



Condominium
Medical.Retail.Office



Park Place Comm. Condo's

2500 N Van Dorn St - Suite 101

Alexandria VA
22302

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TABLE OF CONTENTS

MARKETING OVERVIEW 01

- 01 | Title Page
- 02 | Table Of Contents

EXECUTIVE SUMMARY 03

- 03 | Offering Highlights
- 04 | Site Maps

PROPERTY DESCRIPTION 05

- 05 | Investment Overview
- 06 | Floor plan
- 07 | Property Photos
- 08 | Property Photos
- 09 | Neighborhood Overview

MARKET OVERVIEW 10

- 10 | Demographics Summary Report 1
- 11 | Demographics Summary Report 2

OFFERING HIGHLIGHTS

Park Place Condominium

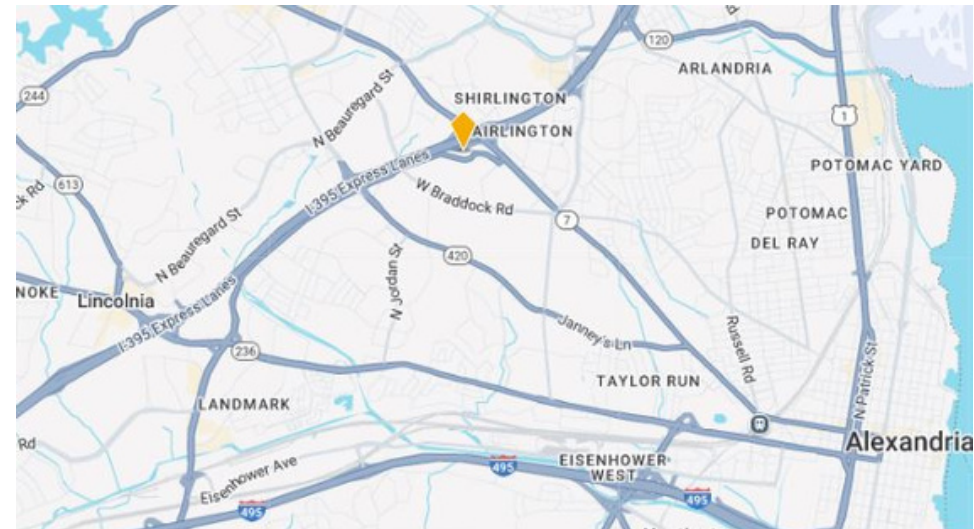
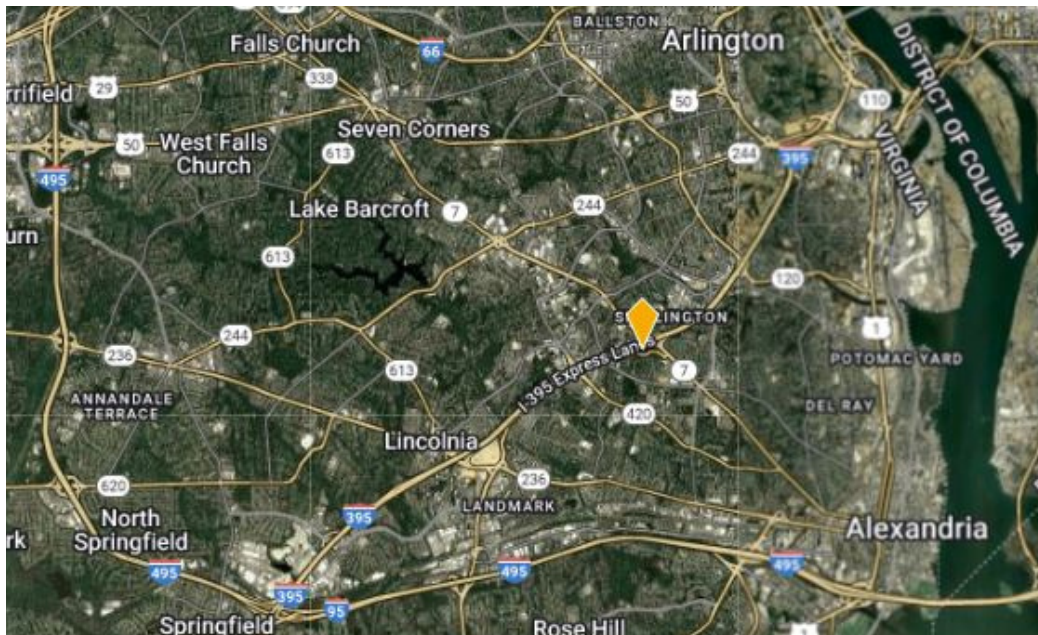
2500 N Van Dorn St - Suite 101
Alexandria VA 22302
Alexandria City

