

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

- | Prime corner locations offering excellent visibility from both S. Washington Street and Duke Street
- | 5,800 SF second-generation restaurant space with ample patio seating available
- | Trade Area offers unique blend of retail, restaurants, residential, office and hotel populations
- | Affluent residential community with average household incomes of more than \$172,816 within a 3-mile radius
- | Easy access to public transportation, including the King Street Metro station and nearby bus routes

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**



CAMERON ST



WHBY
sweetgreen
patagonia
bishop boutique
HEYDAY
WARBY PARKER
FIVE GUYS
verizon

ATHLETA
latte
CVS pharmacy
TACO BELL
BELL

KING ST



FRANCIS VALENTINE
jenie's
Morrison House
SEPHORA
chico's
First National Bank
TD Bank
Radiancy Yoga

CHASE
sunglass hut
H&M
ANTHROPOLOGIE
bluemercury
Starbucks
La Caballero
KING & RYE
Van Leeuwen
Sun La Table
KISS

PRINCE ST



The Atrium

DUKE ST 8,411 VPD

Misha's Coffee
Chadwick's
Mystique Jewelers
Hotel Indigo

S. ALFRED ST

S. COLUMBUS ST

WASHINGTON ST 31,665 VPD

S. ASAPH ST

S. PITT ST

S. ROYAL ST

S. FAIREFAX ST

S LEE ST

S UNION ST

Trattoria da Franxo
ZEN
Spa
Silhouette Hair Design
Luxe Nails & Spa
CVS pharmacy

Little Theatre of Alexandria

WOLFE ST

WILKES ST

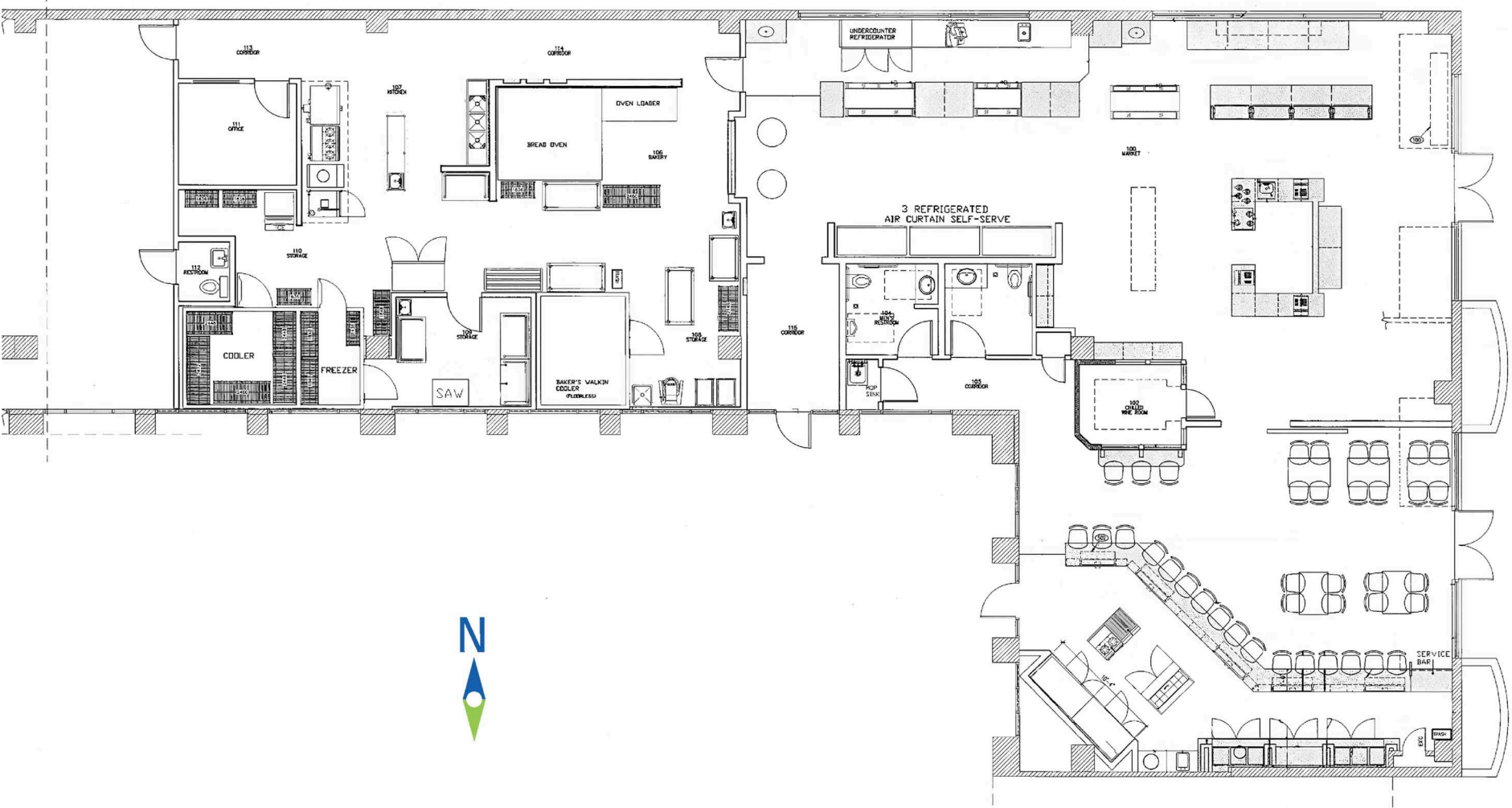


Old Town Alexandria Waterfront

SITE PLAN

ATRIUM BUILDING | ALEXANDRIA, VA

5,800 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE

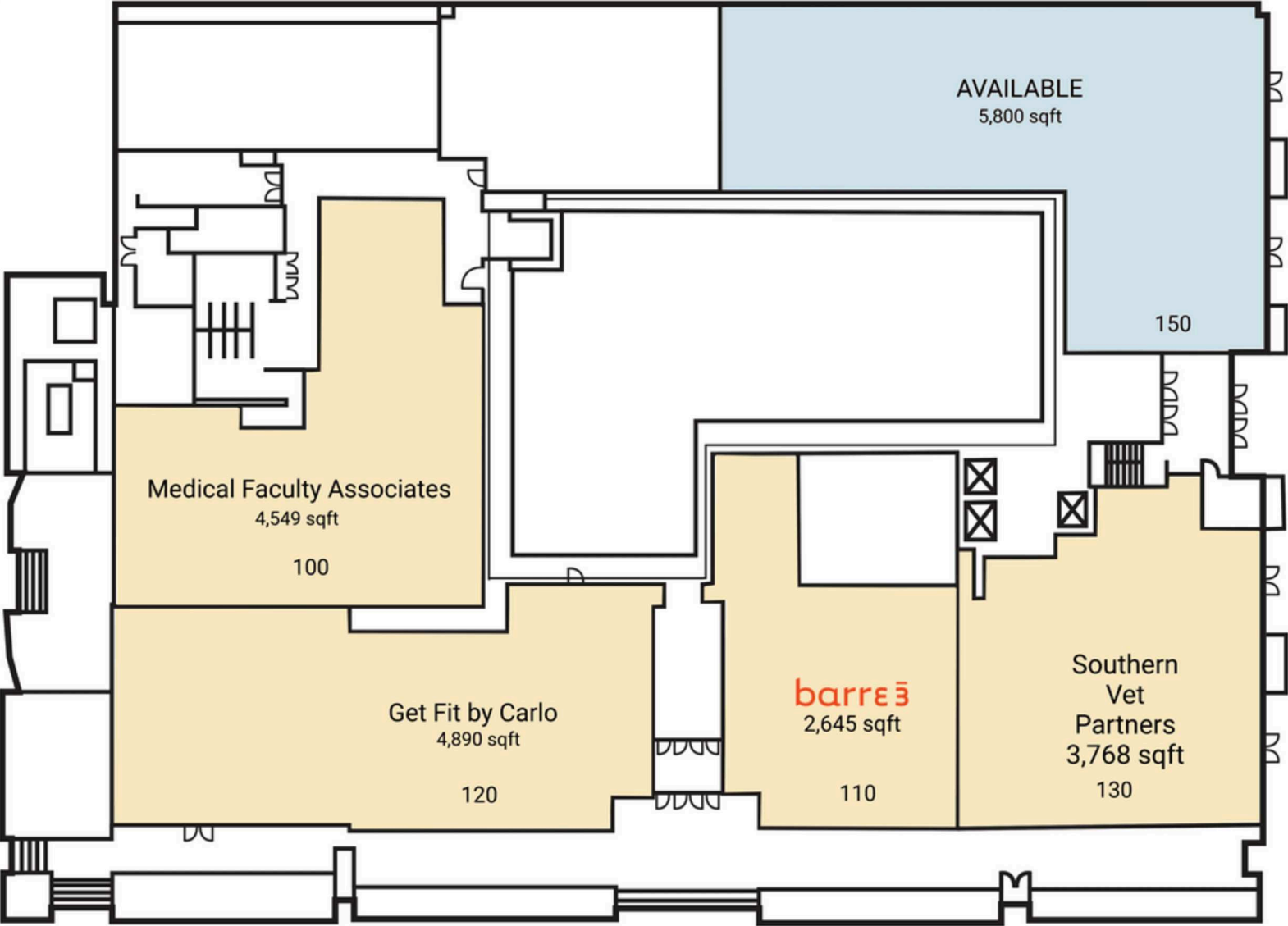


SOUTH WASHINGTON STREET 31,665 VPD

FIRST FLOOR

ATRIUM BUILDING | ALEXANDRIA, VA

5,800 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE



SOUTH WASHINGTON STREET 31,665 VPD

DUKE STREET 8,411 VPD



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