



Atrium Building

Alexandria, VA

Fully Leased

RAPPAPORT
CULTIVATING PLACES



Alexandria

Virginia

- 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

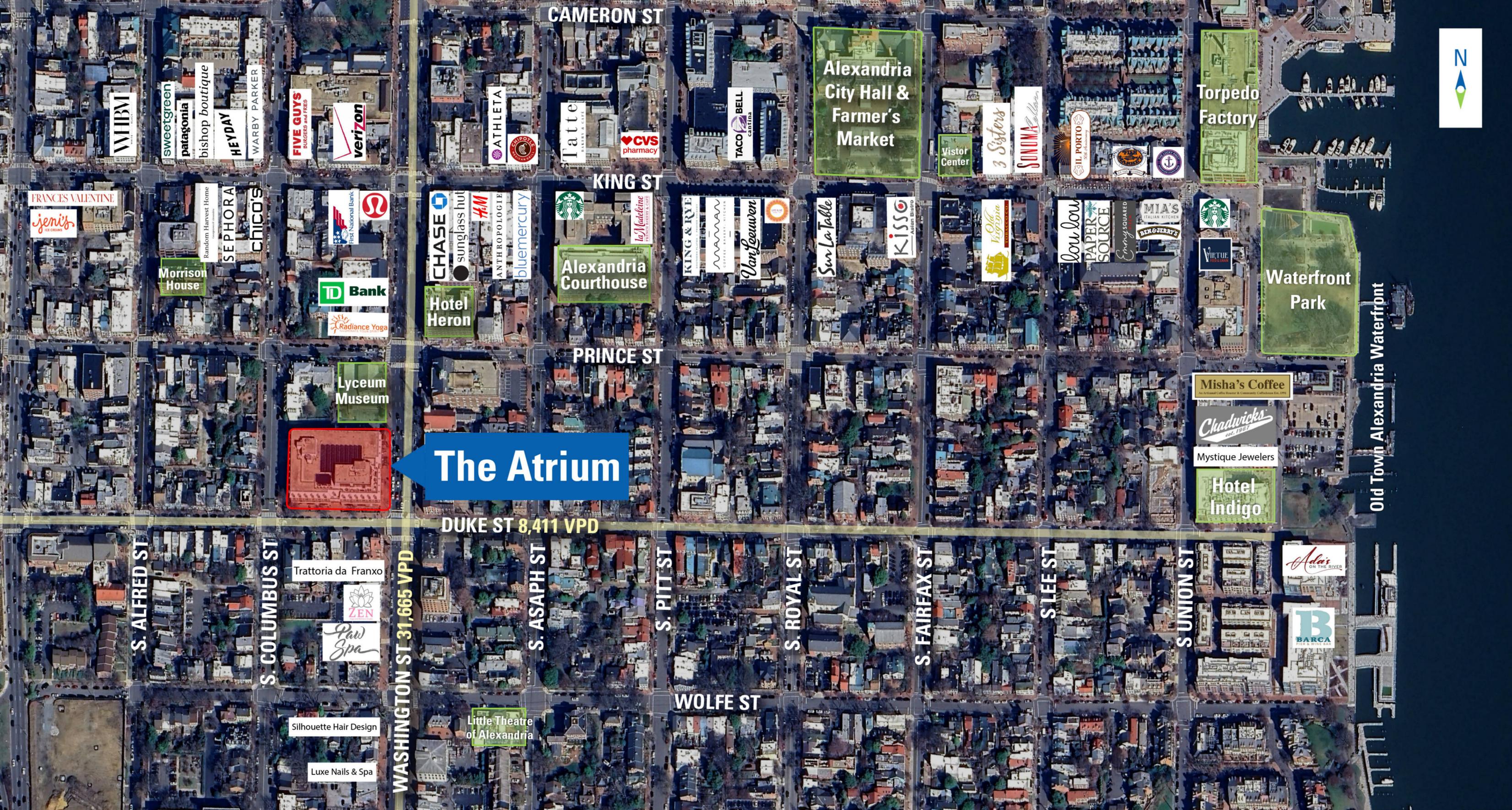


