

ATRIUM BUILDING

ALEXANDRIA, VA

5,800 SF 2ND-GEN RESTAURANT SPACE
AVAILABLE IN THE HEART OF OLD TOWN





RAPPAPORT
CULTIVATING PLACES



ATRIUM BUILDING ALEXANDRIA, VA

- | 3,768 SF in the heart of Old Town, Alexandria at the corner of Duke and S. Washington Streets
- | Trade Area offers unique blend of retail, restaurants, residential, office and hotel populations
- | Affluent residential community with household incomes of more than \$134,655 within a 3-mile radius

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	29,359	143,298	194,540
 DAYTIME POPULATION	37,085	70,459	197,933
 HOUSEHOLD INCOME	\$196,836	\$172,816	\$139,983
 TRAFFIC COUNTS	31,665 on S Washington Street		

AREA RETAILERS



ATRIUM BUILDING
ALEXANDRIA, VA

Jefferson Houston
Extended Day
Care Centers

Founders
Park

QUEEN ST

HEYDAY
patagonia
sweetgreen

Tatte
BAKERY & CAFE
CVS
pharmacy

Potomac
River

CAMERON ST

Misha's Coffee



KING ST

bluemercury
ANTHROPOLOGIE
H&M

la Madeleine
FRENCH BAKERY & CAFE

BEN & JERRY'S
PAPER SOURCE
lou lou

Waterfront
Park

PRINCE ST

The Atrium



DUKE ST 8,411 VPD

S WASHINGTON ST 31,665 VPD

ST ASAPH ST

S PITT ST

S ROYAL ST

S FAIRFAX ST

S LEE ST

Ala's
BARCA

S ALFRED ST

S COLUMBUS ST

FIREHOOK
BAKERY

WOLFE ST

WILKES ST

Marina
Park

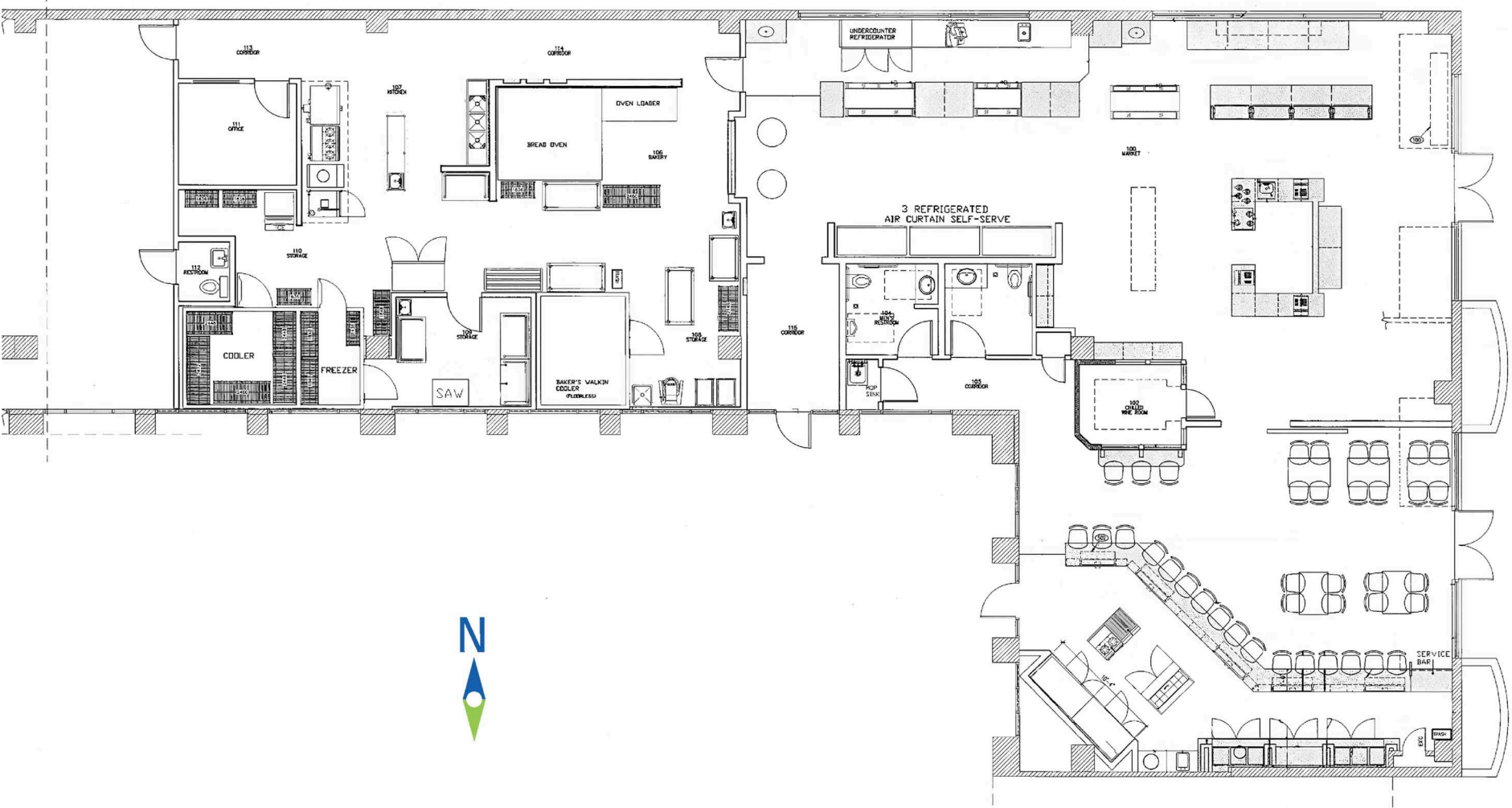
Pomander
Park

GIBBON ST

SITE PLAN

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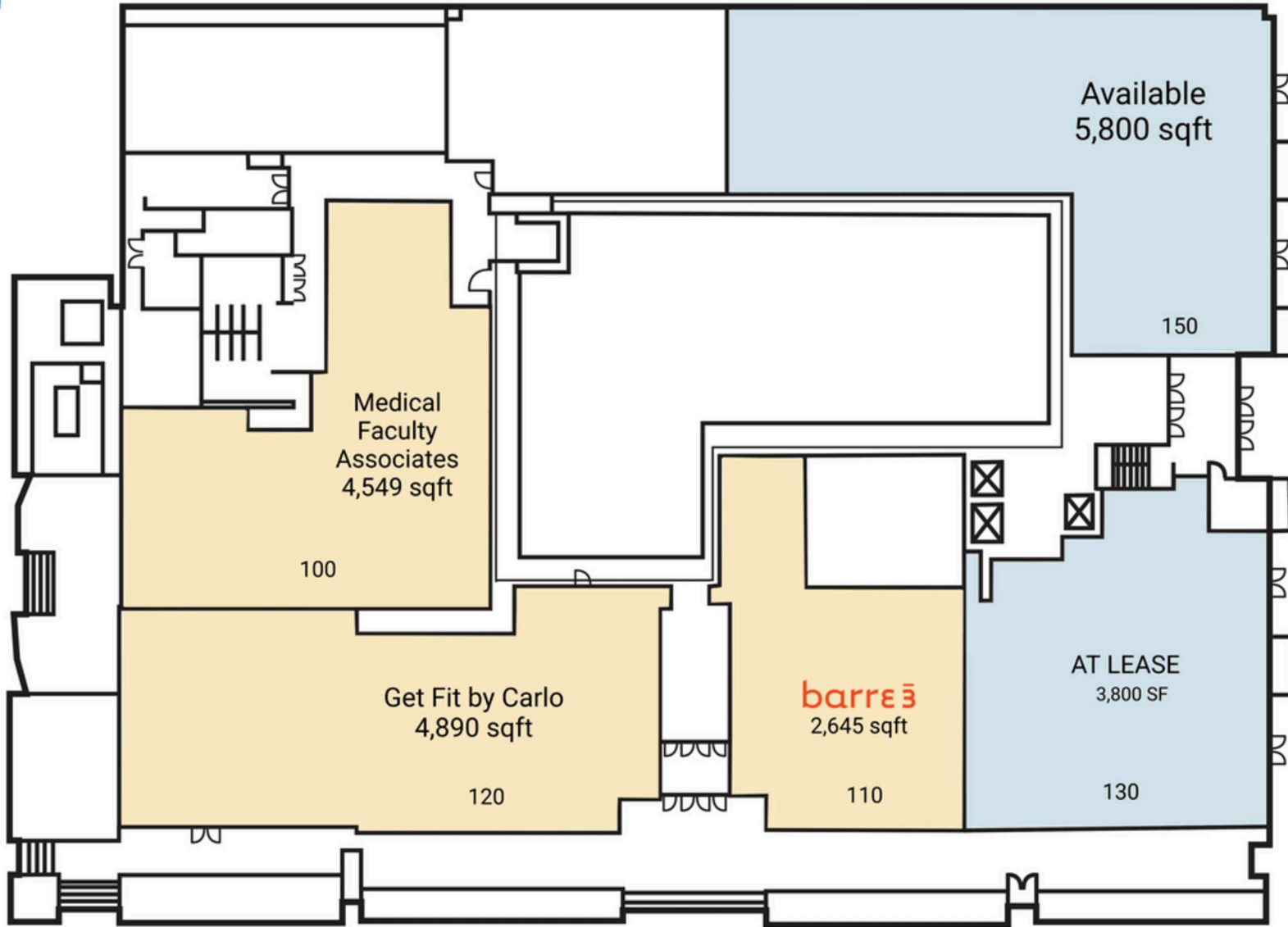


SOUTH WASHINGTON STREET 31,665 VPD

FIRST FLOOR

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SOUTH WASHINGTON STREET 31,665 VPD

DUKE STREET 8,411 VPD



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