

klnb

VAN DORN STATION

504A - 506B VAN DORN STREET,
ALEXANDRIA, VA 22304

RETAIL FOR LEASE

EXISTING & ADJACENT RETAIL

LAmart



DUNKIN'

EXXON

jiffylube

fed choice

MAI VO
mvo@klnb.com
703-268-2722

VERONICA KAMARA
vkamara@klnb.com
703-268-2714

klnb.com



LAmart

fed choice
DUNKIN'

10,645
[2024 ADT]

S VAN DORN ST

35,914
[2024 ADT]

EDSALL RD

FAÇADE
UPGRADES STARTING
FALL 2026!

LOCATION & DEMOGRAPHICS

- 2nd generation restaurant & retail spaces available.
- New pad site available facing Van Dorn St (35,914 ADT).
- 7,200 SF & 4,128 SF lower-level space available off of S Pickett St.
- Conveniently located close to I-395 & I-495 and surrounded by strong residential & daytime population.
- Pylon sign available at entrance to shopping center.

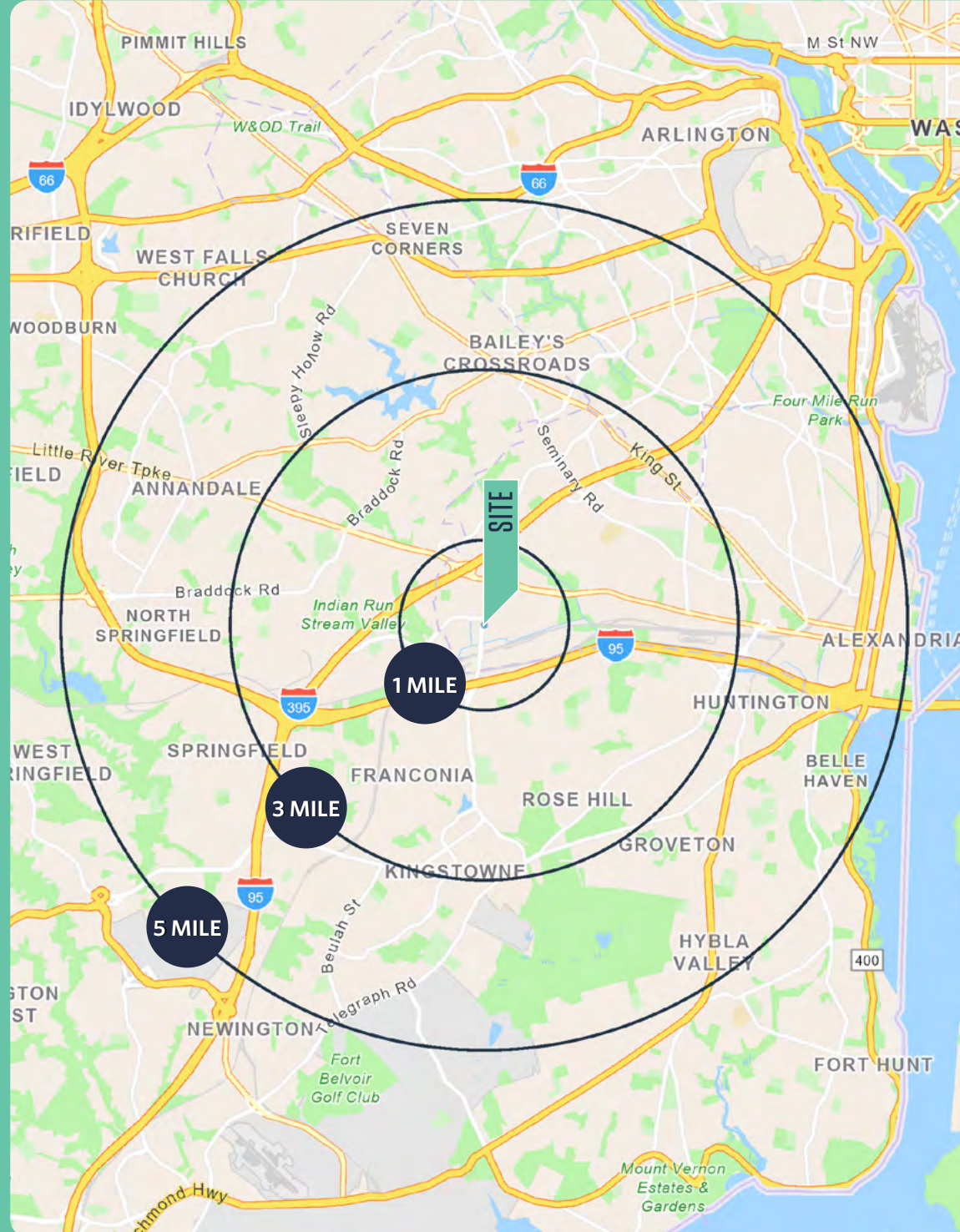
DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
 POPULATION	37,819	188,753	531,478
 DAYTIME POPULATION	26,641	151,105	460,136
 HOUSEHOLDS	18,173	78,828	217,176
 AVERAGE HH INCOME	\$131,116	\$155,795	\$166,676