2026 Demographics

	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



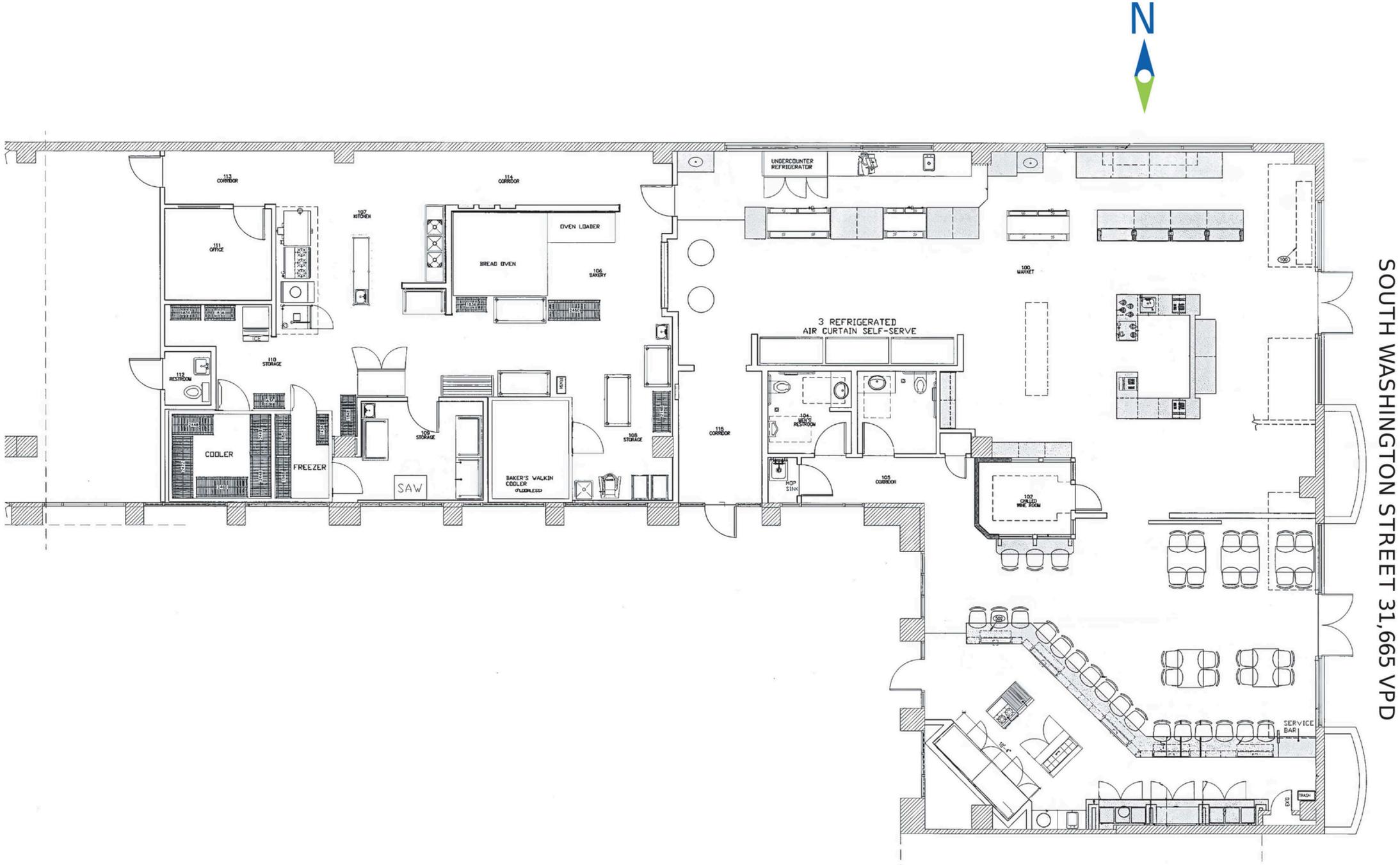


The Atrium

DUKE ST 8,411 VPD

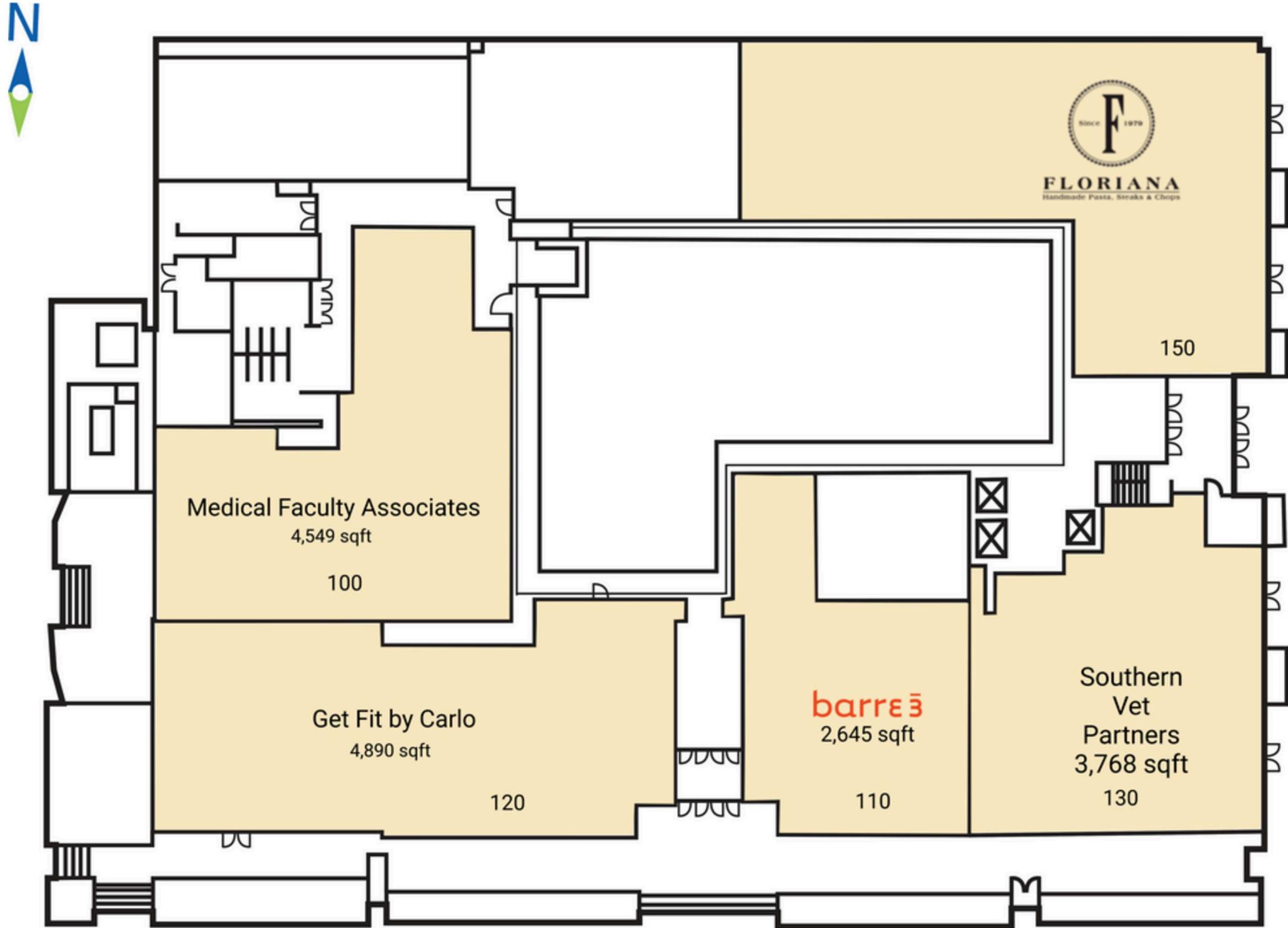
WASHINGTON ST 31,665 VPD

Restaurant Site Plan



First Floor

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	Floriana Italian Restaurant



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