

WAREHOUSE SPACE FOR LEASE

3240 DUKE STREET

ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



OFFERING SUMMARY

Lease Rate: \$19.50 SF/yr (NNN)

Available SF: 4,263 SF

Parking: Lot for 6 in front;
additional parking in rear

Zoning: CG

PROPERTY OVERVIEW

Rare warehouse space on Duke Street in midtown Alexandria provides great location for a variety of retail business. Large illuminated pole sign in place.

PROPERTY HIGHLIGHTS

- Free surface parking in front for 6 cars; additional parking in rear
- Tenant responsible for all site maintenance including snow removal
- Tenant pays utilities directly to service providers
- Tenant pays proportionate share of RE taxes and insurance
- 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, and gas stations
- Available immediately

Leasing by:

STEPHEN BEGGS

703.836.6555 x102 | steve@tartanproperties.com



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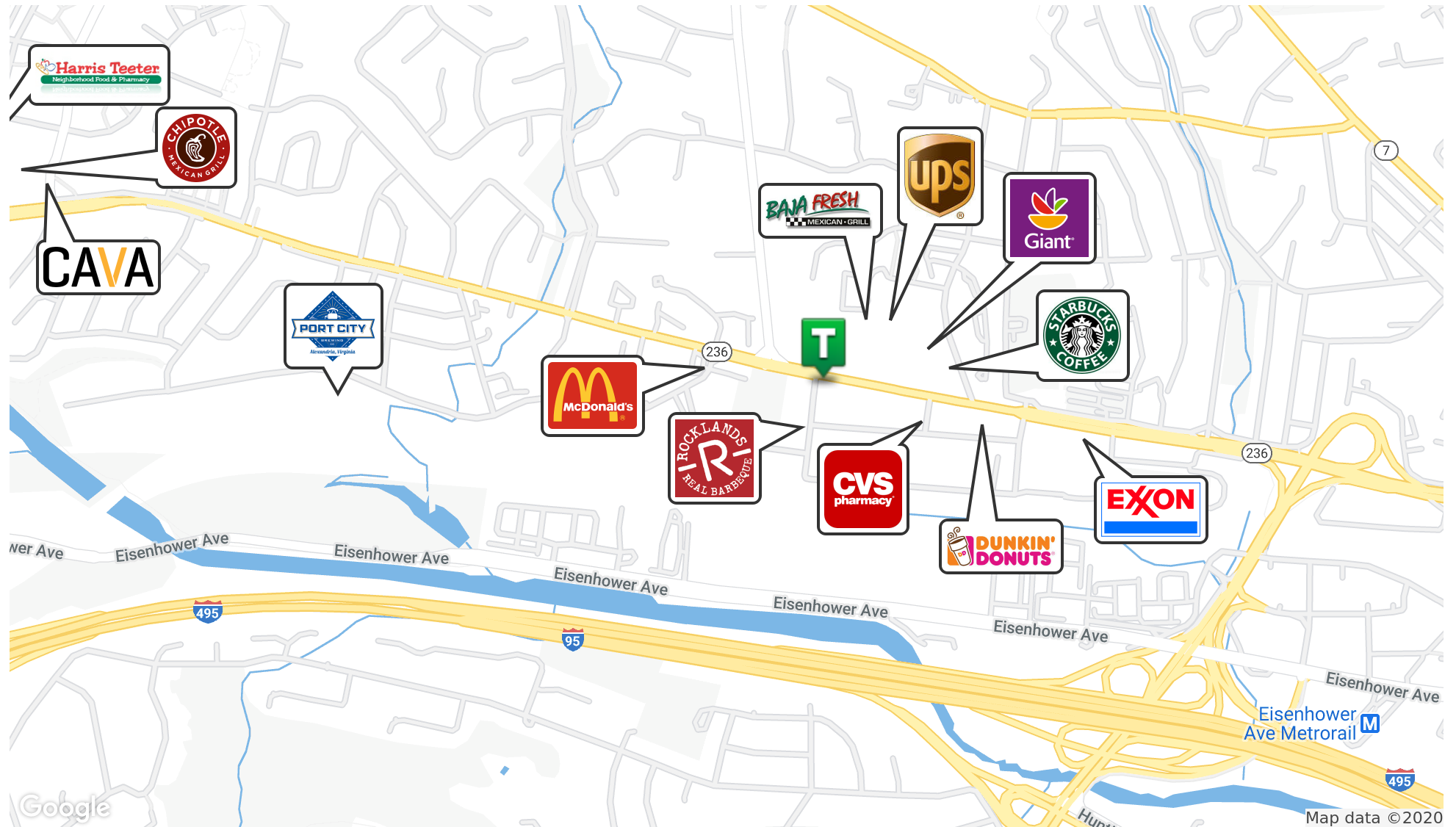
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POPULATION

Total population

Median age

Median age (Male)

Median age (Female)

1 MILE

13,300

37.7

36.9

39.8

3 MILES

195,744

36.1

35.7

37.0

5 MILES

477,513

35.9

35.4

36.4

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

5,655

2.4

\$129,236

\$648,420

3 MILES

90,863

2.2

\$111,947

\$552,199

5 MILES

213,439

2.2

\$103,618

\$525,479

* Demographic data derived from 2010 US Census

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