



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

## Area Retailers



**Pinecrest Plaza**  
  
**FIVE GUYS** **Bank**  
 BURGERS and FRIES

**Plaza at Landmark**  
  
 HOBBY LOBBY

**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**  
  
**MATTRESS Warehouse**

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

**Timorian RESTAURANT**

**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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