



1420 Prince St Alexandria, VA 22314



OFFERING SUMMARY

Sale Price:	\$1,650,000
Asking Rent	\$26-\$30
Building Size:	6,402 SF
Lot Size:	2,952 SF
Floors	2
Price / SF:	\$257.73
Year Built:	1950
Zoning:	CD

PROPERTY OVERVIEW

Located in the heart of Old Town, 1420 Prince Street is a freestanding, approximately 6,400 sq ft, two-story building that offers exceptional location, visibility and flexibility. Just a short walk from the King Street Metro and surrounded by a rich mix of retail, dining and transit connections, this property enjoys one of the region's most walkable and desirable commercial corridors. Zoned CD (Commercial Downtown), the building supports a wide range of uses — including office, retail and, importantly, multi-unit residential by-right — making it a rare adaptive asset for investors, developers or owner-users alike. With a layout that supports combining or dividing spaces and an environment that invites repositioning, 1420 Prince St presents a compelling opportunity to secure an asset with both current utility and long-term upside.

Property Highlights

- Walking Distance To The Metro
- Multiple Configurations
- Flexible Zoning
- On Site Parking Available

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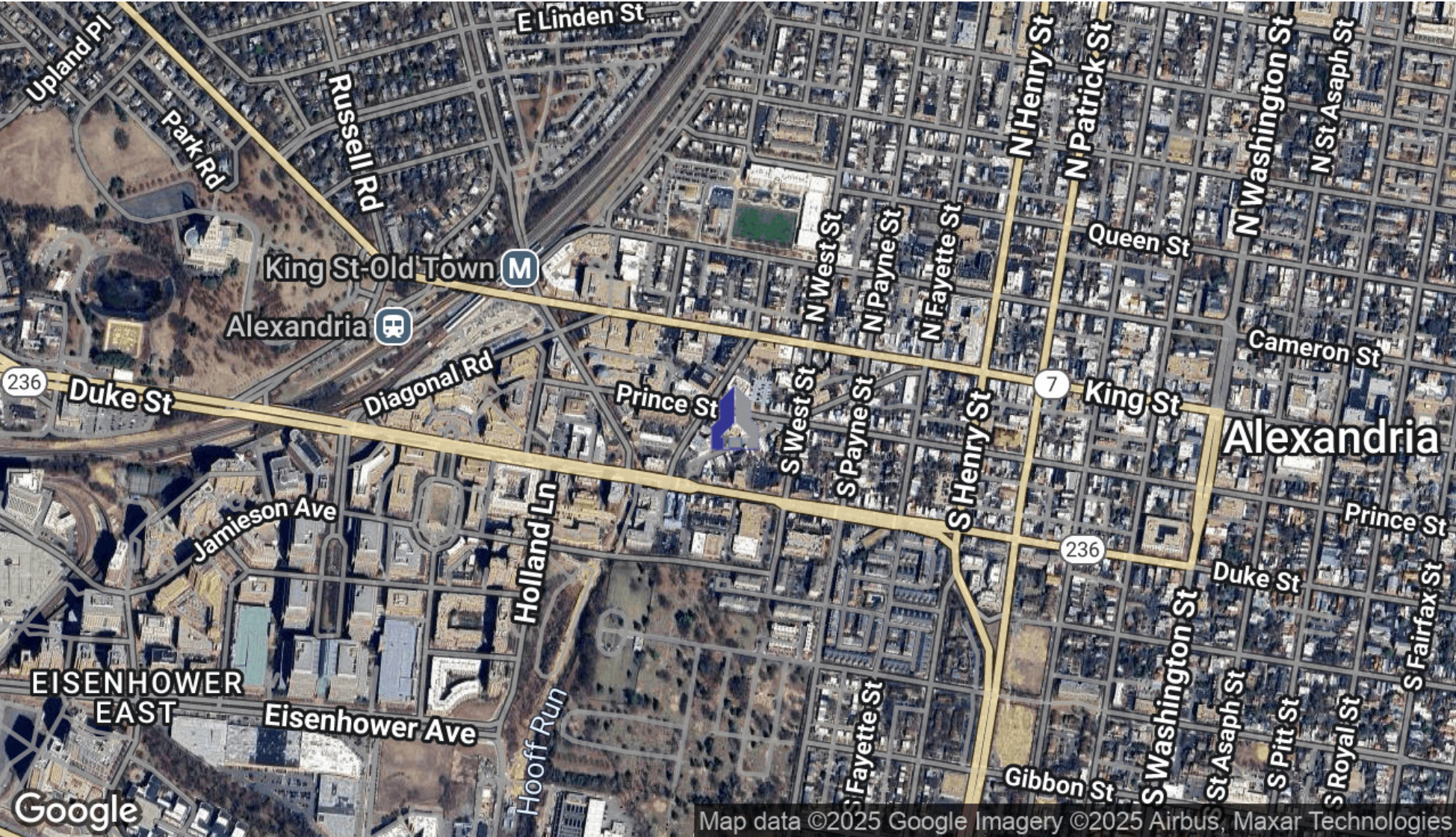

