

# RETAIL SPACE FOR LEASE

## 3104 DUKE STREET

ALEXANDRIA, VIRGINIA

TARTAN  
PROPERTIES



### OFFERING SUMMARY

Lease Rate:	\$25.00/SF (NNN)
Available SF:	2,000 SF retail 1,000 SF storage
CAM Charge:	\$3.53/SF
Parking:	Private lot with 7 striped spaces
Signage:	Illuminated pole sign
Term:	3-10 years
Zoning:	CG (Commercial General)
Available:	*Immediately*

### PROPERTY OVERVIEW

Now Available For Lease: Retail space on heavily trafficked stretch of Duke Street near Telegraph Road (35,000+ cars daily) and the Capital Beltway. Frontage on Duke Street is 60' with three large display windows and two entrances. Generous inventory storage/work space (1,000SF) in the lower level to support retail space (2,000SF) on the main floor.

Leasing by:

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### PROPERTY HIGHLIGHTS

- Retail space includes two floors (2,000 SF main floor; 1,000 SF lower level)
- Spacious retail space enjoys natural light from large picture windows and 11'6" ceiling
- Off-street, reserved parking in front for 7 cars
- Large illuminated pole sign on Duke Street
- Tenant responsible for all common area maintenance
- Tenant pays utilities directly to service providers
- Tenant pays RE taxes and insurance
- CAM charge \$3.53/SF. [RE tax=\$7,912; insurance=\$1,184; mgmt fee=\$1,500]
- Lease term available: 3-10 years
- Minutes to Telegraph Road, I-495, US Rt. 1/Richmond Hwy & Fort Belvoir, I-395 and Washington DC
- Walk to Rockland's BBQ, Baja Fresh Mexican, Panera Bread, Noodles & Company, Starbucks, 7-11, Dunkin' Donuts, Giant Food, CVS, UPS Store, banks, gas stations, among others
- \*Available immediately\*

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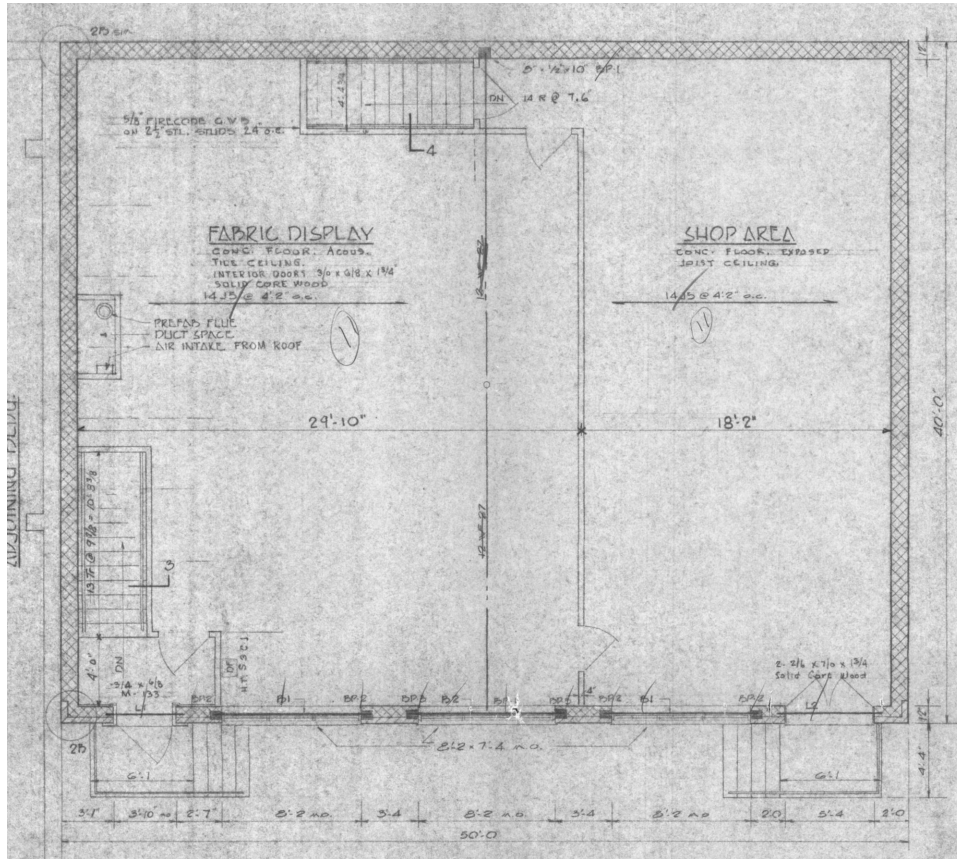


