

# STREET RETAIL SPACE FOR LEASE

## 127-B N. WASHINGTON ST.

OLD TOWN, ALEXANDRIA

TARTAN  
PROPERTIES



### OFFERING SUMMARY

Lease Rate:	\$33.00/SF (NN)
Op Ex:	\$6.77/SF
Available SF:	1,200 SF
Traffic Count:	30,000+ Cars
Lease Term:	3-5 Years
Ceiling Height:	10'7"
Parking:	1 Off-street Space

### PROPERTY OVERVIEW

Street retail location in the heart of Old Town, Alexandria. Building signage offers amazing advertising opportunity for the daily traffic count of over 30,000 cars passing daily. Unique opportunity to join the 200+ independently owned boutiques and restaurants in the Old Town Boutique District.

### PROPERTY HIGHLIGHTS

- Street retail space on extremely heavily trafficked road in Old Town, which welcomes 3.5 million visitors annually
- Building signage available for an amazing advertising opportunity
- In white box condition
- Two large lit display windows
- Tenant responsible for share of utilities, cleaning, and trash removal, Operating expenses include insurance and share of real estate tax
- Walking distance to King Street Metro as well as Old Town's Historic Waterfront

Leasing by:

**MIKE PORTERFIELD**

703.836.6555 x101 | mike@tartanproperties.com



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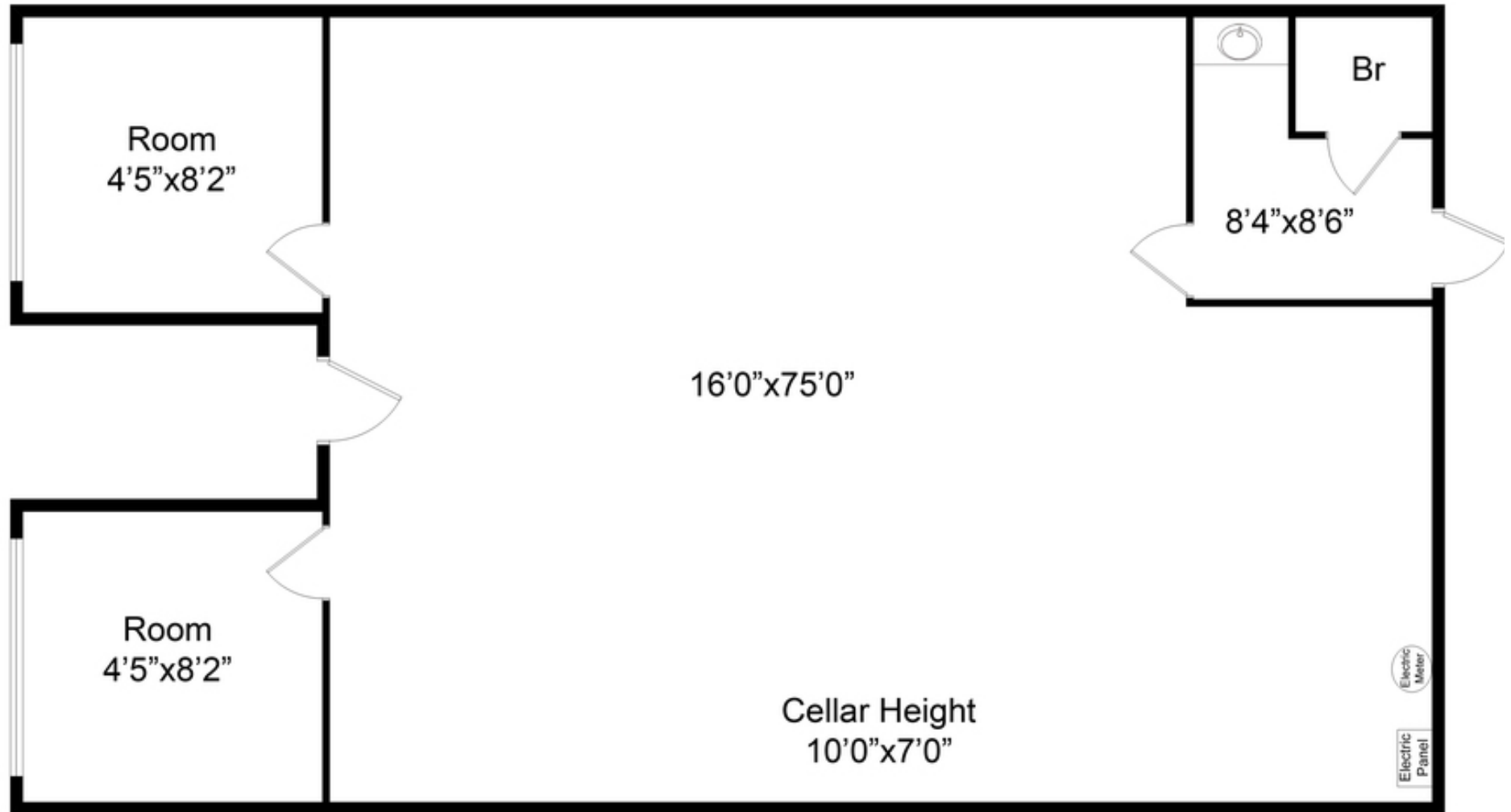
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FLOOR PLAN