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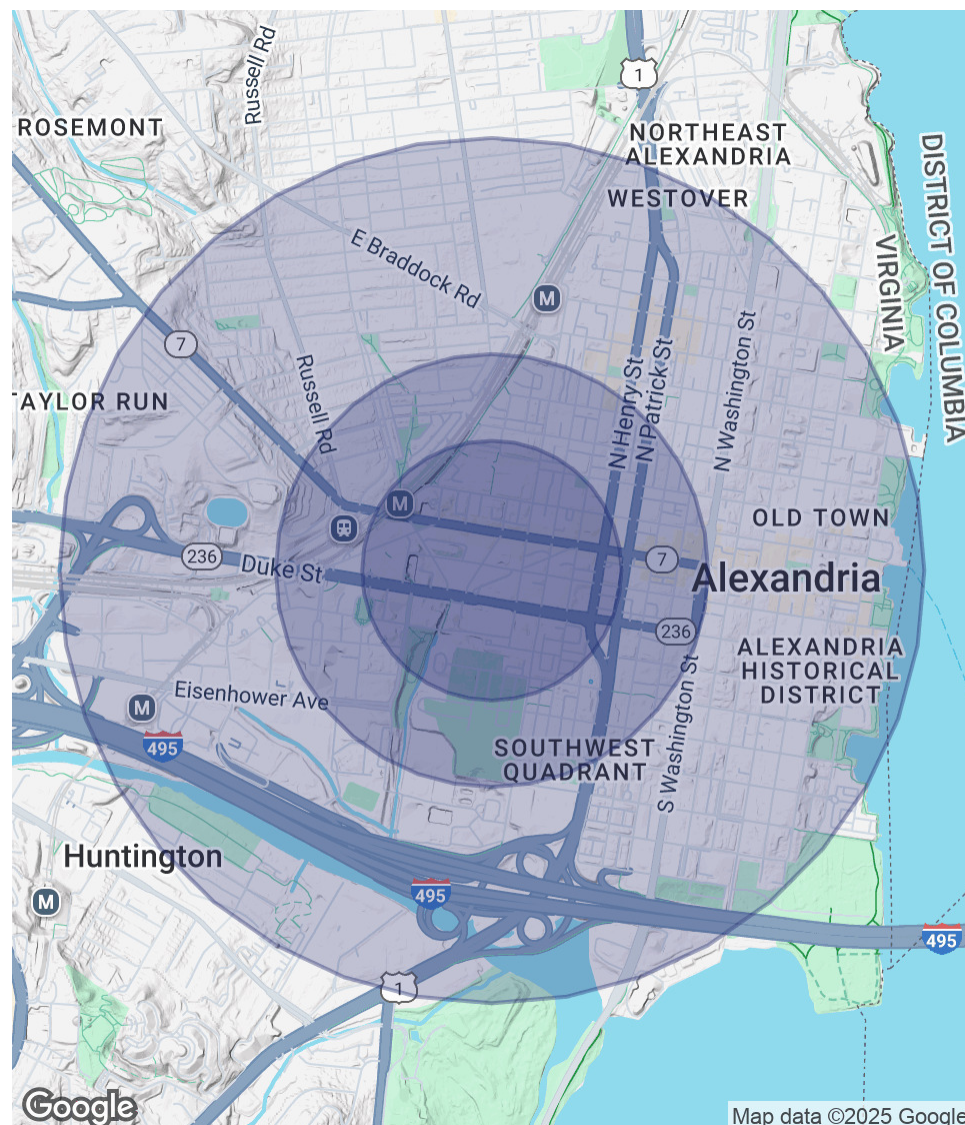
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,409	8,412	34,579
Average Age	41	42	42
Average Age (Male)	41	41	41
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	754	4,391	18,431
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$222,894	\$203,221	\$197,373
Average House Value	\$976,968	\$990,213	\$940,974