OFFERING SUMMARY

Price	\$240-260 PSF \$624,000- 1,601,520
Percent Leased	Vacant
Rentable SF	2400- 6,673 RSF
Exterior Garage Signage	Eyebrow exterior signage on awning above suite entrance retail level
Suite Location	First Floor
Total SF Condo	6,673 RSF
Assesor's Parcel Number	021010B0101
Zoning	RC Medical Office Retail



OFFERING HIGHLIGHTS



Kane Real Estate Services LLC, as Exclusive Agent for the Seller, is pleased to offer for sale Suite 101/104 at 2500 N Van Dorn Street, a ground-floor commercial condominium located within Park Place, a prominent 15-story mixed-use high rise residential tower situated in the heart of Alexandria's West End, Alexandria City.

Comprehensively renovated in 1999, Park Place includes 410 residential condominium units and first-floor condominiums for office, medical, or retail use. The building features a range of desirable amenities, with an onsite management team, and a high volume of daily foot and vehicle traffic. Suite 101 provides the ideal environment for offices, retail, or medical uses and offers a rare opportunity to own commercial space in a well-established, high-density apartment or condominium high-rise region.

The suite is located steps from the main entrance and benefits from its own private entry, private bathroom, washer and dryer, and three independently controlled HVAC thermostats—providing 24/7 flexibility and comfort. In addition to these unique in-suite features, the unit is supported by access to on-site amenities including reserved parking, an ATM, a daycare center, free fitness centers, free conference room facilities, and concierge/security services. Its immediate proximity to the lobby and adjacent reserved parking make it easily accessible to both clients and employees.

Strategically located just off I-395 and King St (RT 7), the property offers the best demographics in the region due to the abundance and high-rise apartments and condominiums. It is well-served by public transit, including nearby Metrobus and DASH stops, and sits just under one mile from the Van Dorn Metro Station (Blue Line).

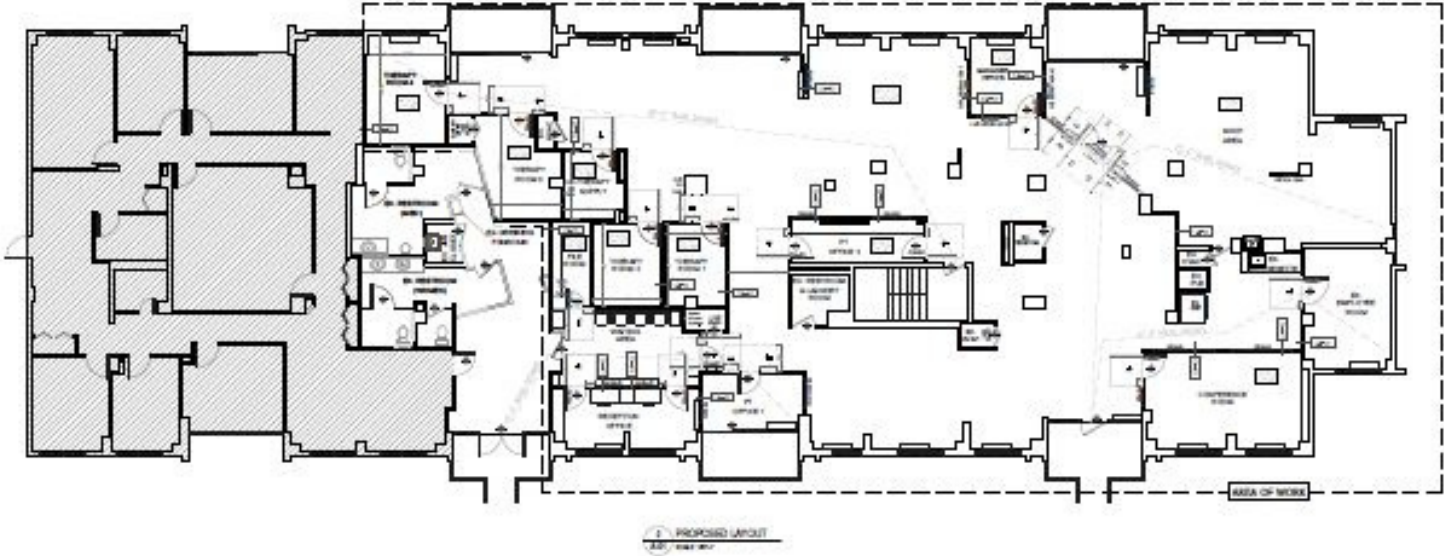
Whether for owner-occupancy or as a stable income-producing asset, Suite 101 presents a compelling value opportunity in one of Northern Virginia's most accessible and amenity-rich submarkets.

