



1725 Duke St

1725 DUKE STREET, ALEXANDRIA, VA 22314

SPACE AVAILABLE:

- 7,800 sq. ft. 2ND GEN RESTAURANT
- 3,814 sq. ft. 2ND GEN RESTAURANT
- 2,200 sq. ft. 2ND GEN DENTAL OFFICE

NEIGHBORHOOD

Alexandria

TRAFFIC COUNT

Duke Street – 30,000 VPD

CONTACT US

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OVERVIEW

Rare 2nd gen restaurant opportunity with unmatched visibility to Duke Street (30,000 VPD) and steps away from Alexandria's King Street Metro Station.

NEARBY RETAILERS:

Crate&Barrel



WHOLE FOODS
MARKET

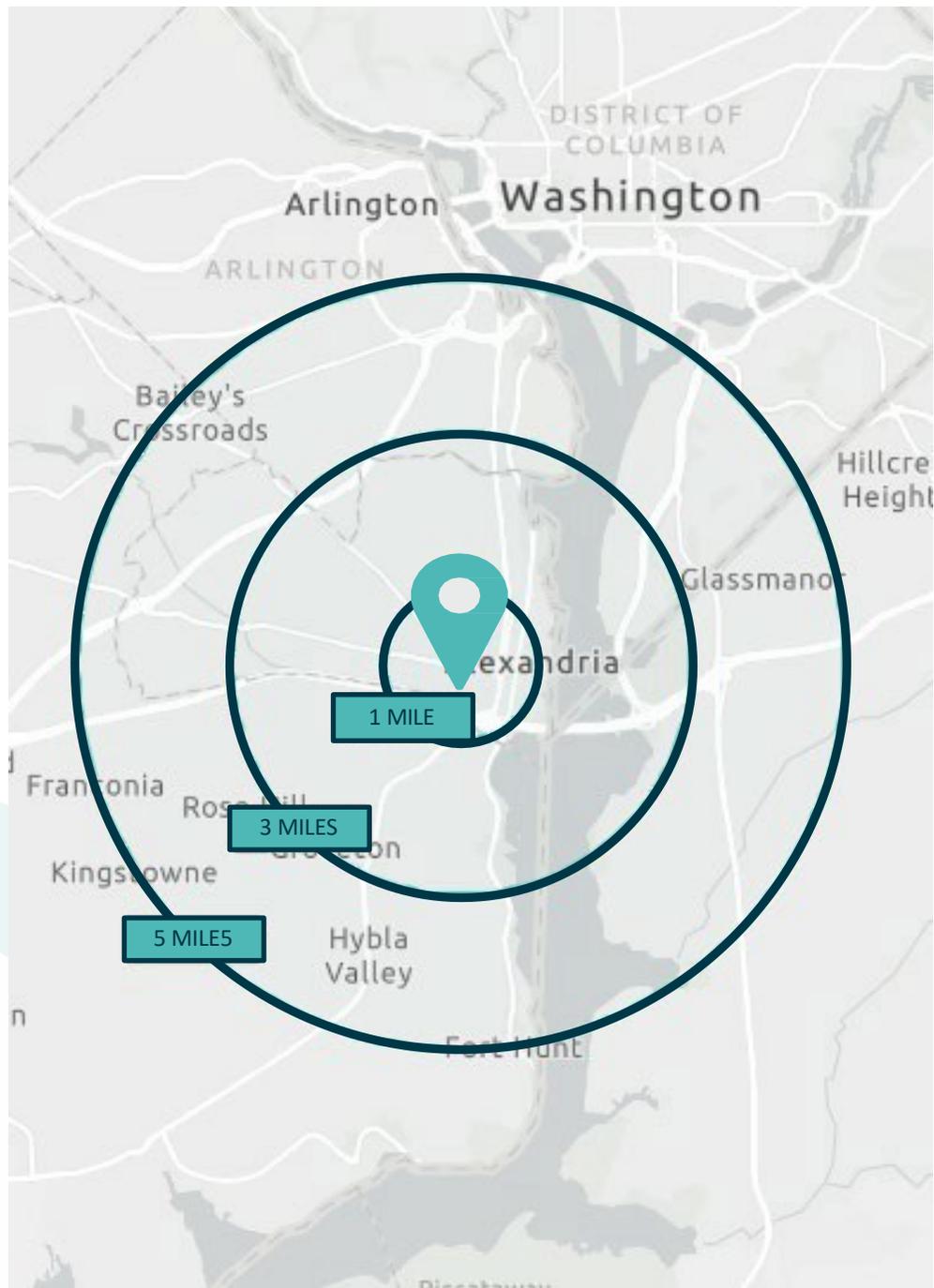


Panera
BREAD®



1725 DUKE STREET

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DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