Demographics data derived from AlphaMap



Map data ©2025 Google

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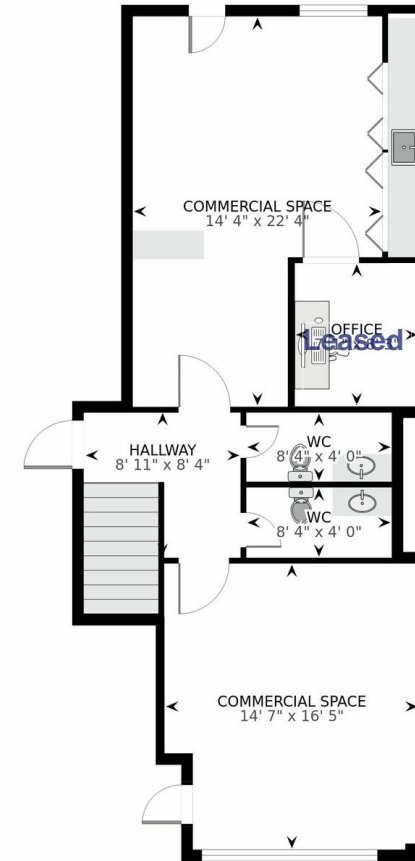
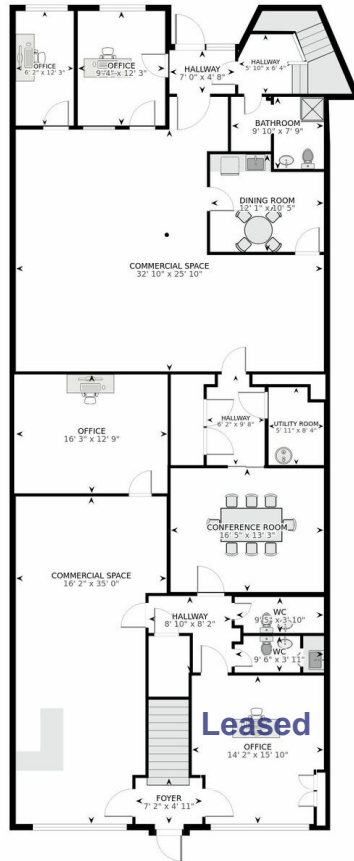
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de Area 2831 ft²

