

312 S. WASHINGTON ST.

ALEXANDRIA, VA

1,149 -1,197 SF HIGHLY VISIBLE SPACES AVAILABLE

RAPPAPORT
CULTIVATING PLACES



312 S. WASHINGTON ST.
ALEXANDRIA, VA

- | Two highly-visible retail spaces on heavily-traveled South Washington Street
- | Retail will be delivered with 200 AMP panel
- | Ability to exhaust for light cooking
- | 2-3 non-exclusive retail parking spaces will be available
- | In 2021, Conde Nast Traveler voted Alexandria a top 3 "Best Small City" in the U.S.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	26,523	140,534	448,626
 HOUSEHOLD INCOME	\$182,746	\$165,203	\$128,236
 MEDIAN HOUSEHOLD INCOME	\$137,761	\$124,830	\$101,503
 TRAFFIC COUNTS	31,000 on South Washington Street		

AREA RETAILERS



312 S. WASHINGTON ST.
ALEXANDRIA, VA

patagonia

HEYDAY

WARBY PARKER

SOUTH BLOCK

POTOMAC
RIVERBOAT COMPANY
350,000 ANNUAL VISITORS

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

Londini Brothers, Inc.
Restaurant

BLACKWELL
THURTELL

CH
CHART HOUSE

sweetgreen

FOXTROT
DELIVERY MARKET

ATHLETA

CRUVE
RESTAURANT

Orangetheory
FITNESS

HANK'S
CATERING

misha's

DON
TACO

jenie's

lululemon

bluemercury

Starbucks

SEPHORA

ANTHROPOLOGIE

MINT
CONDITION

529
Real Estate

THE WAREHOUSE
Alexander's West Dining

lou lou

PAPER SOURCE

Country II

WATERFRONT PARK

VIKTUE
FED & GARDEN

Starbucks

MIA'S
ITALIAN KITCHEN

Vino

BLACKWELL
THURTELL

CH
CHART HOUSE

Vino

MIA'S
ITALIAN KITCHEN

VIKTUE
FED & GARDEN

VIKTUE
FED & GARDEN

FUTURE TALL SHIP
DOCK & VISITOR CENTER

HOTEL INDIGO
120 ROOMS

ROBINSON LANDING
96 UNITS

BARCA
BEER & WINE BAR

Adair
ON THE RIVER

SAFEWAY

BALDUCCI'S

FIREHOOK
BAKERY

SEPHORA

DISTRICT
TYCO

N WASHINGTON STREET

N UNION STREET

VIRGINIA
DISTRICT OF COLUMBIA



312 S WASHINGTON ST

KING STREET 6,500 VPD

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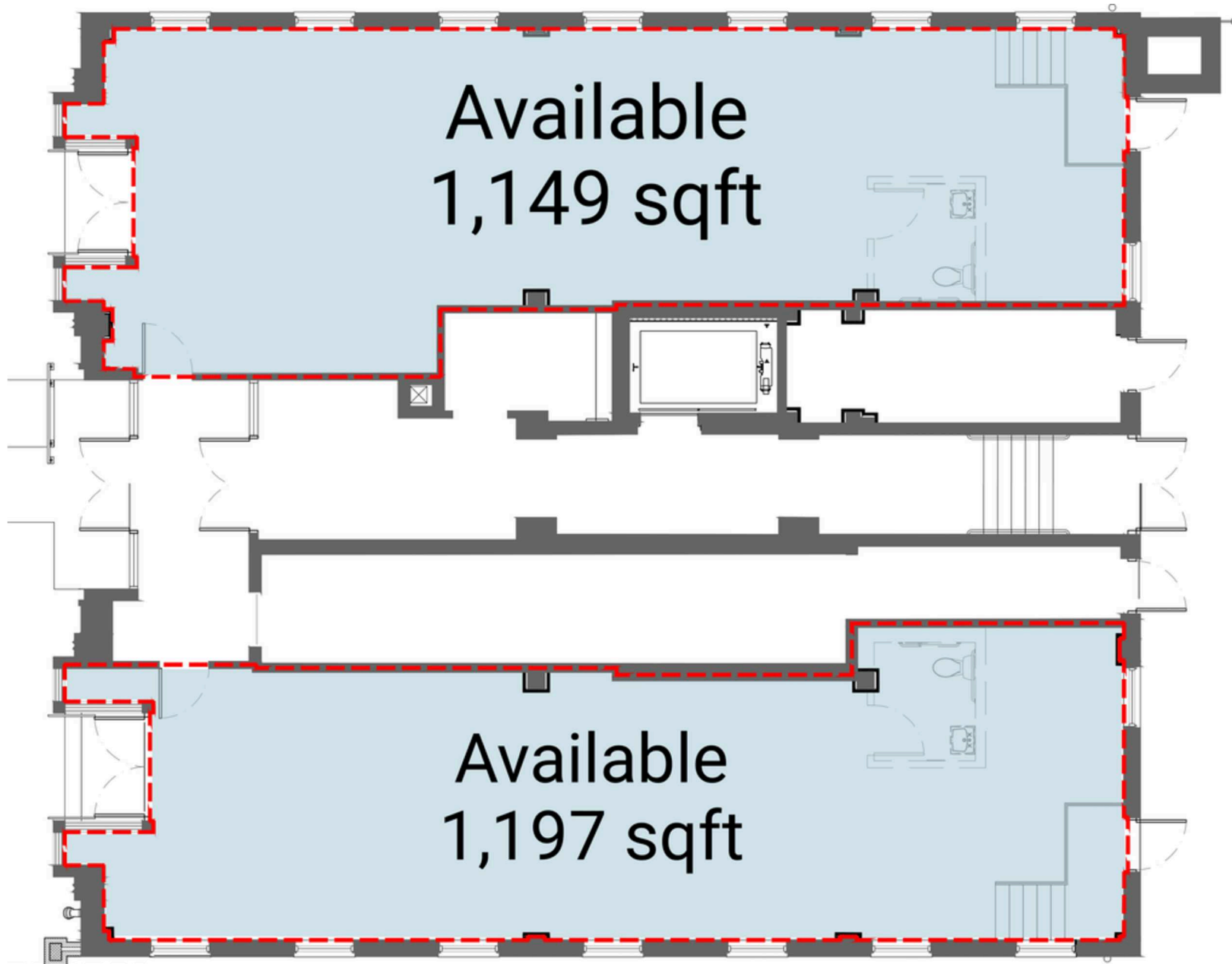
SHENRY STREET

SPATRICK STREET

SITE PLAN

312 S. WASHINGTON ST. | ALEXANDRIA, VA

1,149 - 1,197 SF AVAILABLE





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Melissa Webb | mwebb@rappaportco.com | 703.980.6829

rappaportco.com