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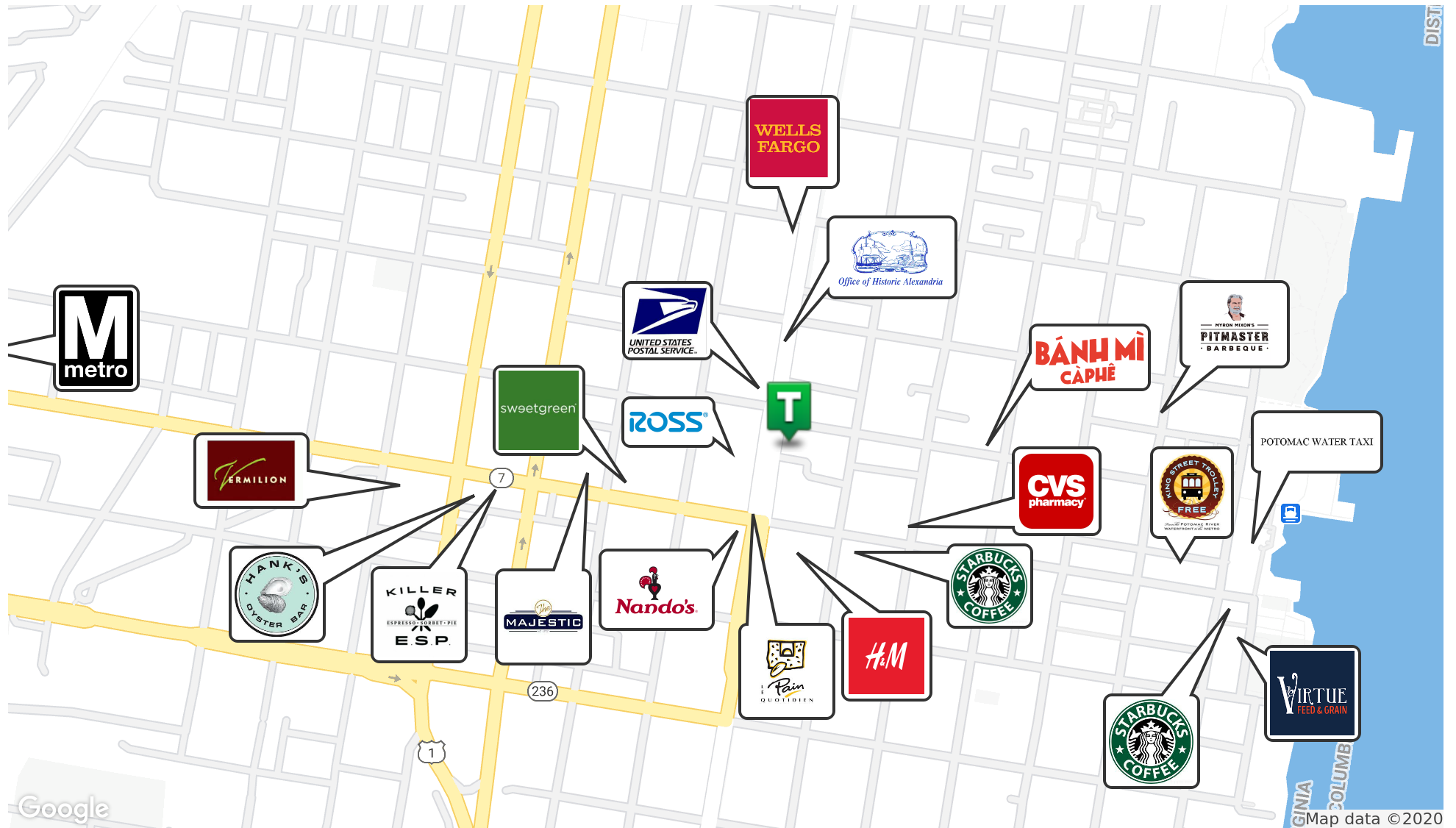
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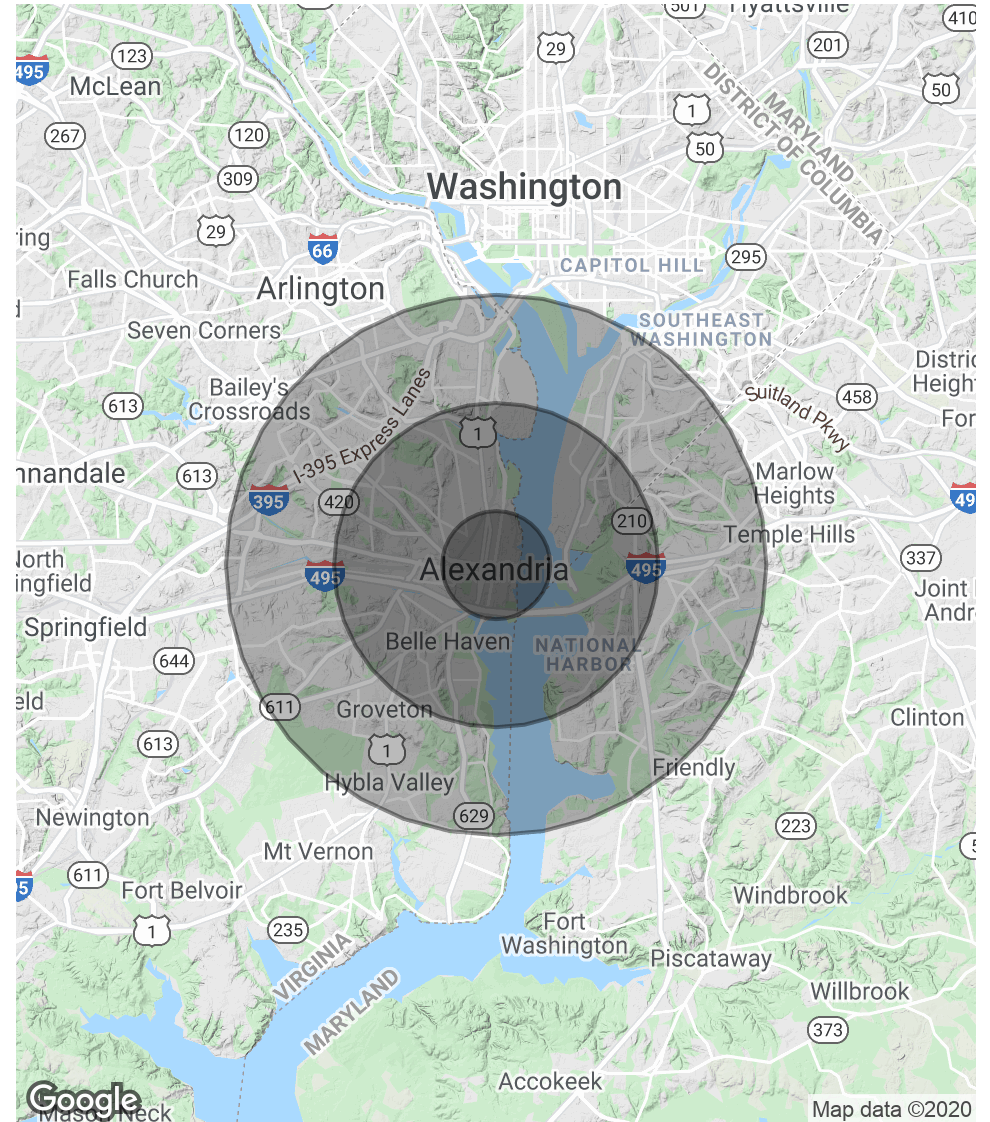
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,789	116,820	358,946
Average age	39.0	37.2	35.8
Average age (Male)	39.8	37.1	35.1
Average age (Female)	39.4	38.1	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,164	54,404	159,910
# of persons per HH	2.0	2.1	2.2
Average HH income	\$150,532	\$124,231	\$102,773
Average house value	\$650,540	\$595,703	\$516,955

\* Demographic data derived from 2010 US Census



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