



Offering Summary

- Price: \$45 per sf + NNN
- Retail Space: 7,890 sq ft
- Lot Size: 11,201 sq ft
- Zoning: KR
- Parking Spaces: 30

Location: Intersection of
King St and Fayette St

Property Overview

- Rare Opportunity on King Street, outstanding parking
- Centrally Located on King Street
- Never Before Offered and Great Location!

Property Highlights

- Traffic count: 10,000
- Rear Drive-in Loading Dock
- 0.5 mile from the King Street Metro
- Bathrooms: 2, ADA Compliant



JOHN ROSS

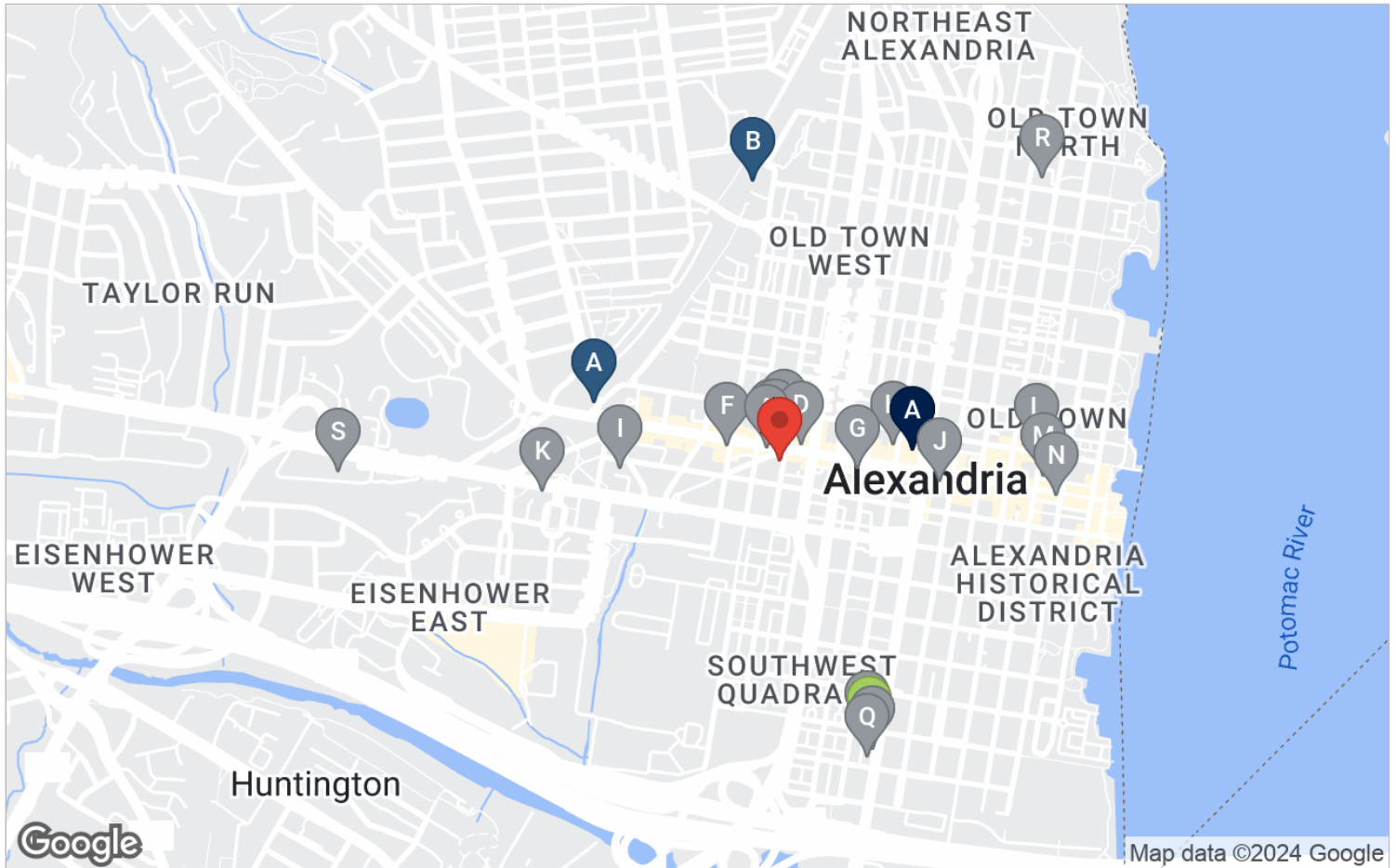
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1- MILE RADIUS OF 1200 KING STREET



