

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		

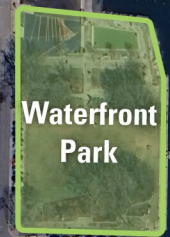
AREA RETAILERS



ATRIUM BUILDING
ALEXANDRIA, VA



Torpedo
Factory



Waterfront
Park

Misha's Coffee

Chadwick's

Mystique Jewelers

Hotel
Indigo

Adas
ON THE SHORE

B
BARCA



Pomander
Park



Alexandria
City Hall &
Farmer's
Market

CAMERON ST

KING ST

PRINCE ST

DUKE ST 8,411 VPD

WASHINGTON ST 31,665 VPD

The Atrium

CVS
pharmacy

ATHLETA

tatte

TACO BELL

Vistor Center

3 Sisters

SOMMA

IL PORTO

IL PORTO

IL PORTO

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

Starbucks

CHASE

CHASE

CHASE

CHASE

CHASE

CHASE

CHASE

CHASE

CHASE

CHASE

CHASE

CHASE

CHASE

CHASE

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

TD Bank

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

Morrison House

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

FRANCIS VALENTINE

S. ALFRED ST

S. COLUMBUS ST

S. ASAPH ST

S. PITT ST

S. ROYAL ST

S. FAIREAX ST

S. LEE ST

S. UNION ST

WOLFE ST

WILKES ST

Little Theatre
of Alexandria

Trattoria da Franxo

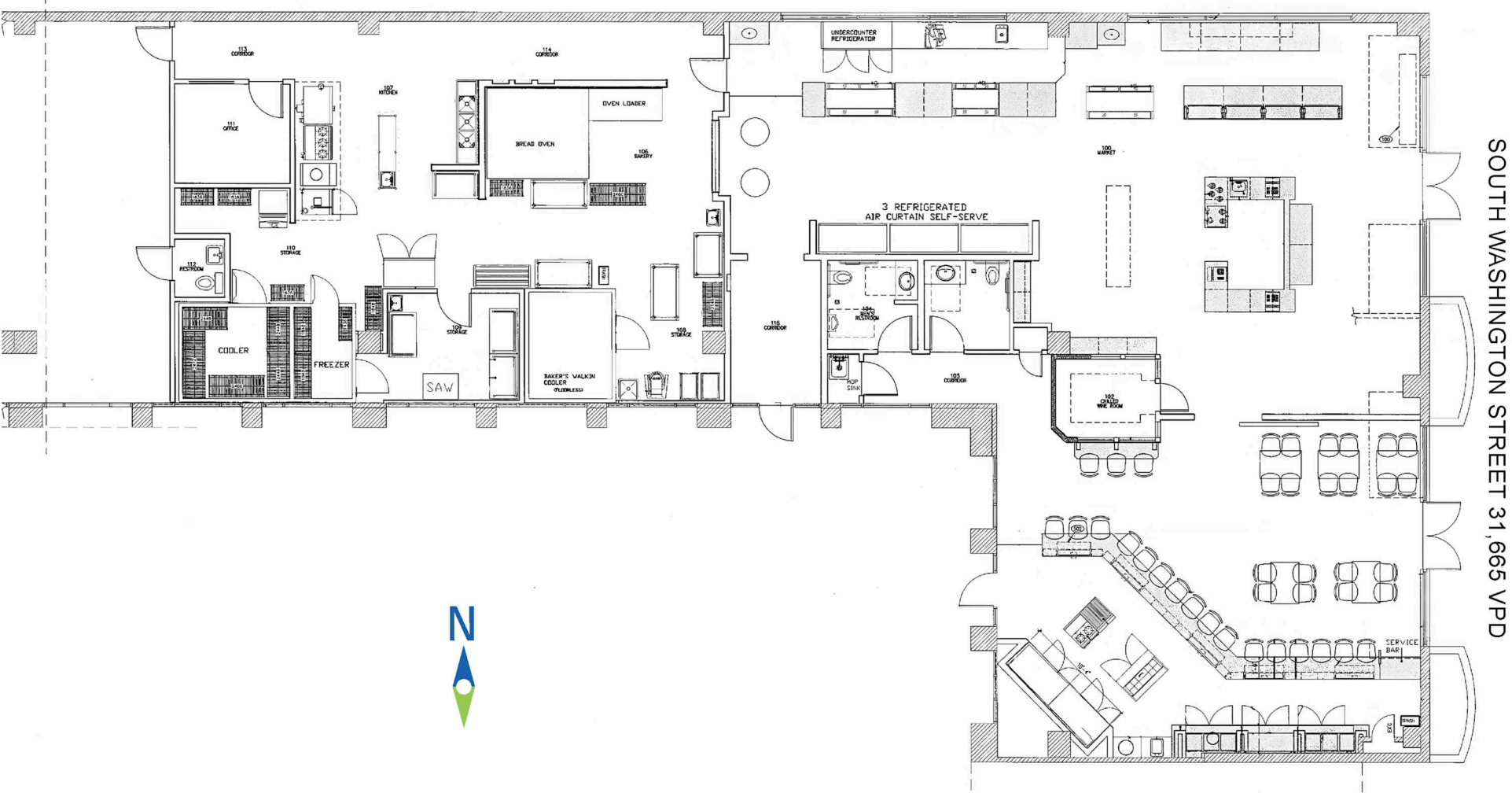
ZEN
Spa

Silhouette Hair Design

Luxe Nails & Spa

CVS
pharmacy

RESTAURANT SITE PLAN
ATRIUM BUILDING | ALEXANDRIA, VA
5,800 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE

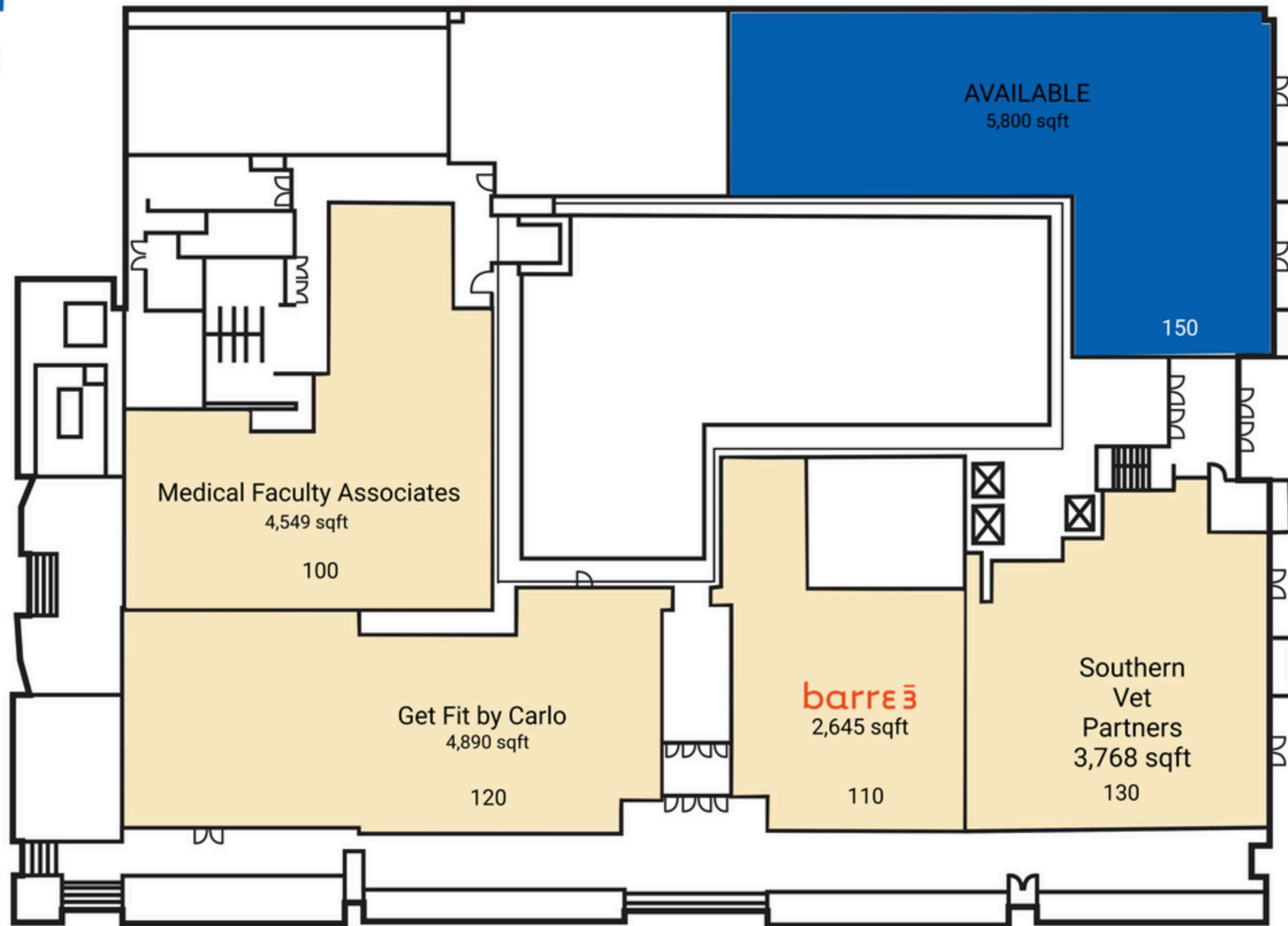


SOUTH WASHINGTON STREET 31,665 VPD

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



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

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

rappaportco.com