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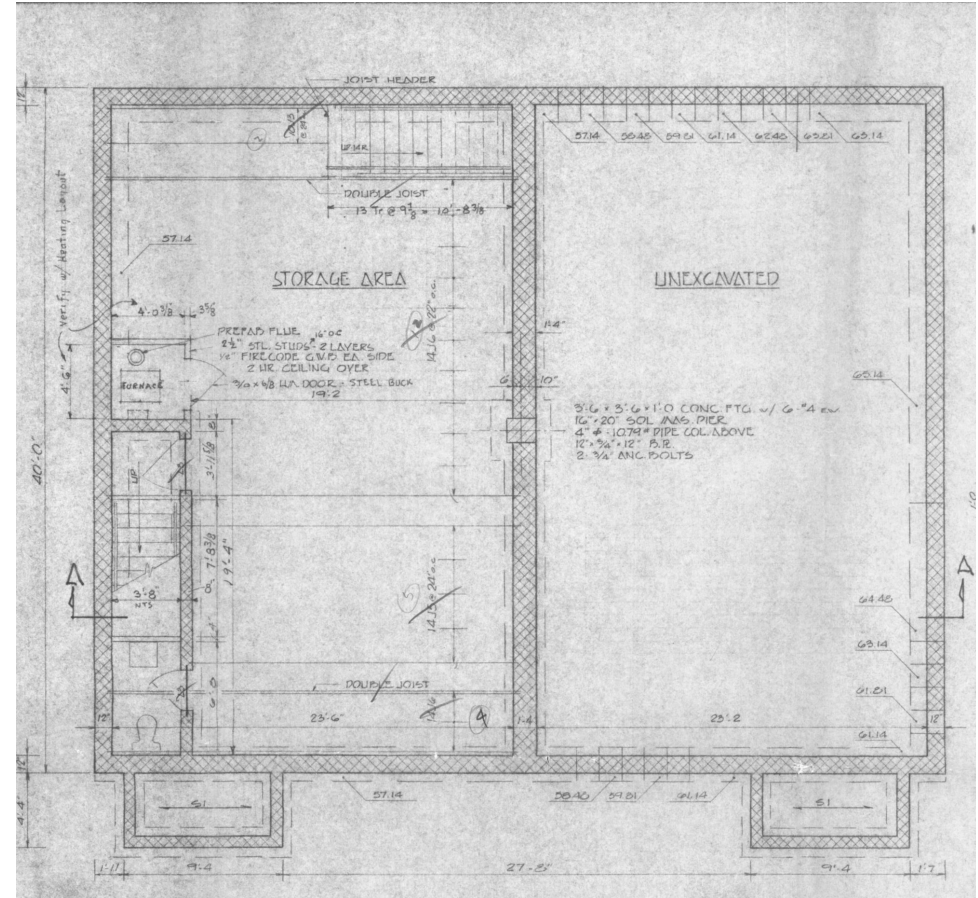
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Main Floor



