

# ATRIUM BUILDING

ALEXANDRIA, VA

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

RAPPAPORT  
CULTIVATING PLACES



2nd Gen Restaurant  
AVAILABLE

7-9 AM  
4-6 PM  
MON-FRI

DUKE ST





277

## 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

Vistor Center  
3 Sisters  
SONOMA

IL PORTO  
IL PORTO  
IL PORTO



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

CHASE  
sunglass hut  
H&M  
ANTHROPOLOGIE  
bluemercury  
Starbucks  
Alexandria Courthouse  
K&RVE  
Van Leeuwen  
Sun La Table  
KISS

low low  
PAPER SOURCE  
MIA'S  
VICIUE  
Starbucks

low low  
PAPER SOURCE  
MIA'S  
VICIUE  
Starbucks

low low  
PAPER SOURCE  
MIA'S  
VICIUE  
Starbucks

Misha's Coffee  
Chadwick's  
Mystique Jewelers  
Hotel Indigo

**The Atrium**



DUKE ST 8,411 VPD

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

Atlas  
BARCA

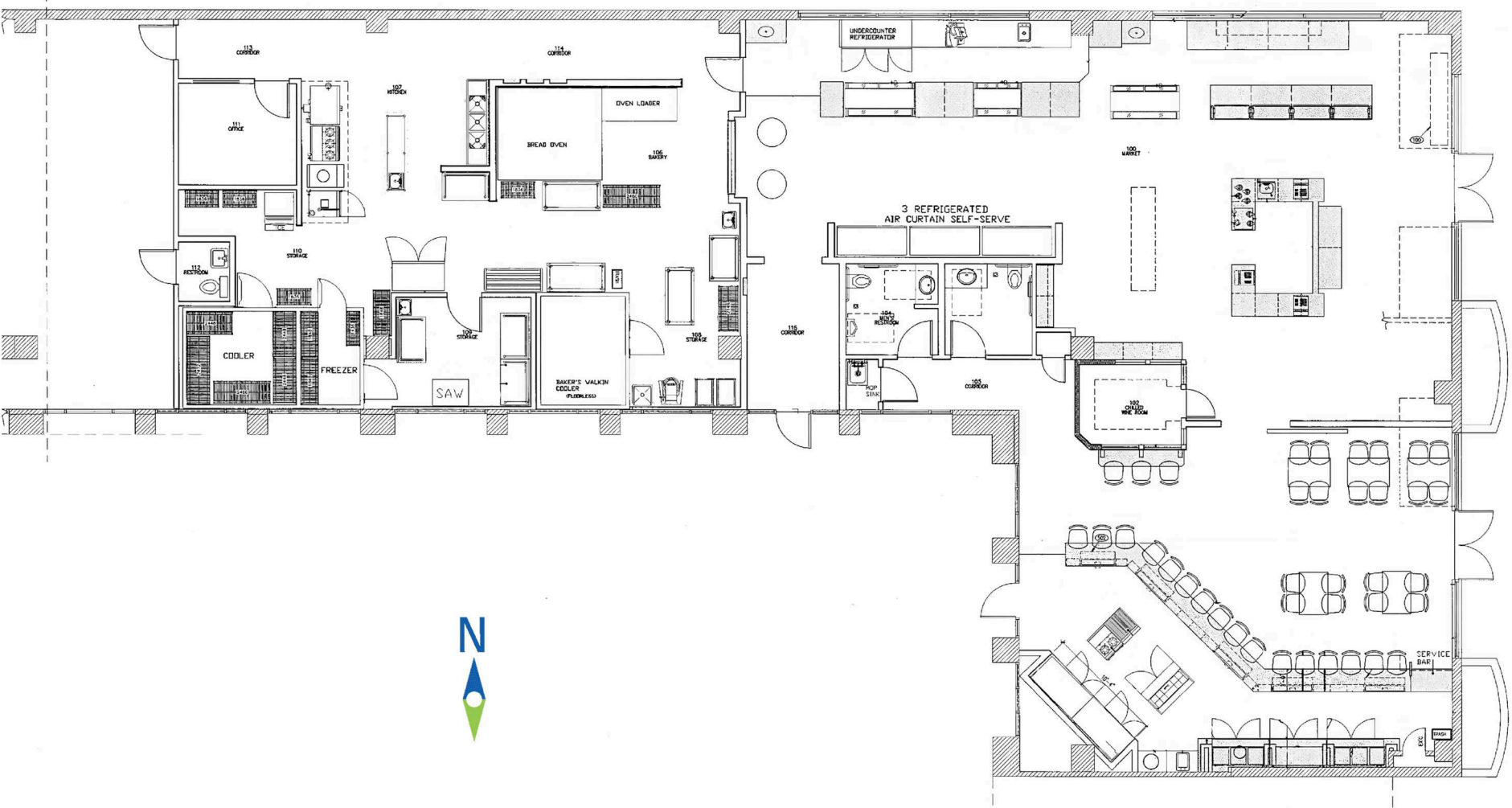


Old Town Alexandria Waterfront

# SITE PLAN

ATRIUM BUILDING | ALEXANDRIA, VA

5,800 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE

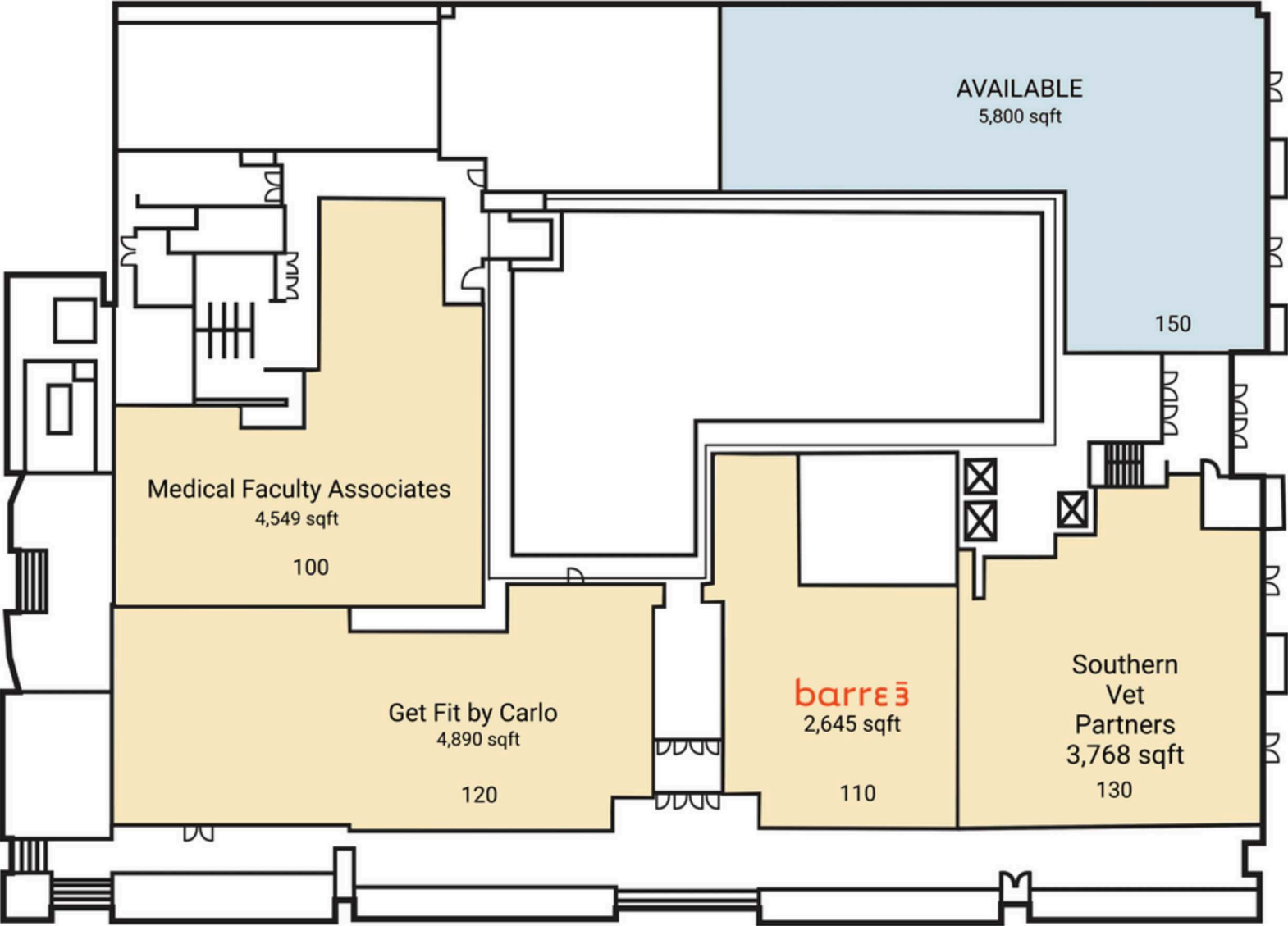


SOUTH WASHINGTON STREET 31,665 VPD

# FIRST FLOOR

ATRIUM BUILDING | ALEXANDRIA, VA

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SOUTH WASHINGTON STREET 31,665 VPD

DUKE STREET 8,411 VPD



**ATRIUM BUILDING | 277 S. WASHINGTON STREET, ALEXANDRIA, VA**

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