

# DUKE STREET SQUARE

4349 Duke Street, Alexandria, VA 22304  
Fairfax County



CLICK HERE TO WATCH  
A VIRTUAL TOUR

7,213 SF +  
2,092 SF MEZZANINE

YOUR SIGN HERE

## JOIN THESE TENANTS:



## NEARBY RETAILERS:



Harris Teeter

DUNKIN'

CAVA



CHIPOTLE  
MEXICAN GRILL

## RETAIL FOR LEASE

- 7,213 SF endcap space available. (Plus 2,092 SF mezzanine)
- Shared tenancy with national tenants.
- High traffic location on Duke Street with visibility of 26,295 ADT.
- Abundance of parking.
- Rear garage door loading.

LEASED BY:

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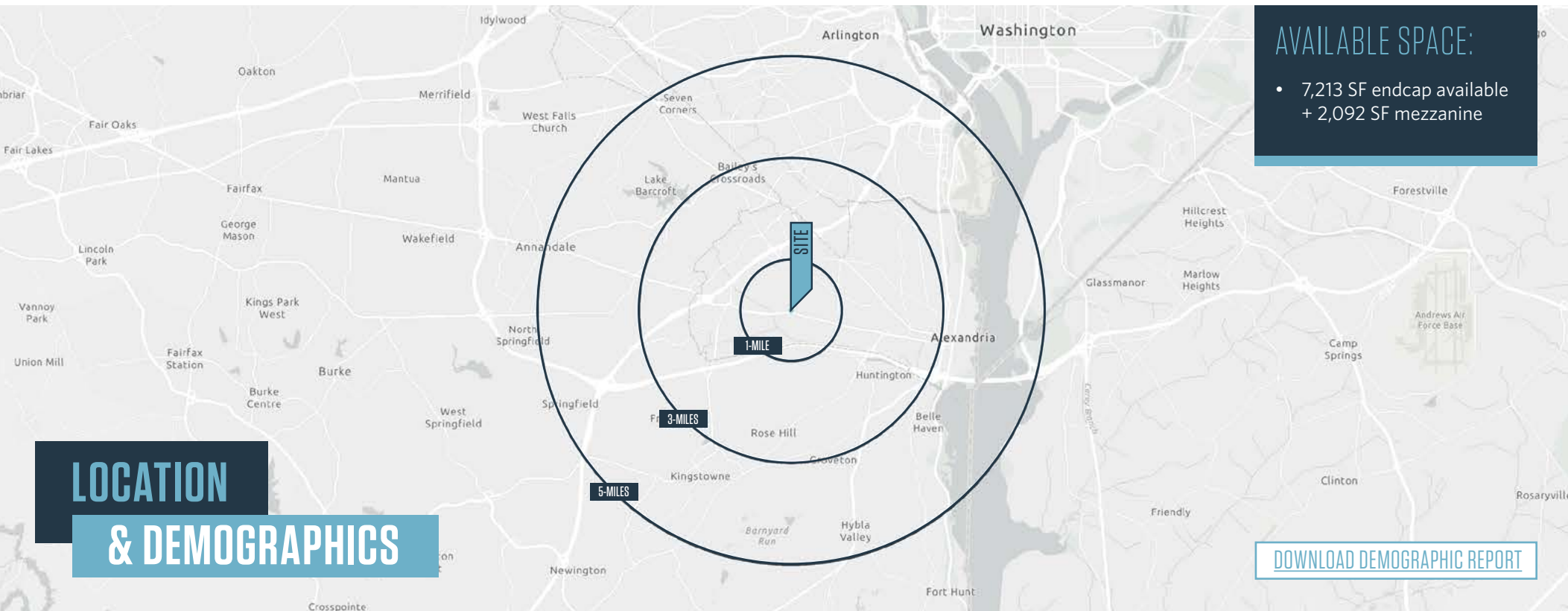
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## TRAFFIC COUNTS | 2023

|                 |            |
|-----------------|------------|
| Duke Street     | 26,295 ADT |
| N Jordan Street | 9,268 ADT  |

|  | 1-MILE                      | 3-MILES | 5-MILES |  | 1-MILE                                | 3-MILES   | 5-MILES   |
|--|-----------------------------|---------|---------|--|---------------------------------------|-----------|-----------|
|  | Population<br>19,833        | 252,950 | 541,517 |  | Households<br>8,825                   | 109,017   | 231,490   |
|  | Daytime Population<br>8,510 | 116,308 | 345,479 |  | Average Household Income<br>\$164,854 | \$155,783 | \$166,100 |