Lower Level

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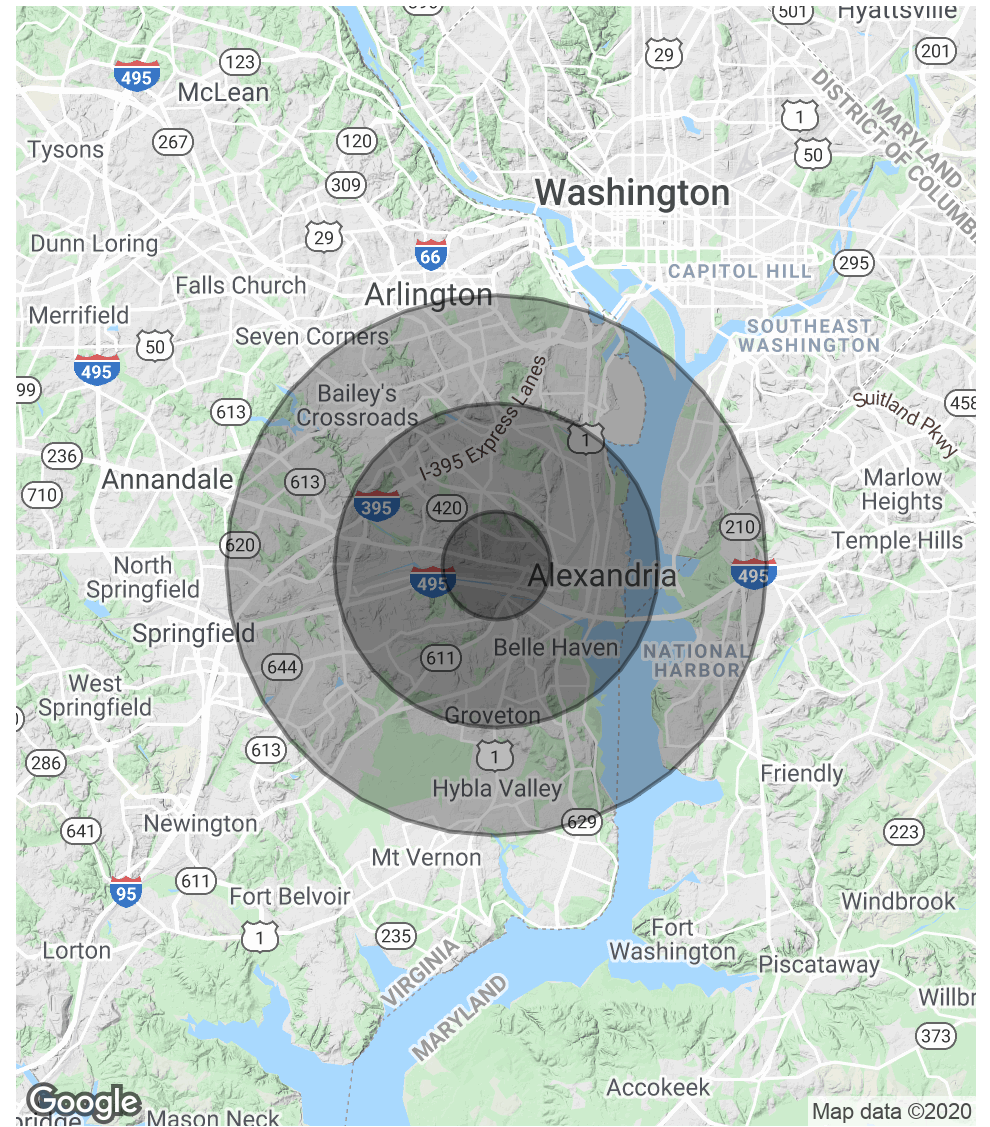
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,348	193,651	464,141
Average age	37.0	36.4	35.9
Average age (Male)	36.3	36.0	35.5
Average age (Female)	39.2	37.2	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,315	90,640	207,769
# of persons per HH	2.3	2.1	2.2
Average HH income	\$127,328	\$114,471	\$103,834
Average house value	\$681,613	\$555,092	\$526,669

\* Demographic data derived from 2010 US Census



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