

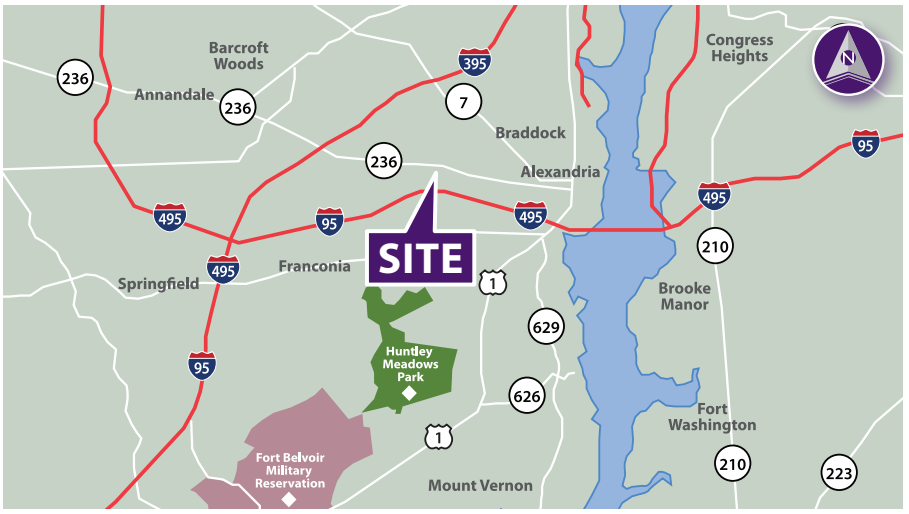


# 4580 Duke Street

**Freestanding Former Restaurant Available**  
 Alexandria, Virginia



- ### Property Highlights
- Land: 1.45 acres
  - Building: 8,600 square feet
  - 39,000 cars per day
  - Great visibility and pylon opportunity
  - Signalized access



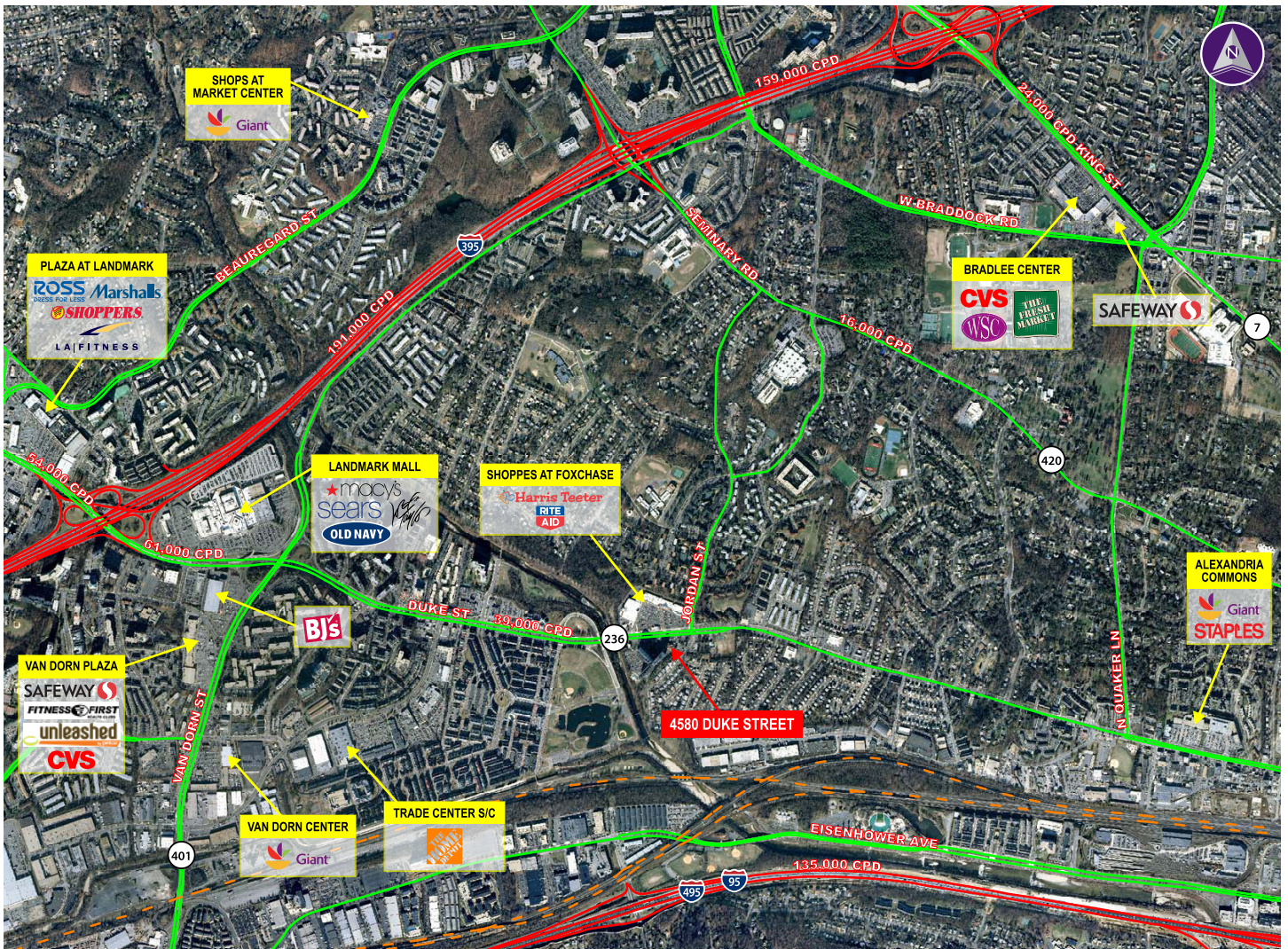
### Please Contact

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### Demographics (2013 Estimated)

	1 Mile	3 Mile	5 Mile
Population	26,349	221,355	499,857
Average HH Income	\$101,401	\$105,967	\$111,387
Number of Employees	9,460	82,579	249,271

# 4580 Duke Street ■ Alexandria, Virginia



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