Inside Area 764 ft²



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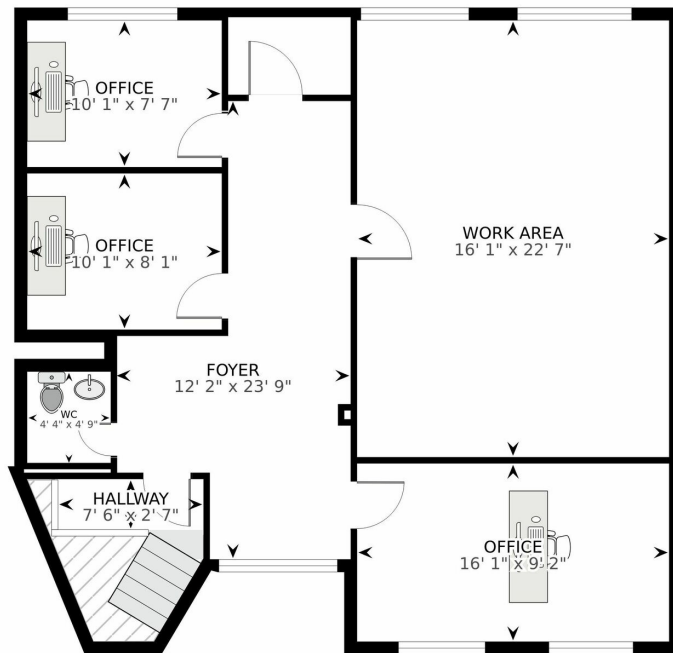
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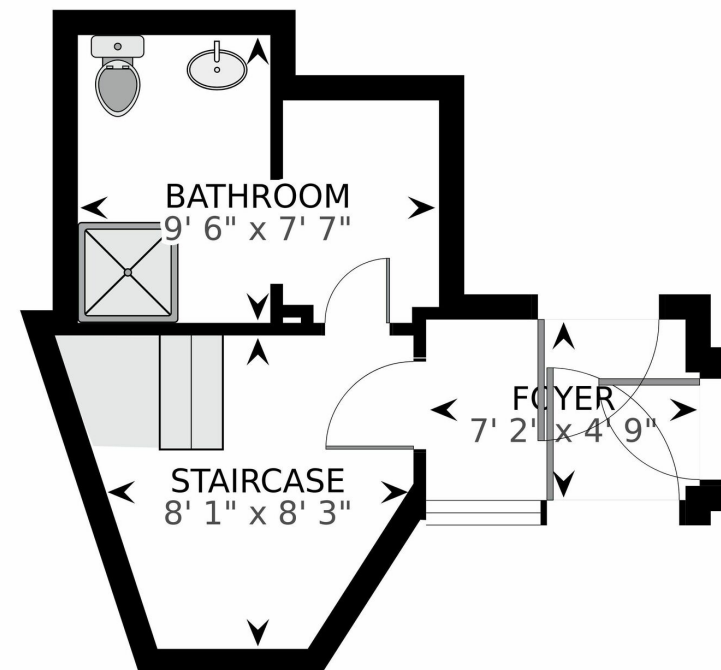
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SECOND FLOOR Inside Area 965 ft²

0.25.10

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MAIN FLOOR Inside Area 164 ft²

