



Atrium Building

Alexandria, VA

5,800 SF 2nd-gen restaurant space
available in the heart of Old Town

RAPPAPORT
CULTIVATING PLACES[®]

Alexandria

Virginia

- 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

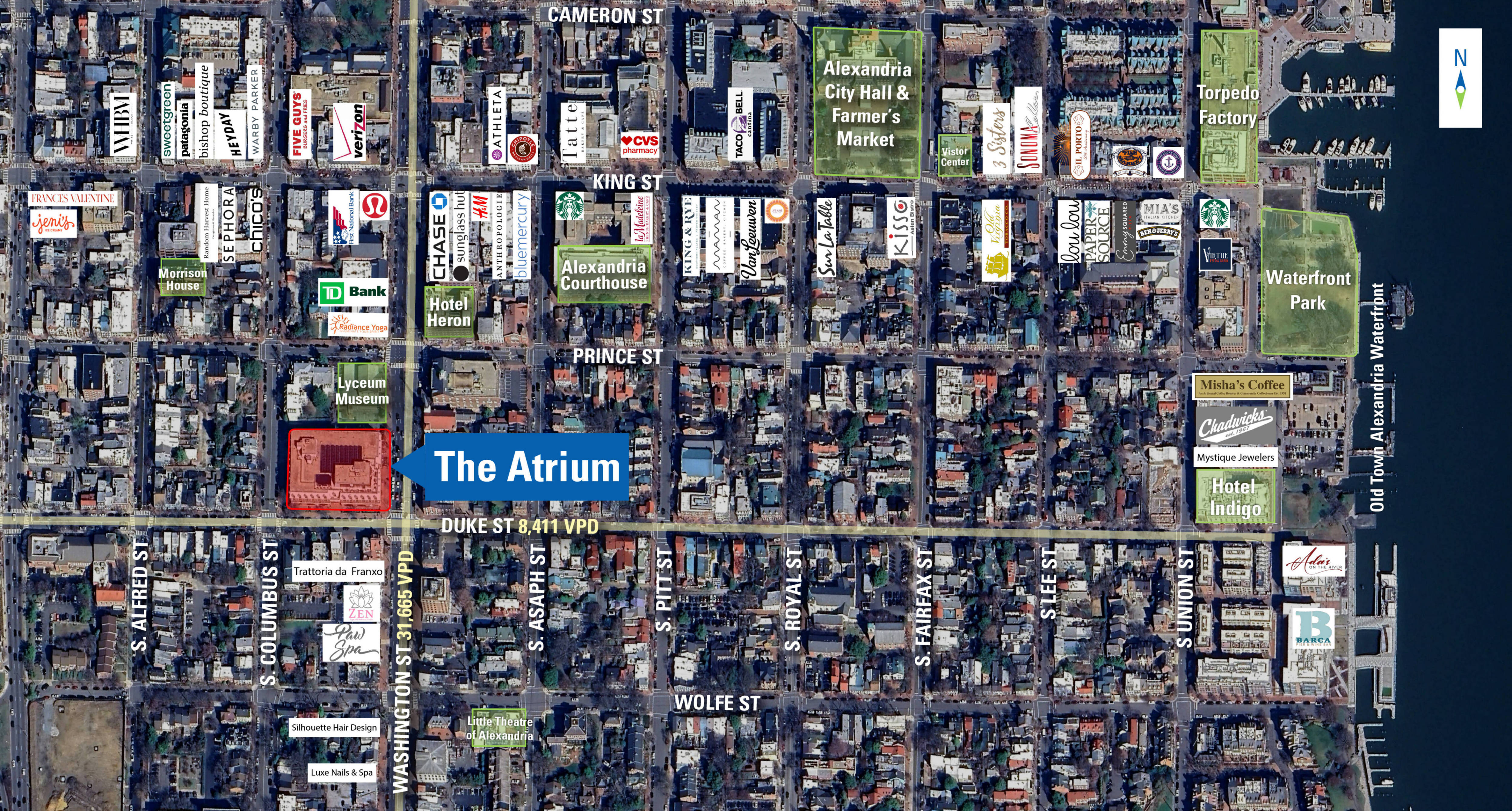