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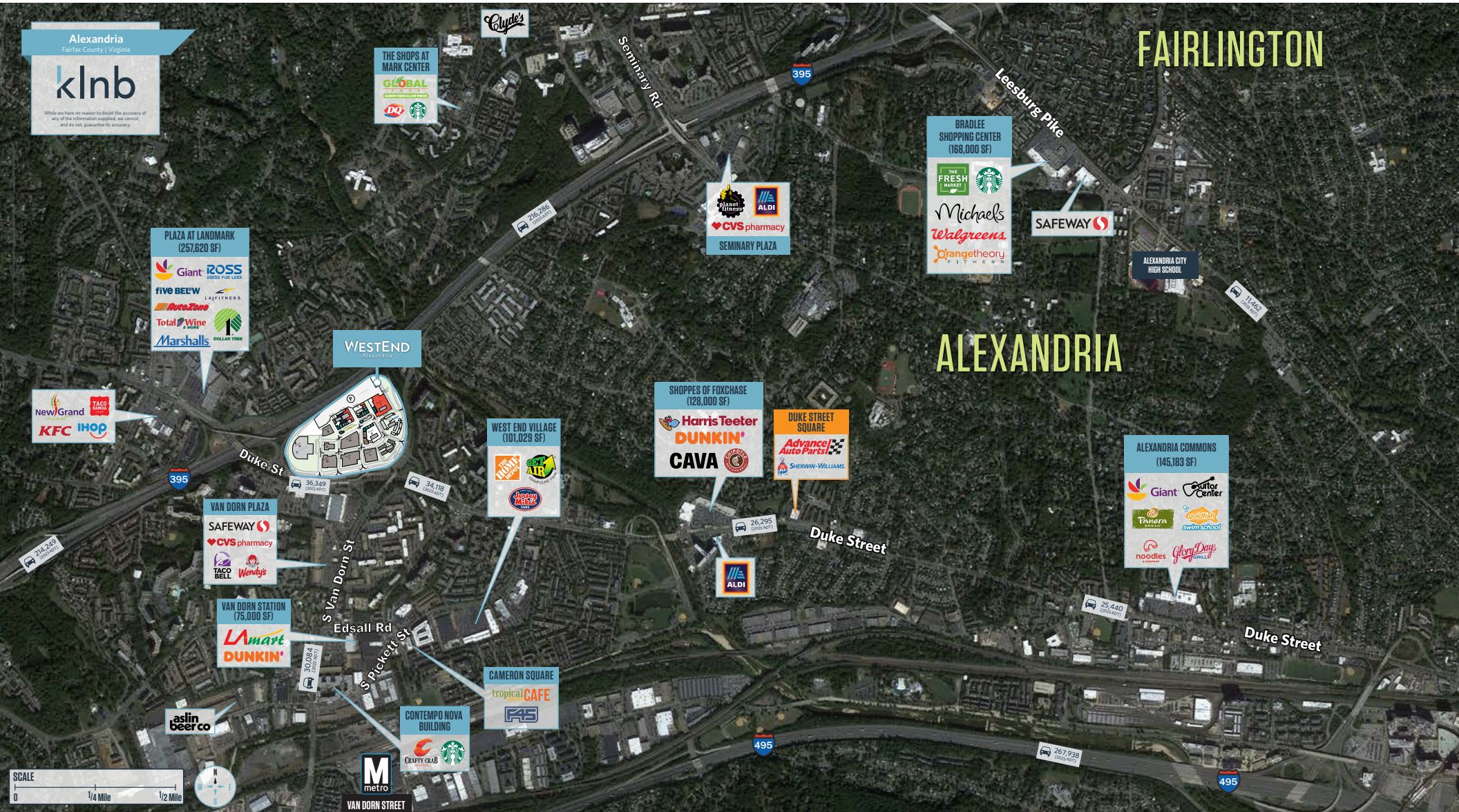
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MARKET AERIAL



