



# Alexandria Commons

Alexandria, VA

1,926-6,744 SF available  
2nd-gen restaurant space available

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# Alexandria

Virginia

- Conveniently located on the corner of Duke Street and Yale Drive, one block west of Telegraph Road
- Space available in high traffic center with strong co-tenancy
- Dense population with strong household incomes in immediate trade area
- Benefit from not only dense populations but also from high daytime employee traffic



## 2025 Demographics

|                    | 1 mi.                 | 3 mi.     | 5 mi.     |
|--------------------|-----------------------|-----------|-----------|
| Population         | 15,059                | 230,135   | 494,061   |
| Daytime Population | 7,434                 | 93,896    | 221,531   |
| Household Income   | \$224,867             | \$160,942 | \$154,174 |
| Traffic Counts     | 40,000 on Duke Street |           |           |

## Co-Tenants





# The Area

- 4 high schools located within 2 miles of the center
- Located within close proximity of Carlyle, mixed-use community in Alexandria, accommodating a dense assortment of uses including high-rise residential complexes, large floor-plate office buildings, a luxury hotel, and retail establishment





# Site Plan

1,926 - 6,744 SF available

● Space Available



# Tenant List

| Space # | Sq. Ft. | Tenant               |
|---------|---------|----------------------|
| 1       | 2,000   | TRUIST               |
| 2       | 2,400   | Noodles & Company    |
| 3       | 1,137   | Dry Cleaner          |
| 4       | 2,232   | ATI Physical Therapy |
| 5       | 1,666   | Starbucks            |
| 6       | 3,070   | MedGen Urgent Care   |
| 7       | 59,702  | Giant                |
| 8       | 3,337   | CosmoProf            |
| 9A      | 2,008   | Morphotrust          |
| 9B      | 931     | Perfect Nail         |
| 10/11   | 6,744   | Available            |
| 12A     | 8,315   | Goldfish Swim School |

| Space # | Sq. Ft. | Tenant                  |
|---------|---------|-------------------------|
| 12B     | 15,425  | Guitar Center           |
| 13      | 2,400   | Virginia ABC            |
| 14      | 2,025   | AT&T                    |
| 15      | 2,000   | The Halal Guys          |
| 16      | 4,560   | Panera Bread            |
| 17      | 1,600   | PHD for Hair            |
| 18      | 3,400   | Available               |
| 19      | 1,460   | The UPS Store           |
| 20      | 1,840   | European Wax Center     |
| 21      | 1,314   | Virginia Kitchen & Bath |
| 22      | 1,600   | Jersey Mike's Subs      |
| 23      | 2,368   | Kung Fu Kitchen         |

| Space # | Sq. Ft. | Tenant                               |
|---------|---------|--------------------------------------|
| 24      | 1,600   | The Backyard Birdfeeder              |
| 25      | 1,200   | Hangry Joe's Hot Chicken             |
| 26      | 3,600   | Frank Pepe Pizzeria Napoletana       |
| 27      | 1,630   | Nova Eye Care Center                 |
| 28      | 1,926   | Available                            |
| 29      | 2,620   | Arthur Murray Dance School           |
| 30A     | 1,773   | Dr. Keat Dentist                     |
| 30B     | 1,663   | Dr. Susana Lopez – Orthodontist      |
| 31      | 1,858   | Dr. Tony Truvan Dentistry            |
| 32      | 1,915   | Dr. Joseph Lopez - Pediatric Dentist |



# The Property





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