2025 Demographics

	1 mi.	3 mi.	5 mi.
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		

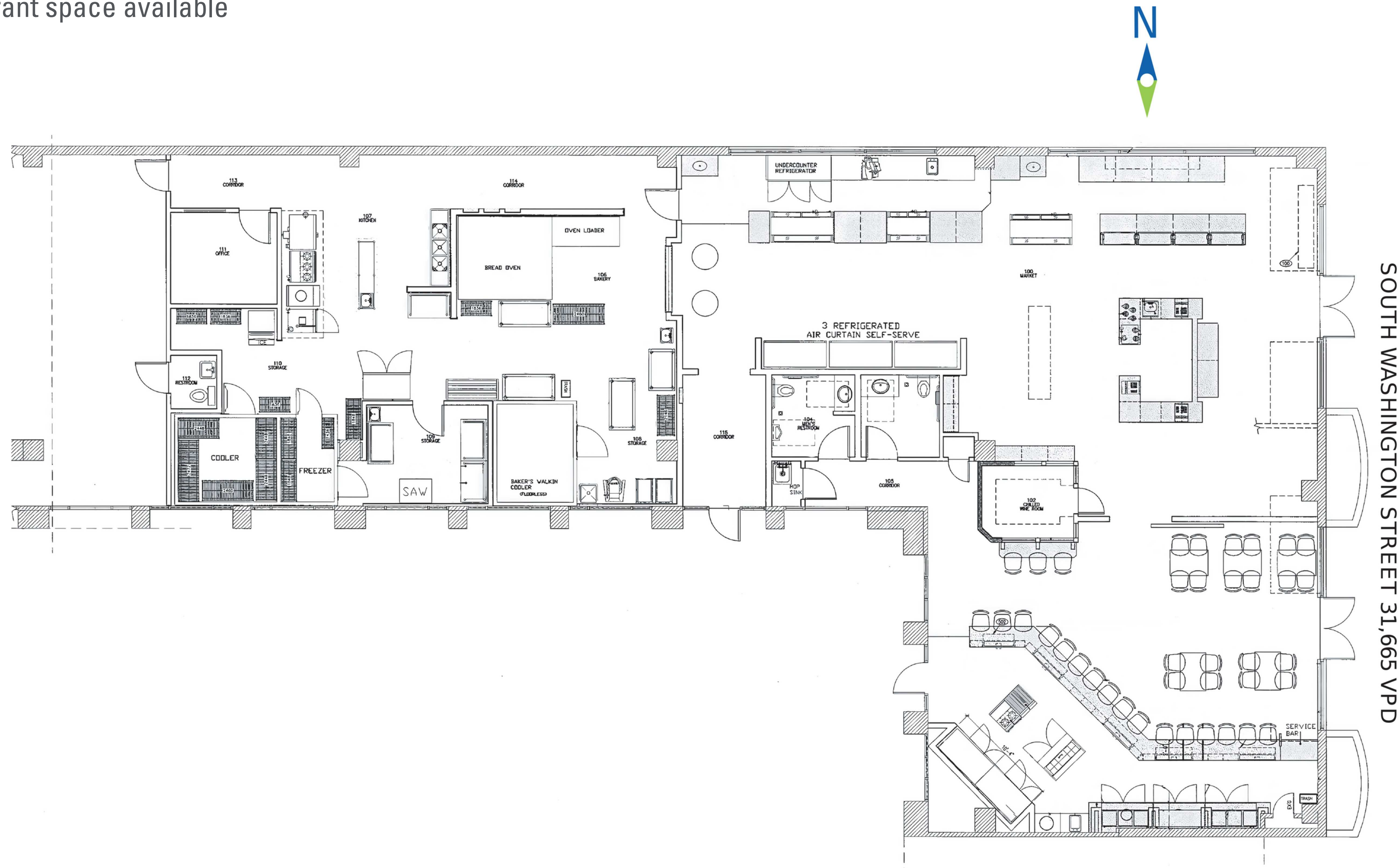
Area Retailers





Restaurant Site Plan

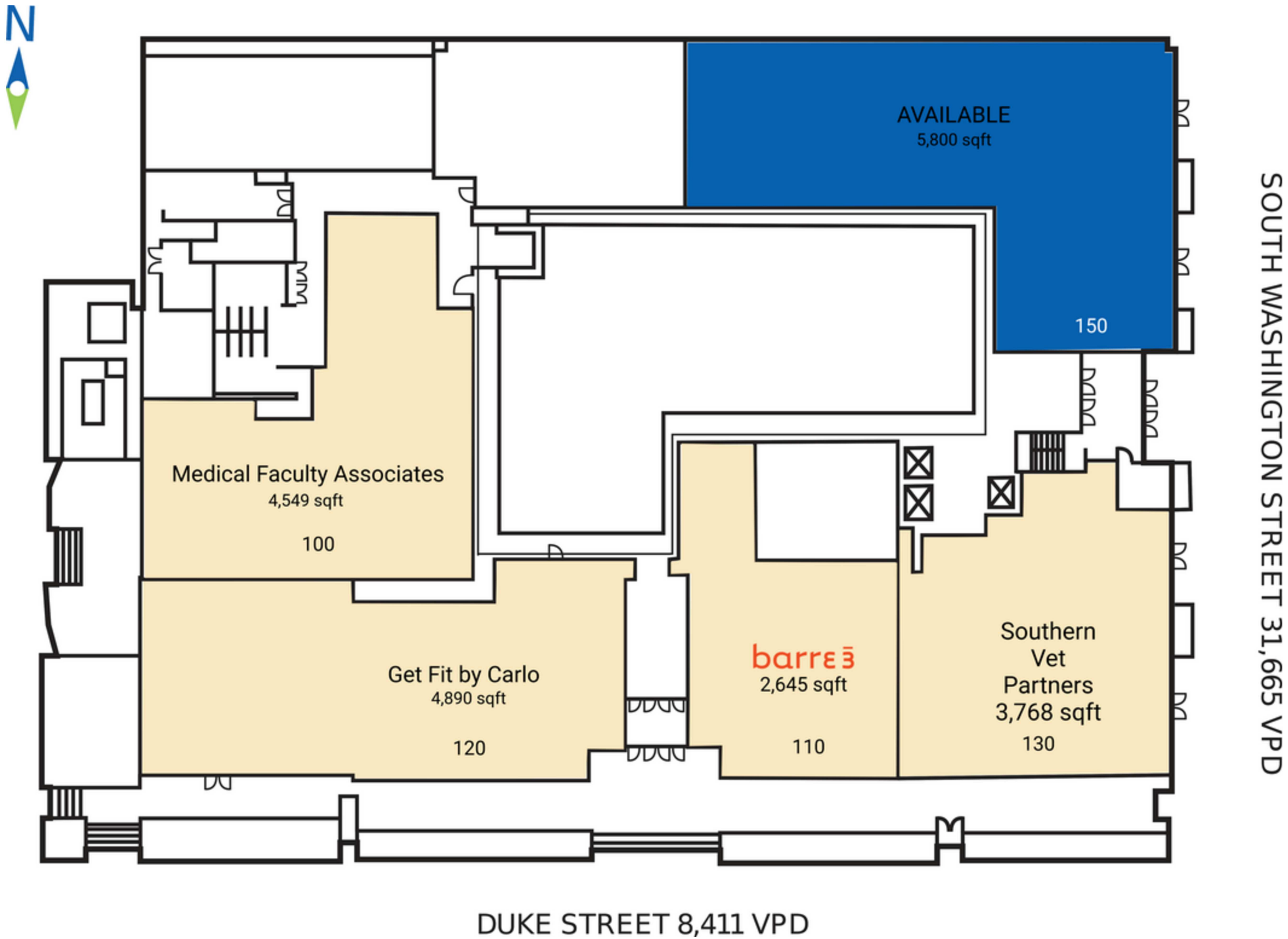
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First Floor

5,800 SF 2nd-gen restaurant space available

Space #	Sq. Ft.	Tenant
100	4,549	Medical Faculty Associates
110	2,645	Barre3 Old Town
120	4,890	Get Fit by Carlo
130	3,768	Southern Vet Partners
150	5,800	Available



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