

STREET RETAIL FOR LEASE

923 KING STREET

923 KING ST. | OLD TOWN, ALEXANDRIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Lease Rate:	\$40/sf (NNN)
First Floor:	2,560 sf
Second Floor:	2,150 sf
Zoning:	KR
Cross Streets:	King Street and Patrick Street

PROPERTY OVERVIEW

Corner street retail space on two of the busiest streets in Old Town. Recently renovated with new windows throughout, currently in shell condition ready for custom buildout. Surrounded by dense residential and daytime populations with significant spending power.

PROPERTY HIGHLIGHTS

- Passing traffic on Route 1 totals 30,000+ cars daily
- Heavy foot traffic on King Street, two doors down from Old Town's most popular coffee shop
- New windows, including retail display windows
- All levels in shell condition, ready for custom buildout
- First level perfect for street retail, second level can be retail or creative office space
- 2,460 sf of lower level storage space available with lease

Leasing by:

STEPHEN BEGGS

703.836.6555 x102 | steve@tartanproperties.com



www.tartanproperties.com

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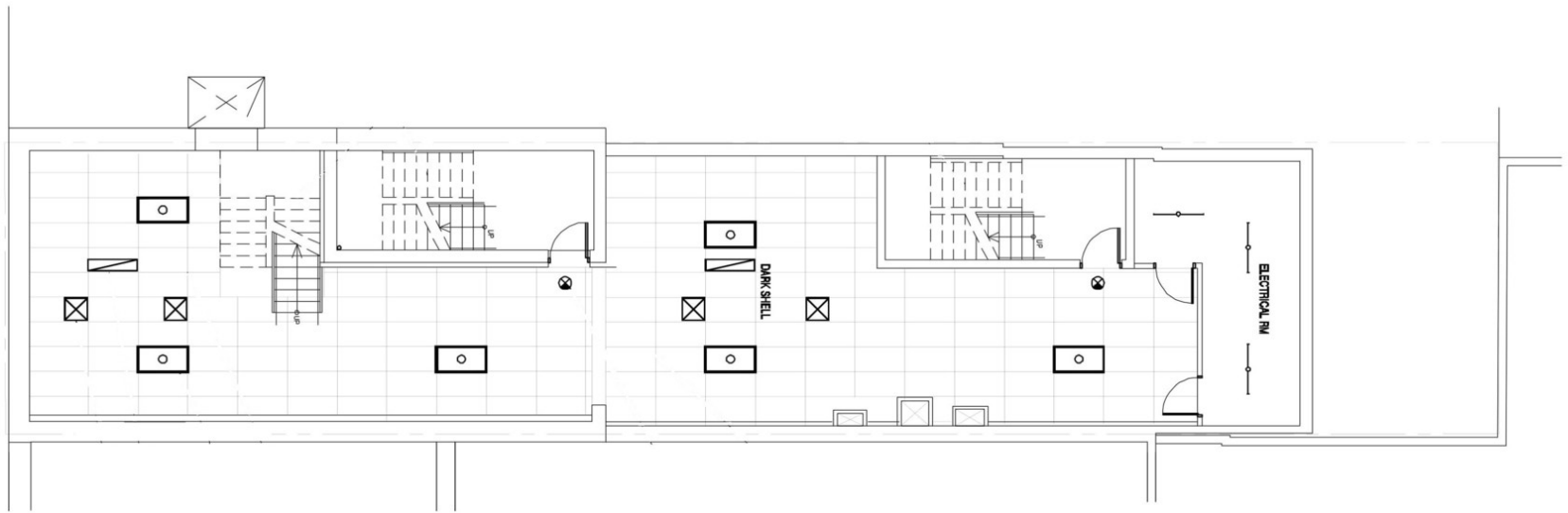
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TARTAN PROPERTIES

1
A-2

1/8" = 1'-0"