INVESTMENT HIGHLIGHTS

- Located in Alexandria's desirable West End with direct access to I-395 and Van Dorn Street
- Ground-floor visibility with signage opportunities along Van Dorn Street, which carries 14,000–37,000 vehicles/day (segment dependent)
- Less than one mile to Van Dorn Metro Station (Blue Line) and served by DASH and Metrobus routes
- Surrounded by dense high-rise residential development, retail, and healthcare services, including Inova Alexandria Hospital
- Fully built-out commercial suite with private entrances, bathroom, and washer/dryer
- Triple -zone HVAC system with 24/7 tenant-controlled thermostats
- Strong owner-occupant presence in Park Place, a professionally managed 15-story condominium building
- Zoned RC allowing office, medical, retail, and service-based commercial uses

PROPERTY HIGHLIGHTS

- Situated on the ground level within Park Place, a 15-story, 398,000+ SF tower with 410 residential condominium units
- ATM located on-site
- Daycare center operating in the building
- Suite features a private in-unit washer and dryer
- Includes a private bathroom exclusive to the suite
- Equipped with three tenant-controlled HVAC thermostats for full 24/7 climate control
- Reserved parking spaces directly adjacent to the suite's private entrance
- 24-hour front desk concierge service
- EV charging stations are available on-site