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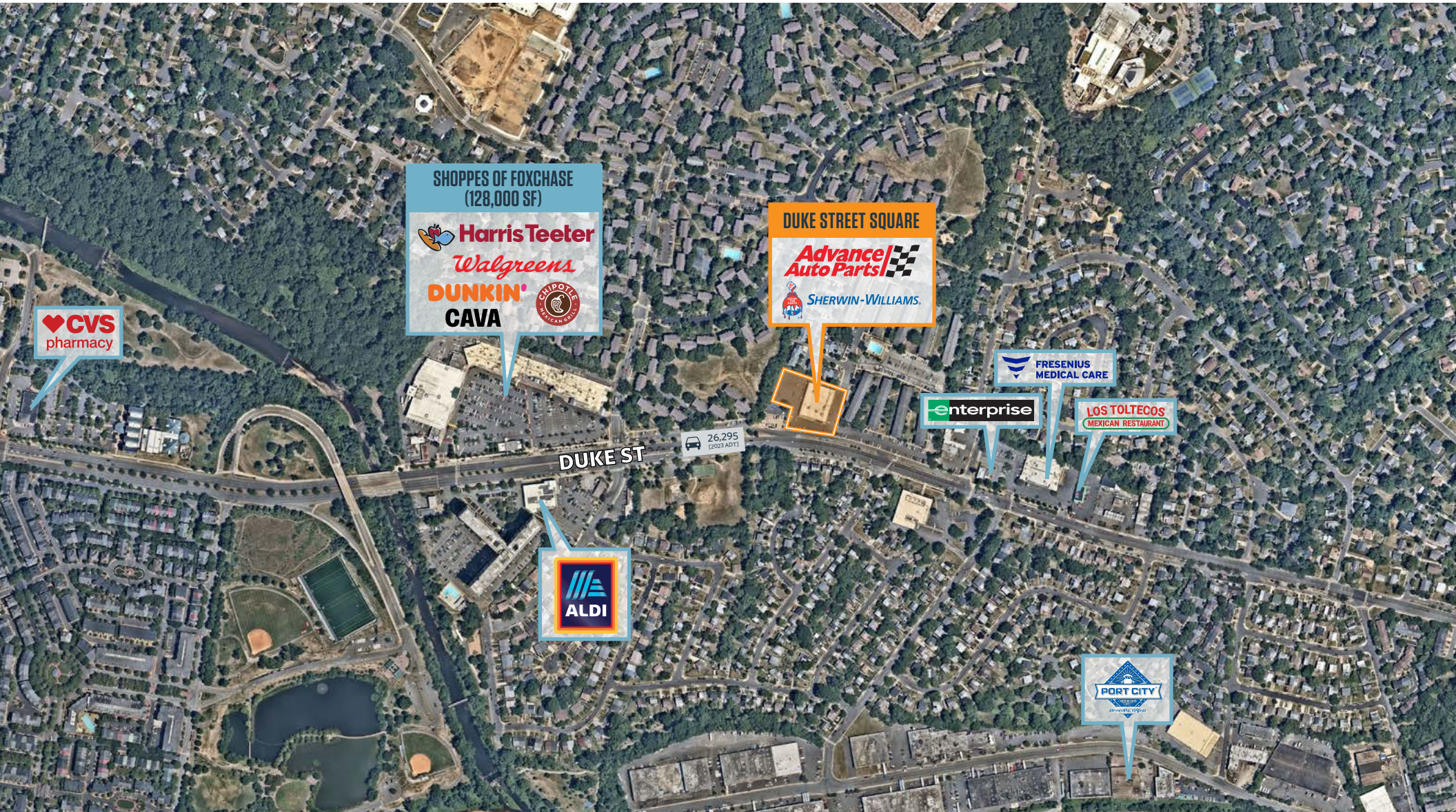
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MID VIEW AERIAL