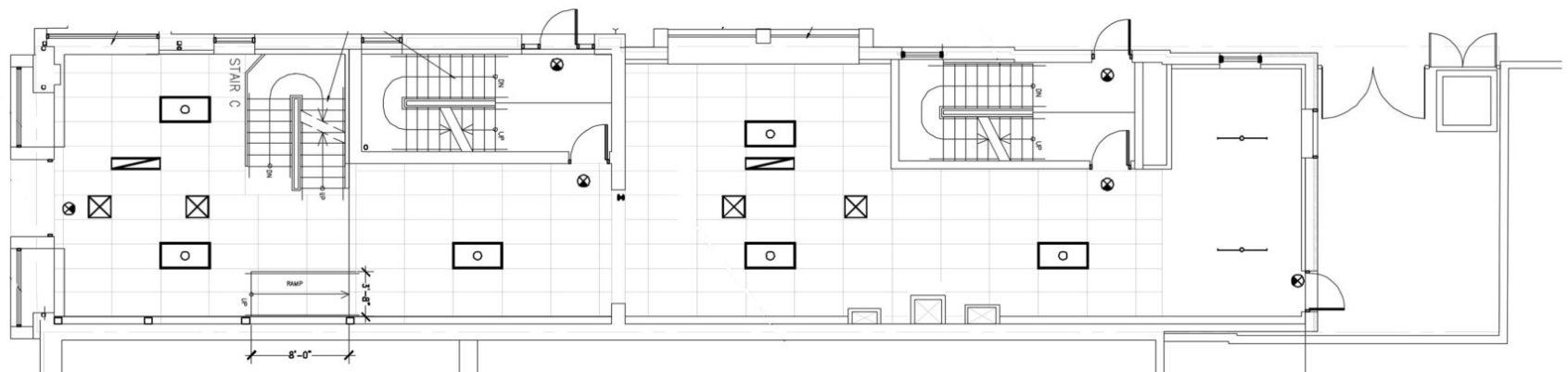
BASEMENT FLOOR PLAN



2
A-2

1/8" = 1'-0"

FIRST FLOOR PLAN



First and Lower Levels

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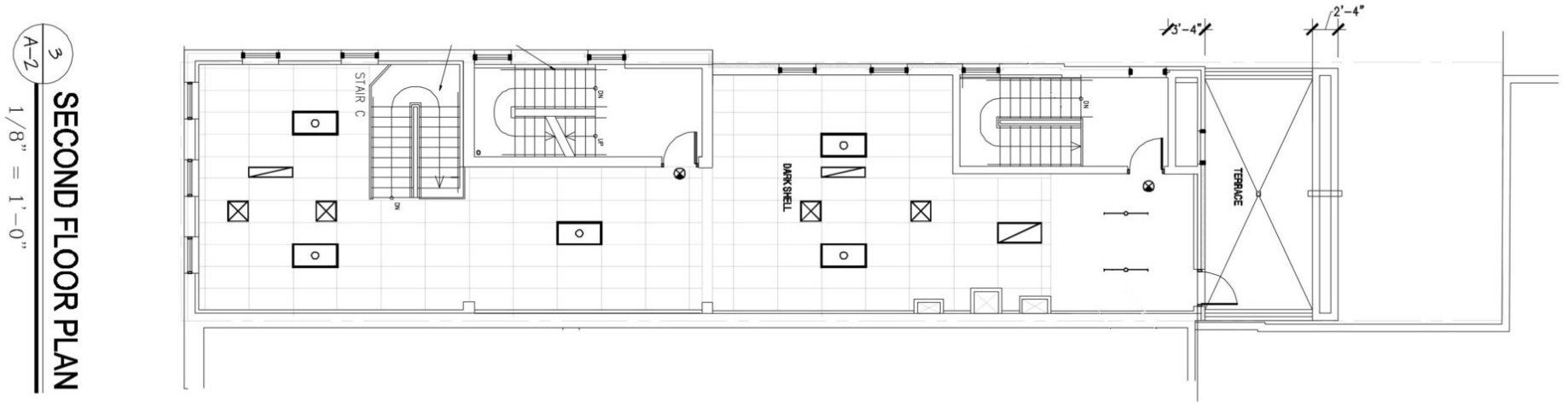
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Second Floor