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

	S Van Dorn St	35,914 ADT
	Edsall Rd	10,645 ADT



MAI VO

mvo@klnb.com | 703-268-2722

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

klnb

MARKET AERIAL



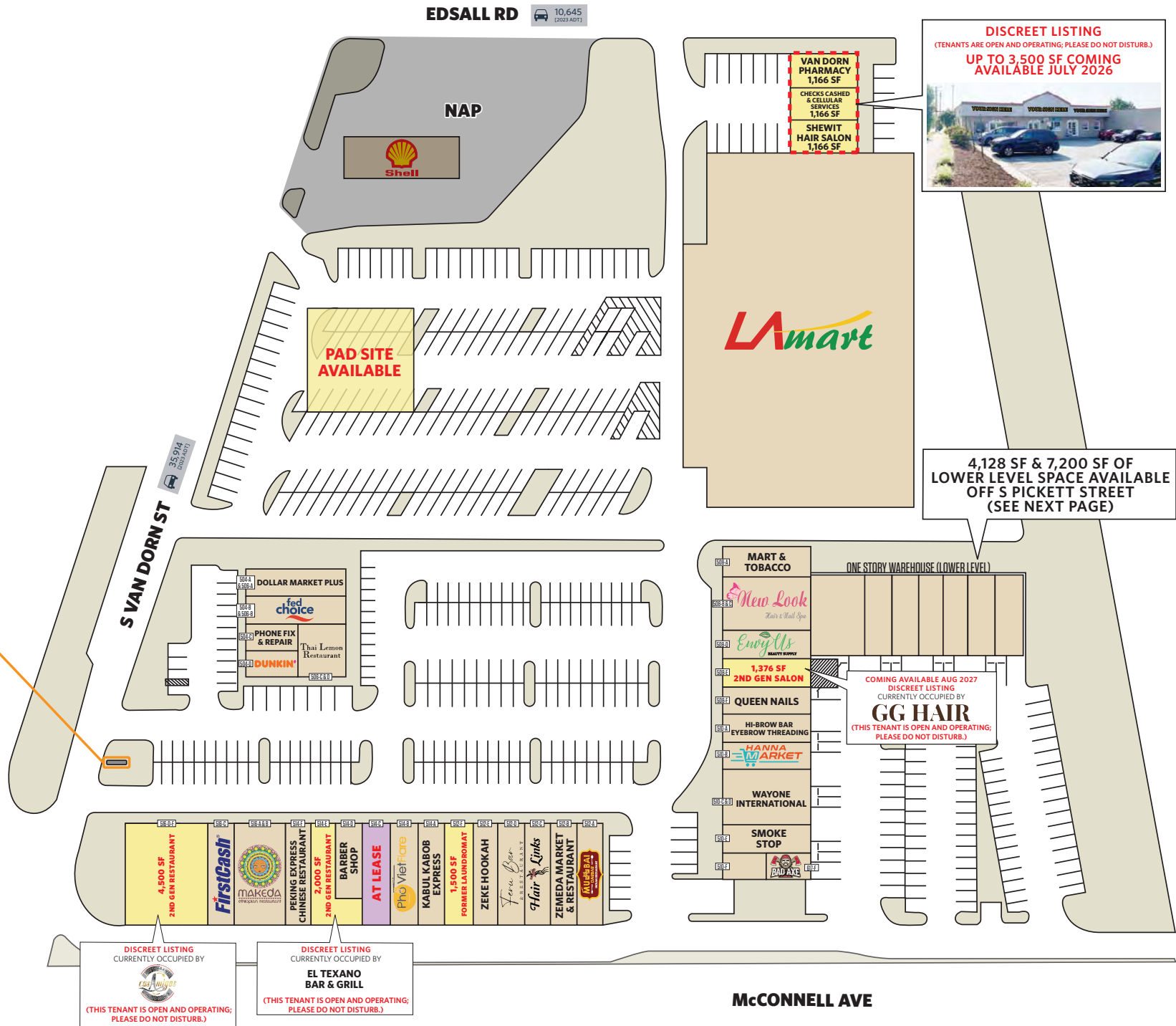
MID-VIEW AERIAL



CLOSE-UP AERIAL