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CLOSE-UP AERIAL



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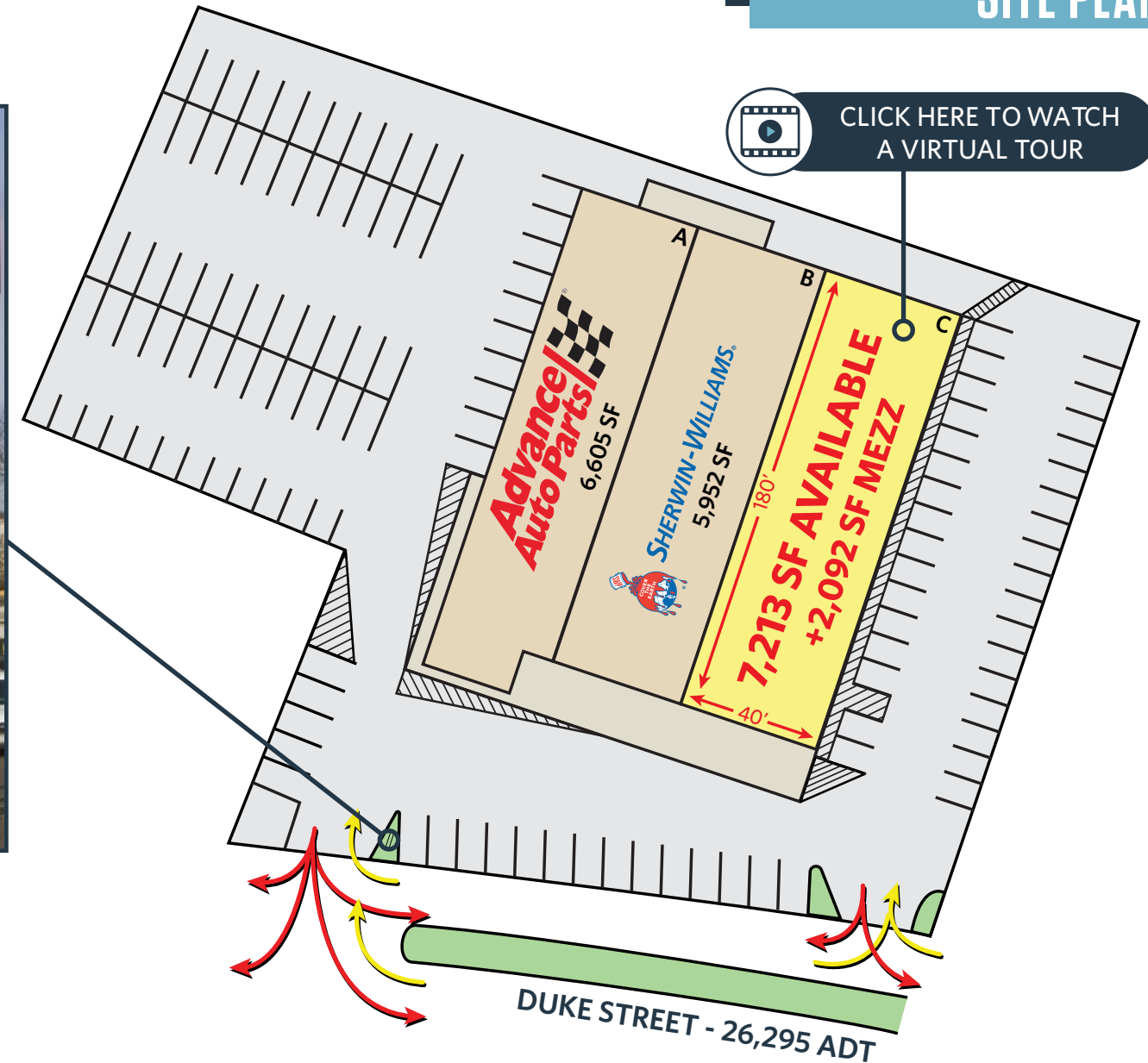
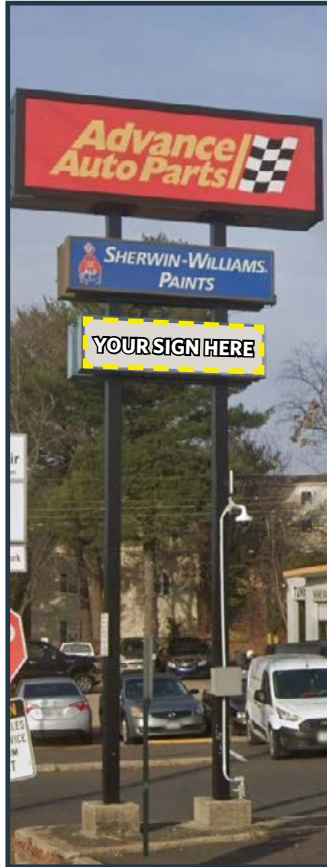
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# DUKE STREET SQUARE

