



33 S Pickett Street
Alexandria, VA

Two Story Building Available for
Retail, Medical or Office Use



Alexandria

Virginia

- Freestanding two-story corner building with substantial surface parking
- Formerly occupied by a veterinarian on the first floor and a yoga studio on the second floor
- Ideal for medical, retail, or office use
- Second floor nearly at grade on the slope
- Excellent visibility and signage opportunities on Duke Street and South Pickett Street



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	41,435	203,497	556,191
Daytime Population	13,220	71,766	246,633
Household Income	\$122,800	\$157,956	\$170,950
Traffic Counts	15,000 on S Pickett Street 35,000 on Duke Street		

Area Retailers



Pinecrest Plaza

Plaza at Landmark

Mayflower Square III Condominiums
 14 Full Brick Condos

Bennington Crossing Apartment Homes
 303 Units

Seasons Condominiums
 400 Units

LANDMARK MALL
 (Under Redevelopment)
 250,000 - 300,000 Sf Of Retail & Restaurant Space
 350 - 400 Apartments

Shoppes of Foxchase
 Harris Teeter **CAVA DUNKIN'**

33 S Pickett St

Van Dorn Plaza

LA Mart DUNKIN' Easterns
 AUTOMOTIVE GROUP

GREENHILL CAPITAL
 Corporate Development
 2,400 Residential Units
 150 - Key Hotel
 300,000 Sf Of Retail & Office Space

West End Village

CAMERON SQUARE
 21,310 SF RETAIL & RESTAURANT SPACE
 302 RESIDENTIAL UNITS

INTERSTATE 495 113,000 VPD

Site Plan

3,600 - 7,200 Available

Space #	Sq. Ft.	Tenant
Ground Floor	3,600	Available
Second Floor	3,600	Available



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