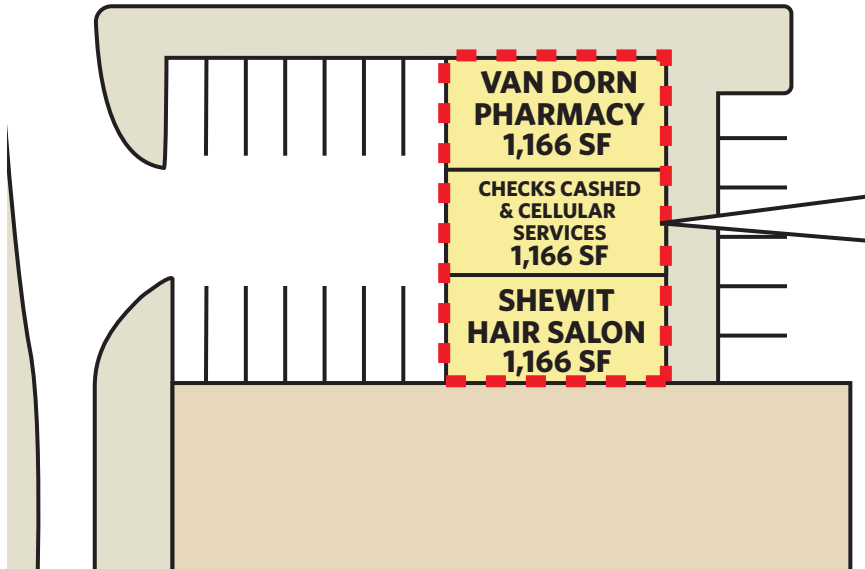


SITE PLAN



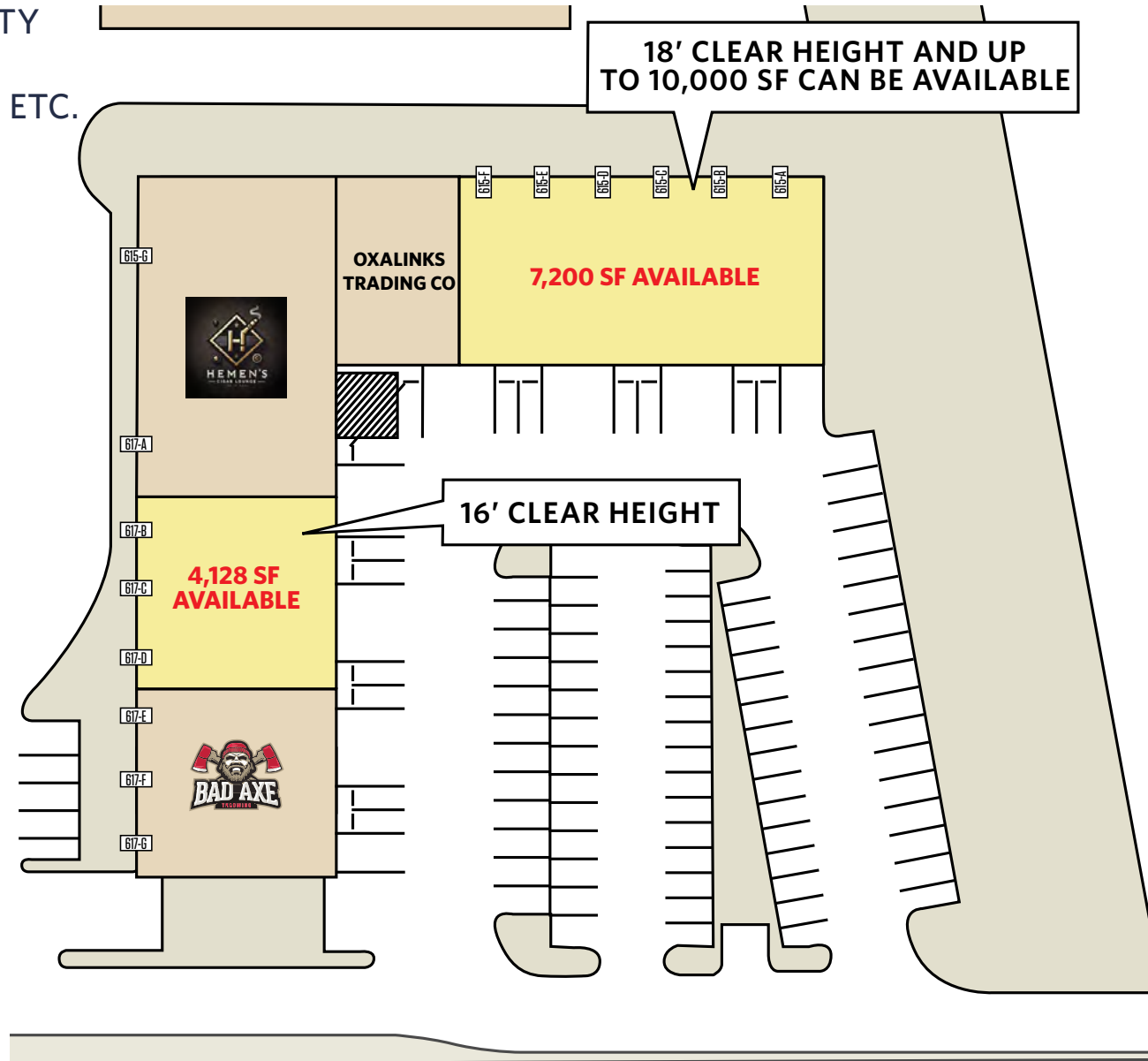
ENDCAP AVAILABLE: UP TO 3,500 SF

MULTIPLE SIGNAGE OPPORTUNITIES!



LOWER LEVEL SITE PLAN

TARGETING SPECIALTY
RETAIL: FITNESS,
BREWERY, MEDICAL, ETC.





klnb VAN DORN STATION

504A - 506B VAN DORN STREET,
ALEXANDRIA, VA 22304

[CLICK TO VIEW PROPERTY WEBSITE](#)



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)

FOR MORE INFORMATION, PLEASE CONTACT:

MAI VO

mvo@klnb.com

703-268-2722

VERONICA KAMARA

vkamara@klnb.com

703-268-2714

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.