Department Stores

- A** Ross Dress for Less (0.29m)

Hardware Stores

- A** Old Town Ace Hardware (0.63m)

Home Goods Stores

- | | | |
|--|---|---|
| A AR Workshop Alexandria (0.04m) | B Siding Universe (0.04m) | C Stitch Sew Shop (0.04m) |
| D Red Barn Mercantile (0.06m) | E BW Art, Antiques & Jewelry (0.06m) | F Oakwood Construction and Rem (0.12m) |
| G Creative Classics Furniture (0.17m) | H Spurgeon-Lewis Antiques (0.25m) | I Crate & Barrel Outlet (0.34m) |
| J Anthropologie (0.35m) | K Ricoh USA Inc (0.51m) | L Solid Kitchen & Bath (0.55m) |
| M The Antique Guild (0.57m) | N Market Square Shop (0.6m) | O Farsh Inc. (0.62m) |
| P Mattress Firm Old Town (0.65m) | Q Alexandria Kitchen & Bath St (0.66m) | R Filter Forge, Inc. (0.82m) |
| S Full Metal Jacket, LLC (0.95m) | | |

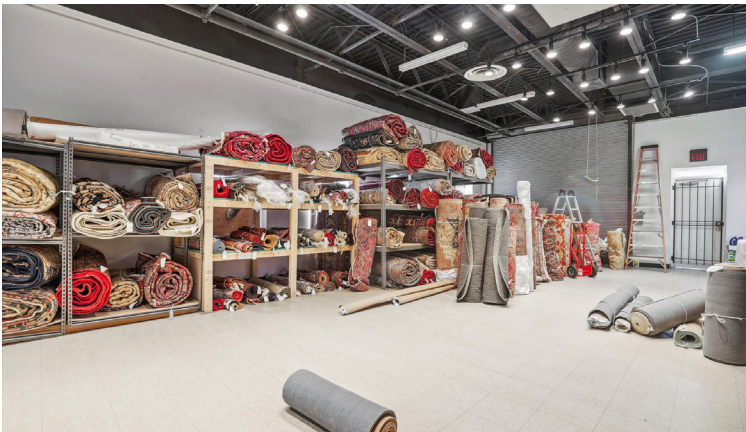
Subway Stations

- A** King St-Old Town Metrorail S (0.42m)
- B** Braddock Road (0.6m)

MCENEARNEY COMMERCIAL

109 South Pitt Street, Alexandria, VA 22314 | Tel. 703.549.9292 | www.McEnearney.com

1200 KING STREET | ALEXANDRIA, VA 22314



POPULATION	QUARTER MILE	HALF MILE	MILE
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Total Population	1,536	8,268	32,183
Average Age	39.6	40.3	41.1
Average Age (Male)	41.2	42.3	42.4
Average Age (Female)	38.3	38.8	40.4