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## SITE PLAN



### AVAILABLE SPACE

| SPACE | SIZE                       | RATE     | CONDITION |
|-------|----------------------------|----------|-----------|
| C     | 7,213 SF<br>+2,092 SF Mezz | "MARKET" | "AS-IS"   |

\*Est. NNN: \$10.44 PSF

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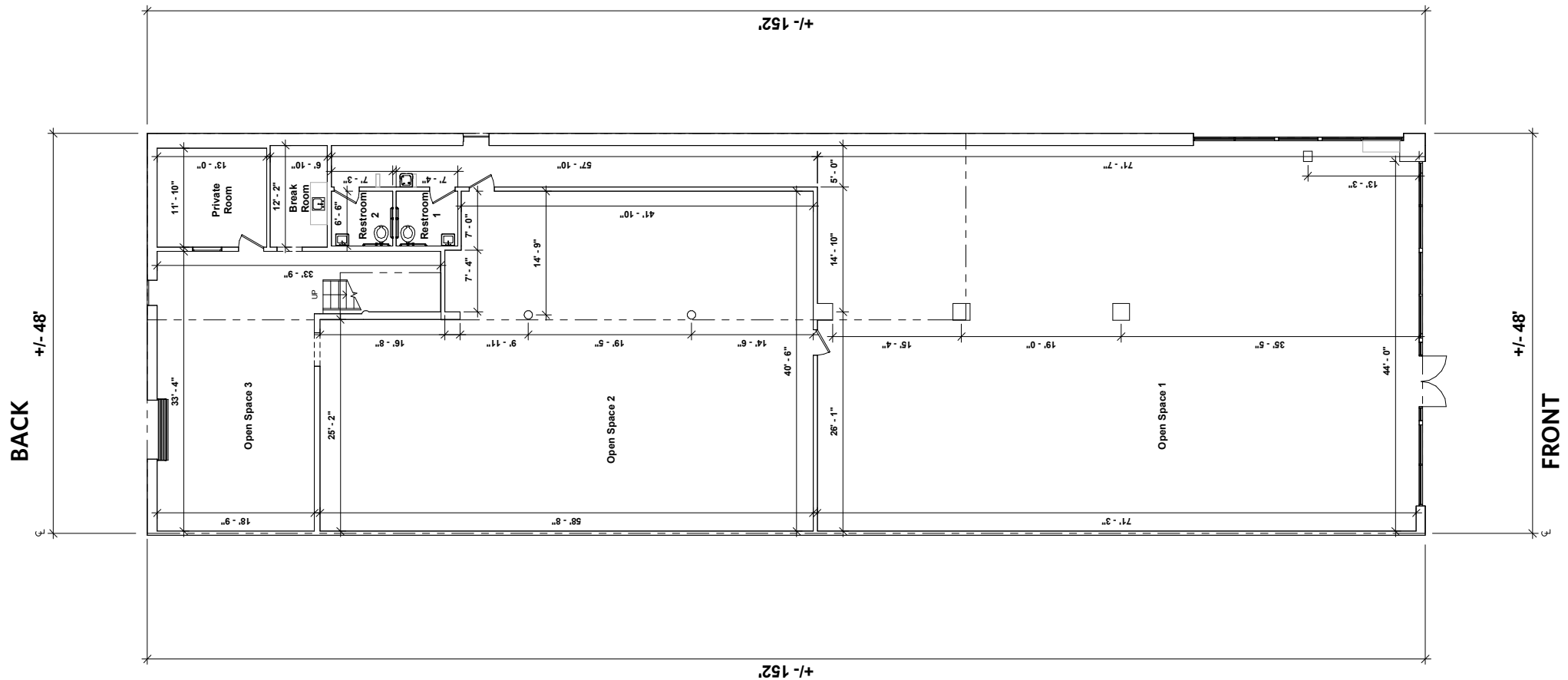