AVG HH INCOME



MEDIAN AGE



POPULATION



DAYTIME
POPULATION

RADIUS	AVG HH INCOME	MEDIAN AGE	POPULATION	DAYTIME POPULATION
1 Mile	\$200,298	37.9	33,341	56,635
3 Miles	\$189,756	37.9	151,408	177,163
5 Miles	\$155,291	36.8	475,949	454,441



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301.657.7330
 leasing@willardretail.com
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SITE PLAN



AVAILABLE
(7,855 SF Restaurant)

AVAILABLE
(3,814 SF 2ND Gen. Restaurant)

AVAILABLE
2,200 SF



Reinekers Ln

Duke St – 30,000 VPD



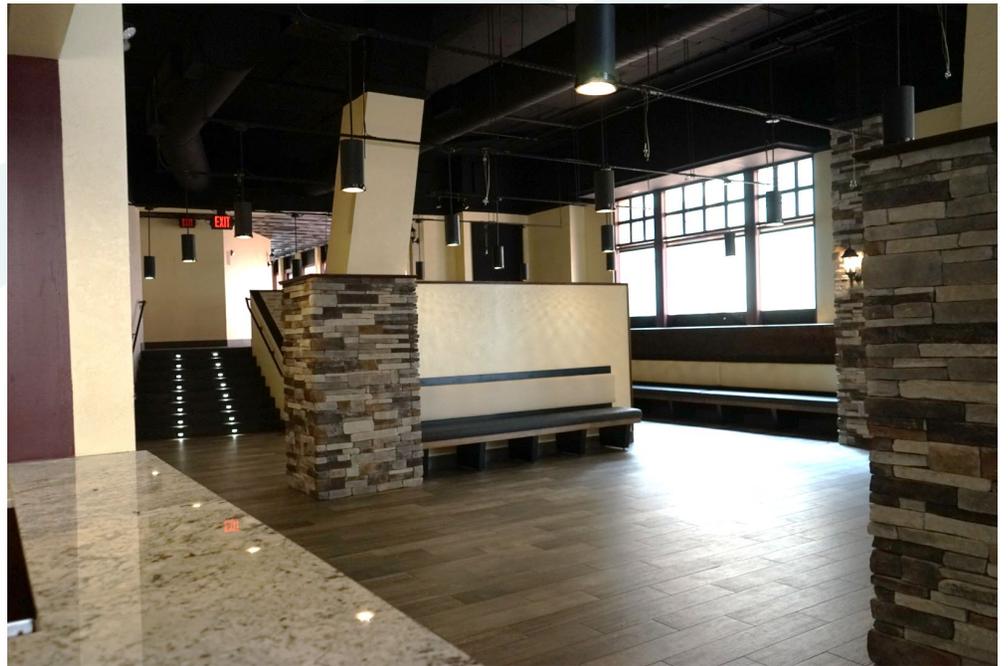
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7,855 S.F. Second Generation Restaurant



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NEARBY PARKING



1701 DUKE ST
150 SPACES

KING ST STATION
1,193 SPACES

1725 DUKE ST

1940 DUKE ST
433 SPACES

DUKE ST SQ
150 SPACES

CARLYLE CTR
412 SPACES



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Carlyle Crossing

BASH ATLAS
- BREW WORKS -

YO YOGASIX

Andy's PIZZA

Wegmans

1725 Duke Street



KING ST - 13,000 VPD

DUKE ST - 30,000 VPD

Old Town Alexandria

Andy's PIZZA

PACERS RUNNING

CALL YOUR MOTHER

Tatte

CONTE'S BIKE SHOP

CHIPOTE

Sun La Table

BEN & JERRY'S

FRESH Baguette

sweet green

PAPER SOURCE

TACO BELL

ROSS DRESS FOR LESS

SEPHORA

WHOLE FOODS MARKET

PLNT BURGER

POTBELLY CLUB

PILATES'

Carlyle Plaza

Onelife FITNESS

Hello Sugar

LOSTBOY CIDER

PAISANO'S

ELEVEN



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WILLARD

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