0.25.10

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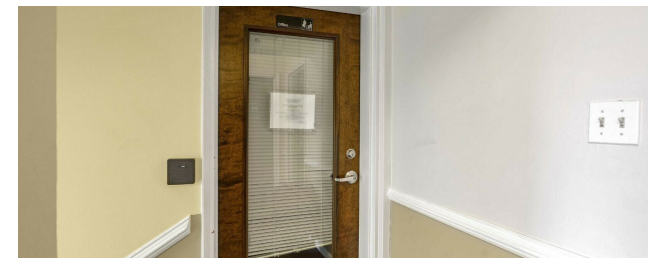
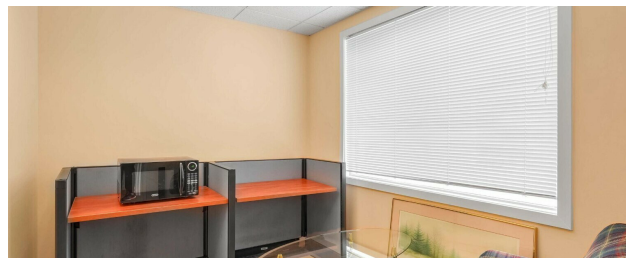
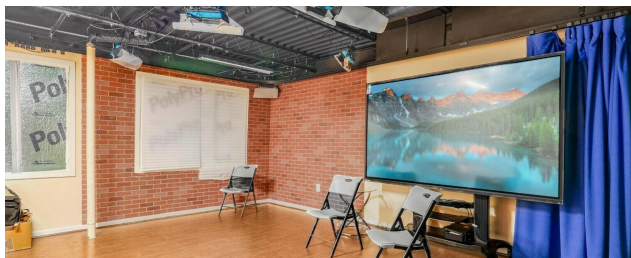
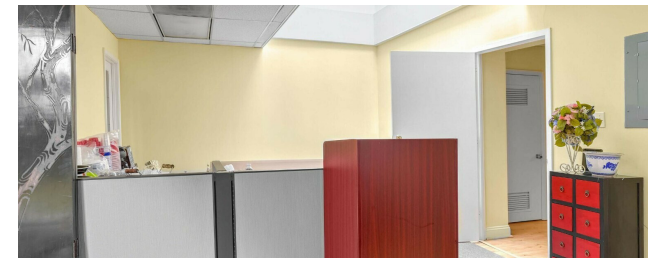
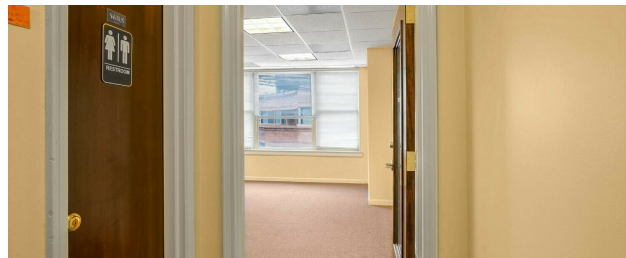
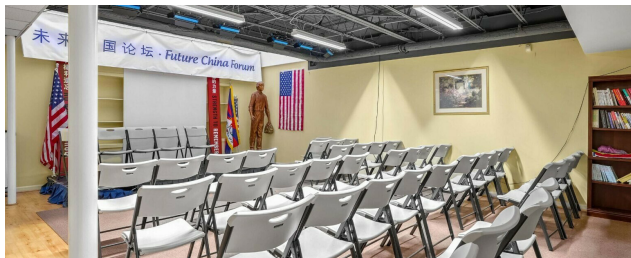
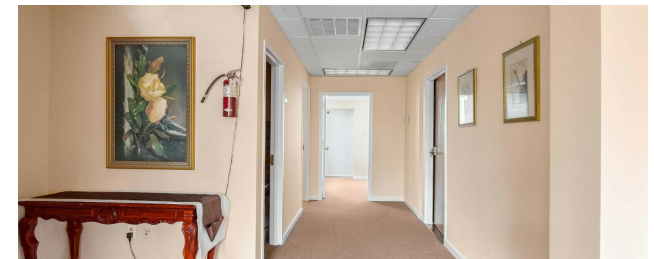
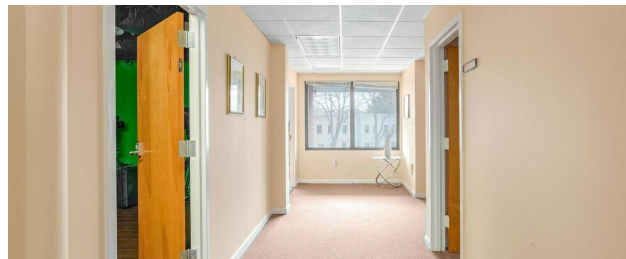
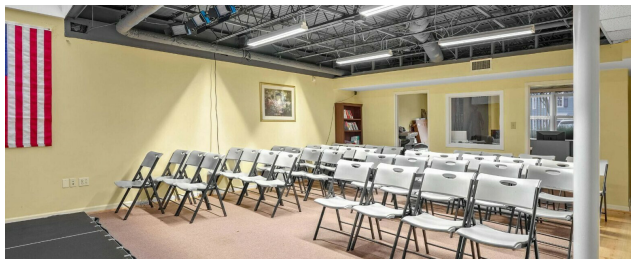
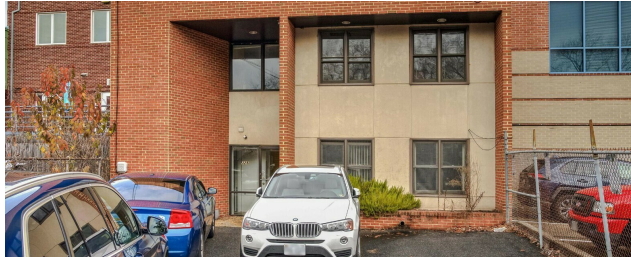
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