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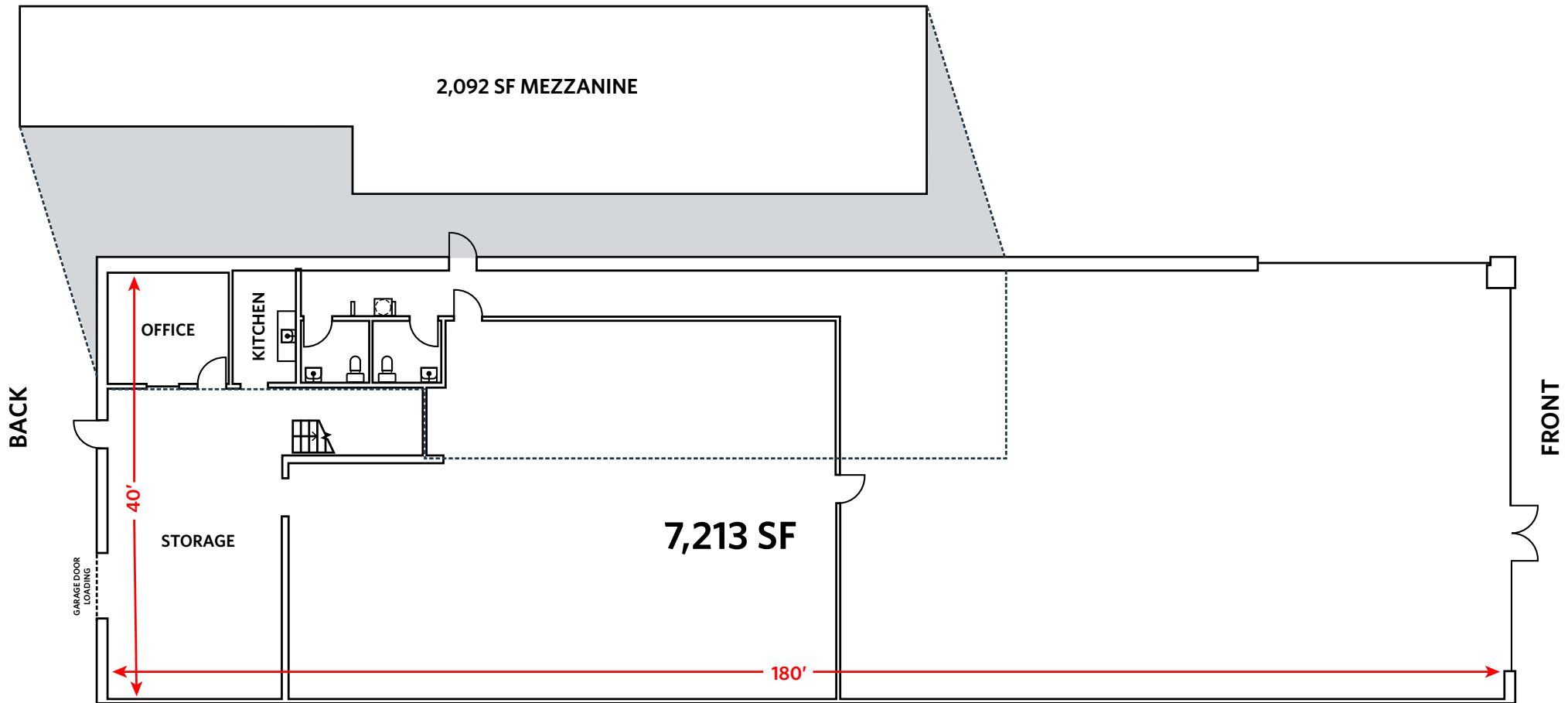
## SPACE PLAN



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## SPACE PLAN



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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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