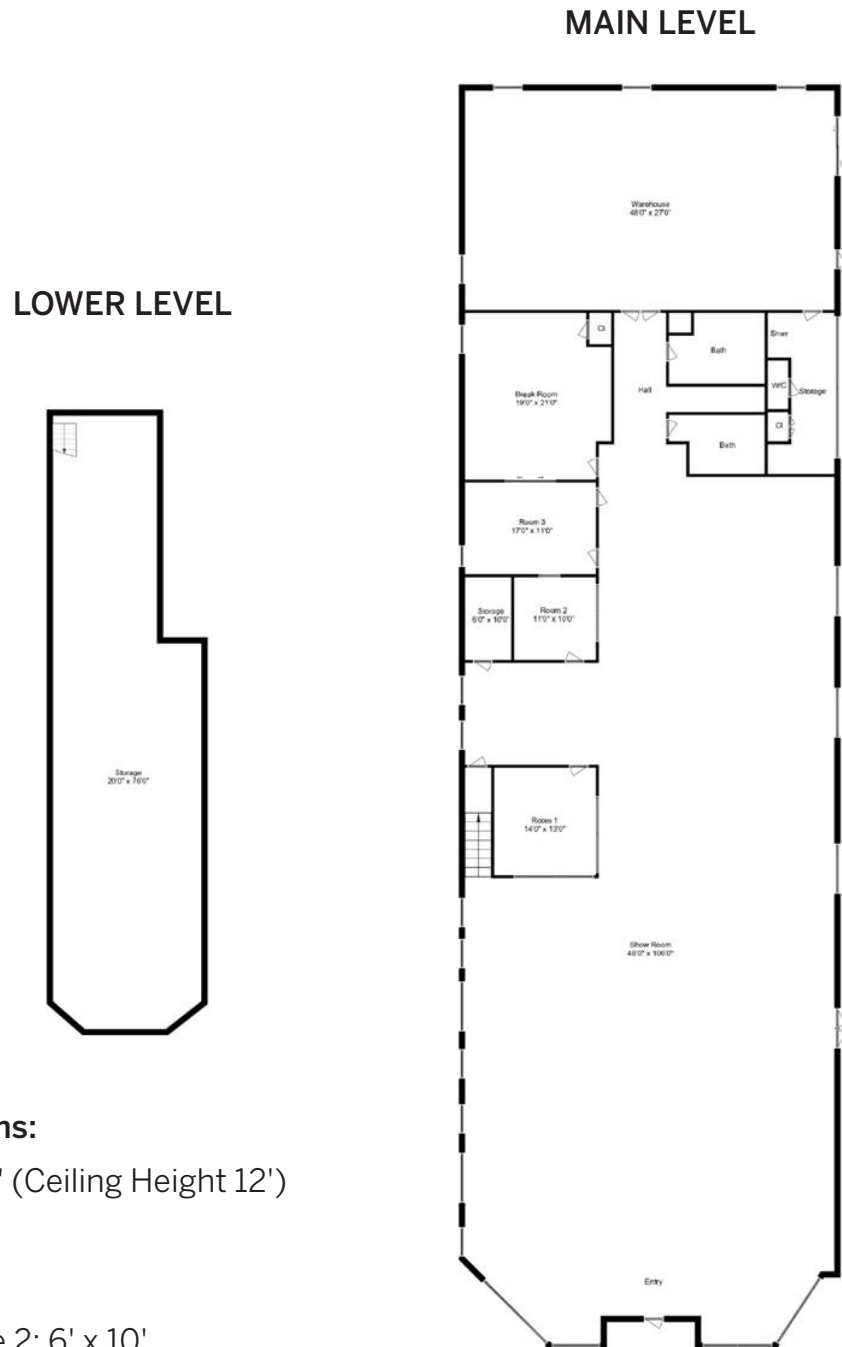
HOUSEHOLDS & INCOME	QUARTER MILE	HALF MILE	MILE
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Total Households	842	4,380	17,434
# of Persons per HH	1.8	1.9	1.8
Average HH Income	\$175,283	\$162,714	\$161,376
Average House Value	\$758,585	\$681,125	\$629,666

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Dimensions by Rooms:

Showroom: 48' x 106' (Ceiling Height 12')

Office 1: 14' x 13'

Office 2: 11' x 10'

Storage next to Office 2: 6' x 10'

Office 3: 17' x 11'

Warehouse: 48' x 27' (includes roll-up delivery door)

Lower Level Storage Area: 20' x 76'

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