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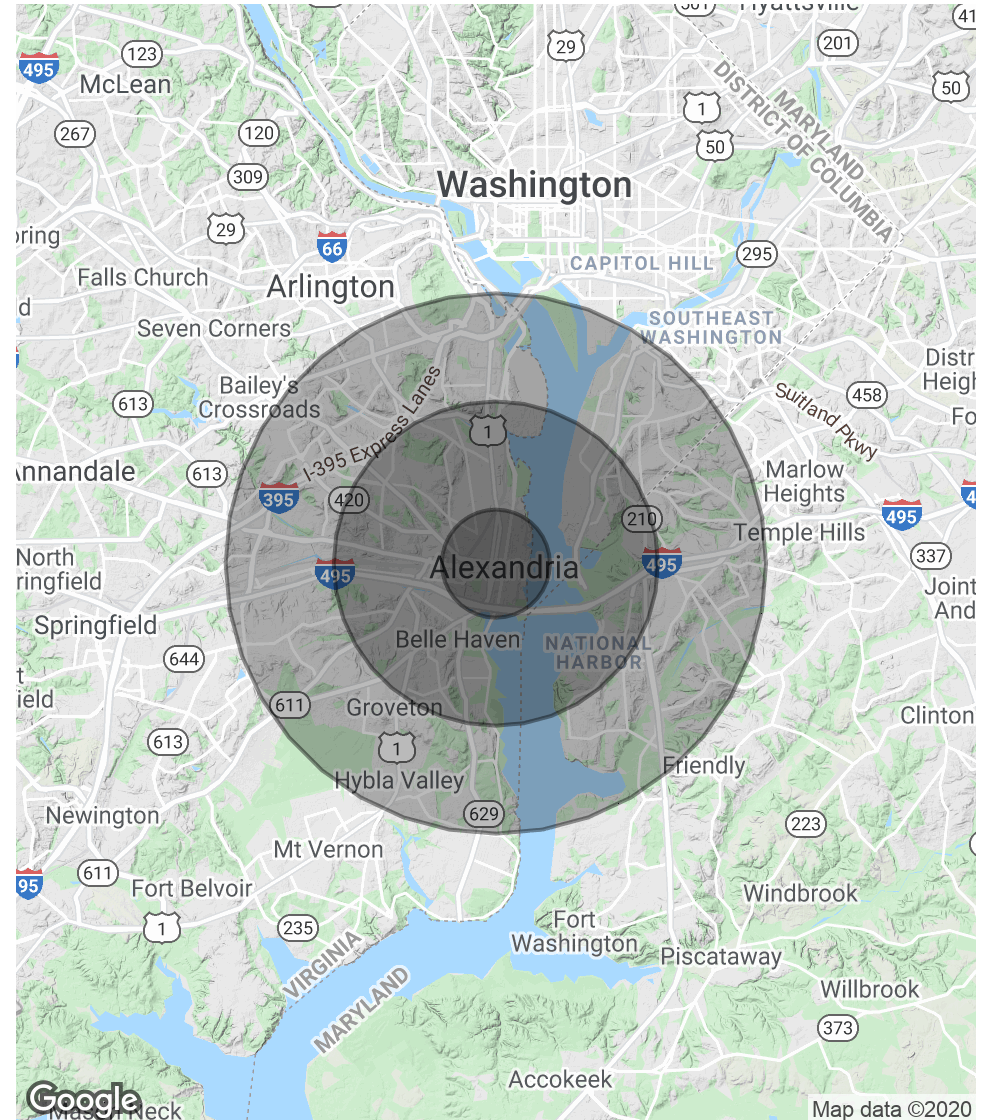
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,949	122,003	370,189
Average age	39.1	37.1	35.9
Average age (Male)	39.6	37.0	35.2
Average age (Female)	39.6	38.0	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,105	56,538	165,226
# of persons per HH	2.0	2.2	2.2
Average HH income	\$150,819	\$125,631	\$103,067
Average house value	\$656,399	\$594,315	\$519,576

* Demographic data derived from 2010 US Census



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