2500 N Van Dorn St.
Suite 101
6,673 RSF
Ground Floor

PROPERTY HIGHLIGHTS

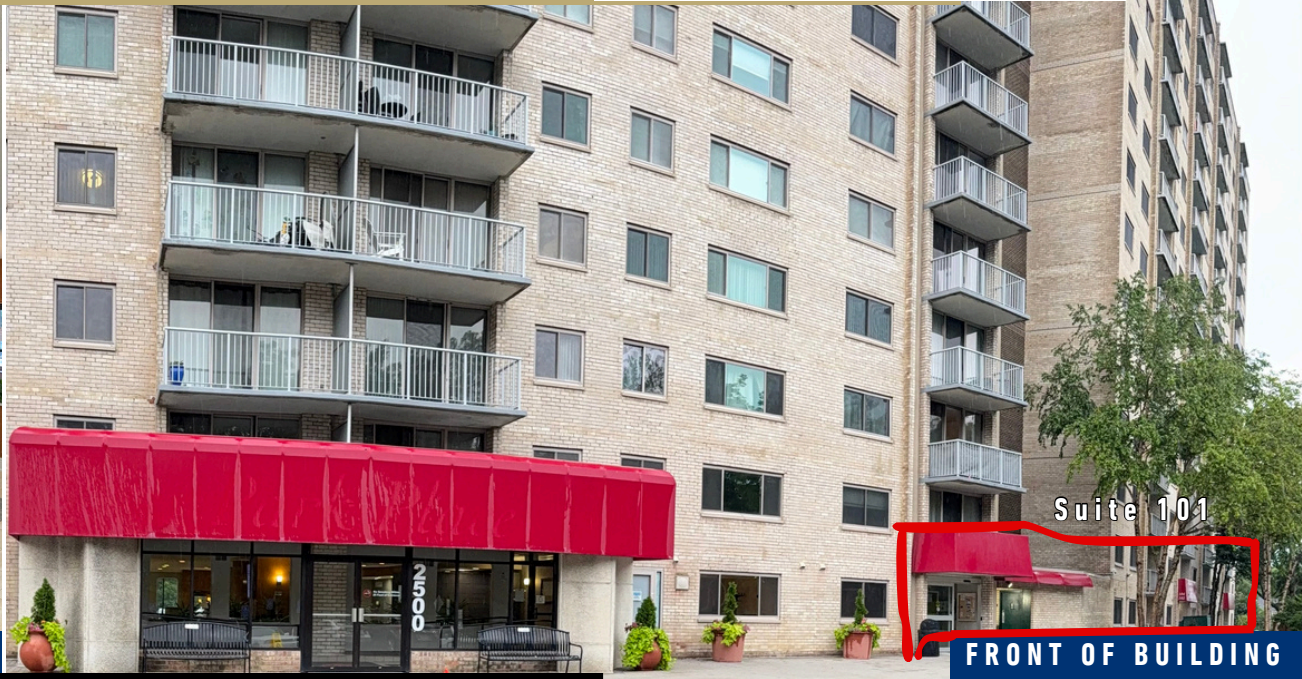
FLOOR PLANS

PROPERTY PHOTOS

LOCATION



LOBBY



FRONT OF BUILDING



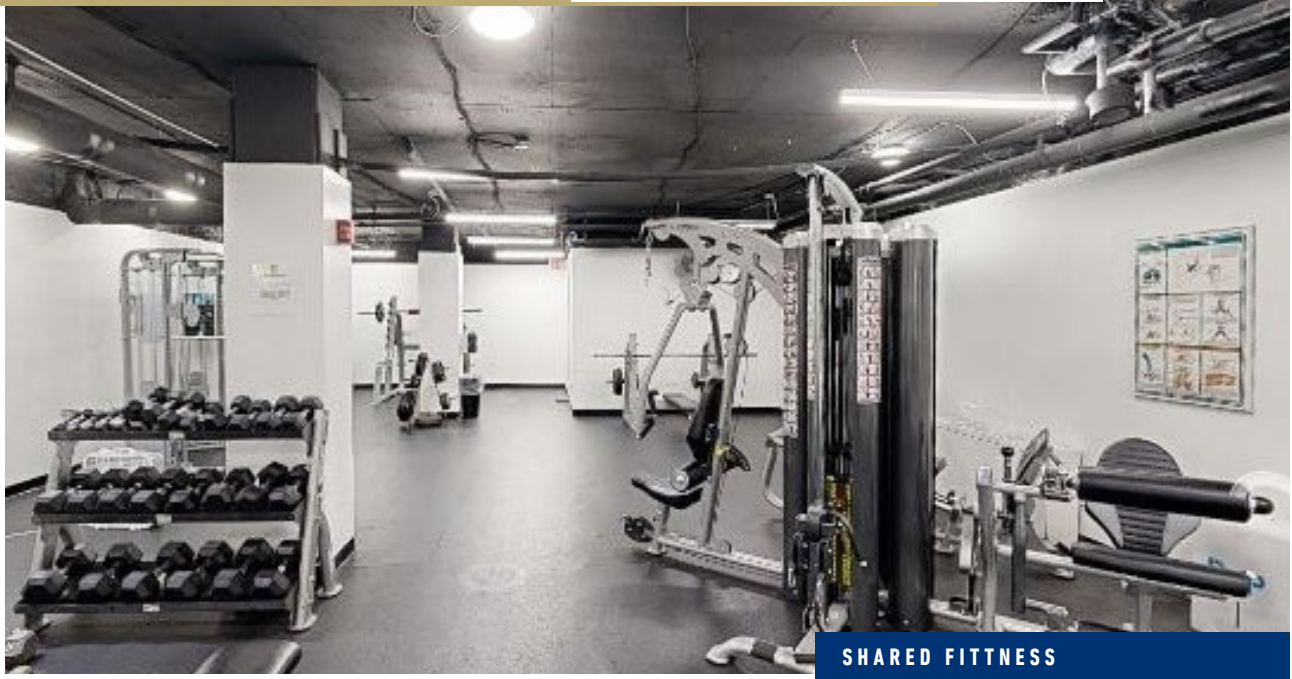
LOBBY



LOBBY



MAILROOM



SHARED FITNESS



SHARED KITCHEN & CONFERENCE AREA



SHARED KITCHEN & CONFERENCE AREA

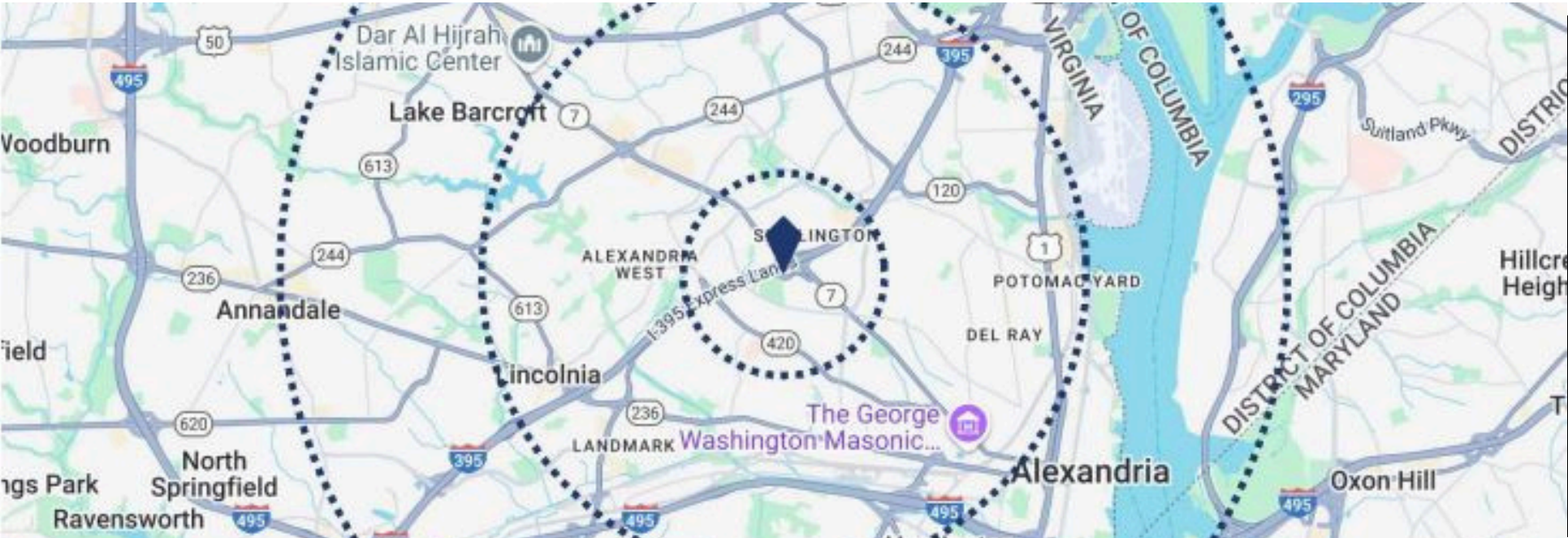
NEIGHBORHOOD OVERVIEW

Located in Alexandria's desirable West End, 2500 N Van Dorn Street offers tenants and visitors an ideal blend of convenience, accessibility, and vibrant surroundings. Nestled near the intersection of I-395 and I-495, RT 7, and one block from King Street. This strategic location places it just minutes from the Pentagon, Old Town Alexandria, and downtown Washington, D.C. The property is surrounded by a diverse mix of residential communities, public parks, shopping lcenters including all the major national retailers, and dining options—creating a dynamic environment that supports both professional and lifestyle needs. Nearby landmarks include the Winkler Botanical Preserve, Holmes Run Trail, and the Van Dorn Metro Station, all contributing to the area's livability and commuter appeal.

With ongoing development in the West End and proximity to key transportation routes, 2500 N Van Dorn is an attractive location for businesses seeking visibility and long-term growth in one of Northern Virginia's most connected corridors.



