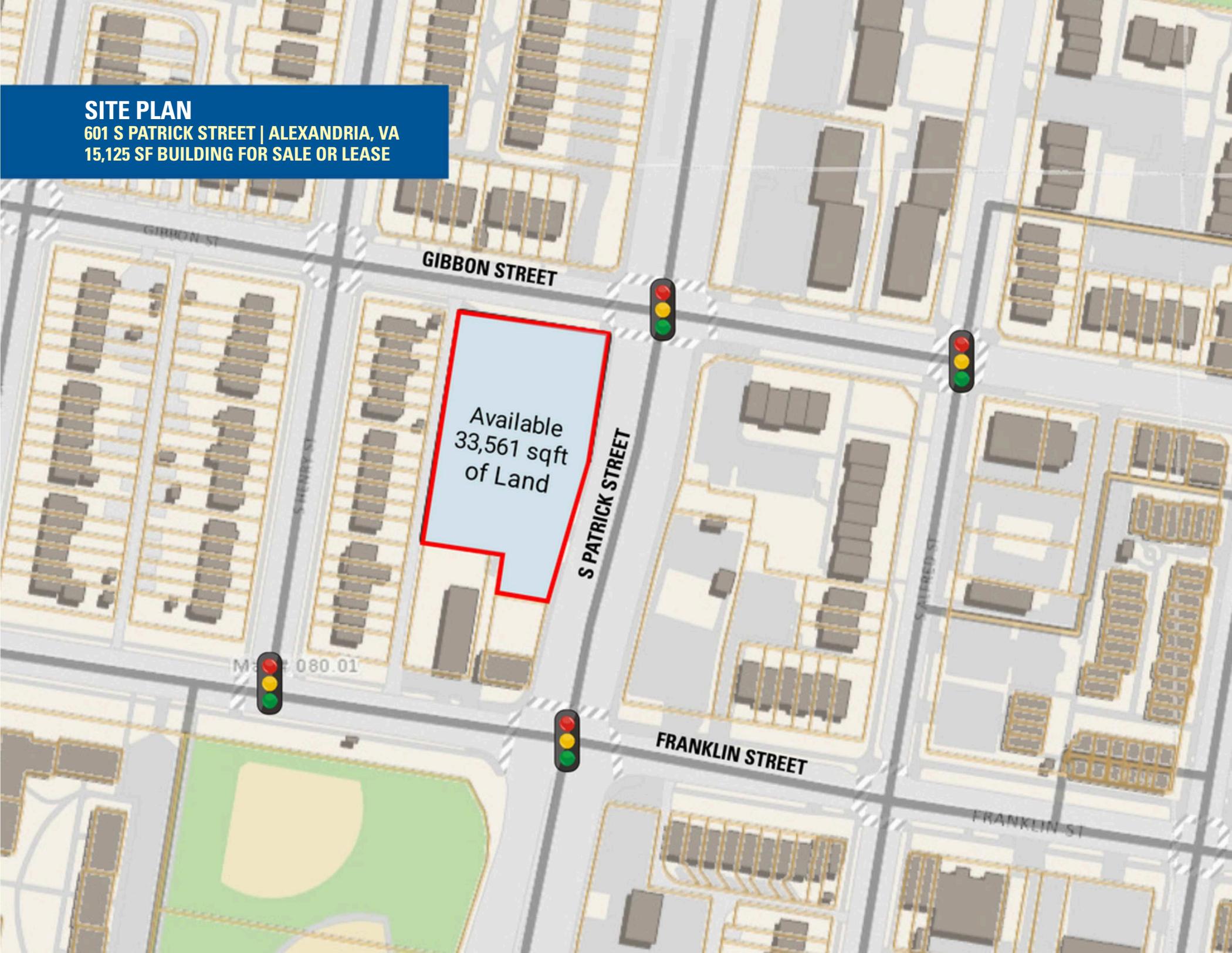
I-95 151,000 VPD

THE BASILICA SCHOOL OF SAINT MARY

JONES POINT PARK

SITE PLAN

601 S PATRICK STREET | ALEXANDRIA, VA
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