DEMOGRAPHICS SUMMARY REPORT



HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2029 Household Projection	17,665	122,458	236,605
2024 Population	35,229	281,663	545,033
Owner Occupied Households	6,536	46,373	97,596
Renter Occupied Households	11,129	76,085	139,009
Avg Household Size	1.9	2.2	2.2
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending	\$603M	\$4.3B	\$8.7B

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	35,229	281,663	545,033
2029 Population Projection	34,639	276,194	535,639
Median Age	38.6	37.8	37.8
White	19,367	130,653 ()	280,871
Black	7,358	52,342	84,061
American Indian/Alaskan Native	45	1,254	2,424
Asian	2,273	26,714	57,675
Hawaiian & Pacific Islander	15	166	349
Two or More Races	6,171	70,535	119,653
Hispanic Orgin	4,653	61,921	102,914

HOUSING	1 MILES	3 MILES	5 MILES
Median Home Value	\$496,763	\$616,481	\$675,236
Median Year Built	1970	1972	1975

HOUSEHOLD INCOME	1 MILES	3 MILES	4 MILES
< \$25,000 \$25,000 -	1,599	14,346	23,940
25,000 -\$50,000 -	1,754	13,946	23,205
\$50,000-\$75,000 -	2,563	17,170	30,458
\$75,000-\$100,000 -	2,636	15,587	27,436
\$100,000-\$125,000 -	2,101	13,892	26,699
\$125,000-\$150,000 -	2,224	11,320	22,608
-\$150,000-\$200,000	1,860	15,226	31,377
\$200,000+	3,251	23,463	55,204
Avg Household Income	\$130,965	\$129,712	\$141,957
Median Household Income	\$105,259	\$102,566	\$114,442