



1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314

UP TO 3,581 SF AVAILABLE
OVER 70' OF FRONTAGE

YOUR SIGNAGE HERE

klnb

202-37

RETAIL
FOR
LEASE

klnb.com

BERNSTEIN

5-7500

MATT SKALET

m skalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769

klnb.com

LOCATION

1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314



DEMOGRAPHICS | 2022

WALK TIME

| | 5-MIN | 10-MIN | 1-MILE | 2-MILE | 3-MILE |
|---------------|-----------|-----------|-----------|-----------|-----------|
| POPULATION | 839 | 6,219 | 35,305 | 84,081 | 156,057 |
| DAYTIME POP | 8,608 | 19,330 | 55,919 | 103,618 | 185,431 |
| HOUSEHOLDS | 488 | 3,483 | 18,563 | 41,100 | 72,617 |
| AVG HH INCOME | \$248,260 | \$238,810 | \$226,648 | \$224,224 | \$192,810 |

- UP TO 3,581 SF (DIVISIBLE)
- STREET LEVEL OF 100% LEASED 51,000 SF OFFICE BUILDING
- 2ND GENERATION BANK BRANCH
- ASKING RENT: \$60.00 PSF GROSS
- PRIME VISIBILITY TO KING STREET'S 15,000 ADT

MATT SKALET

m skalet@klnb.com | 202-420-7775

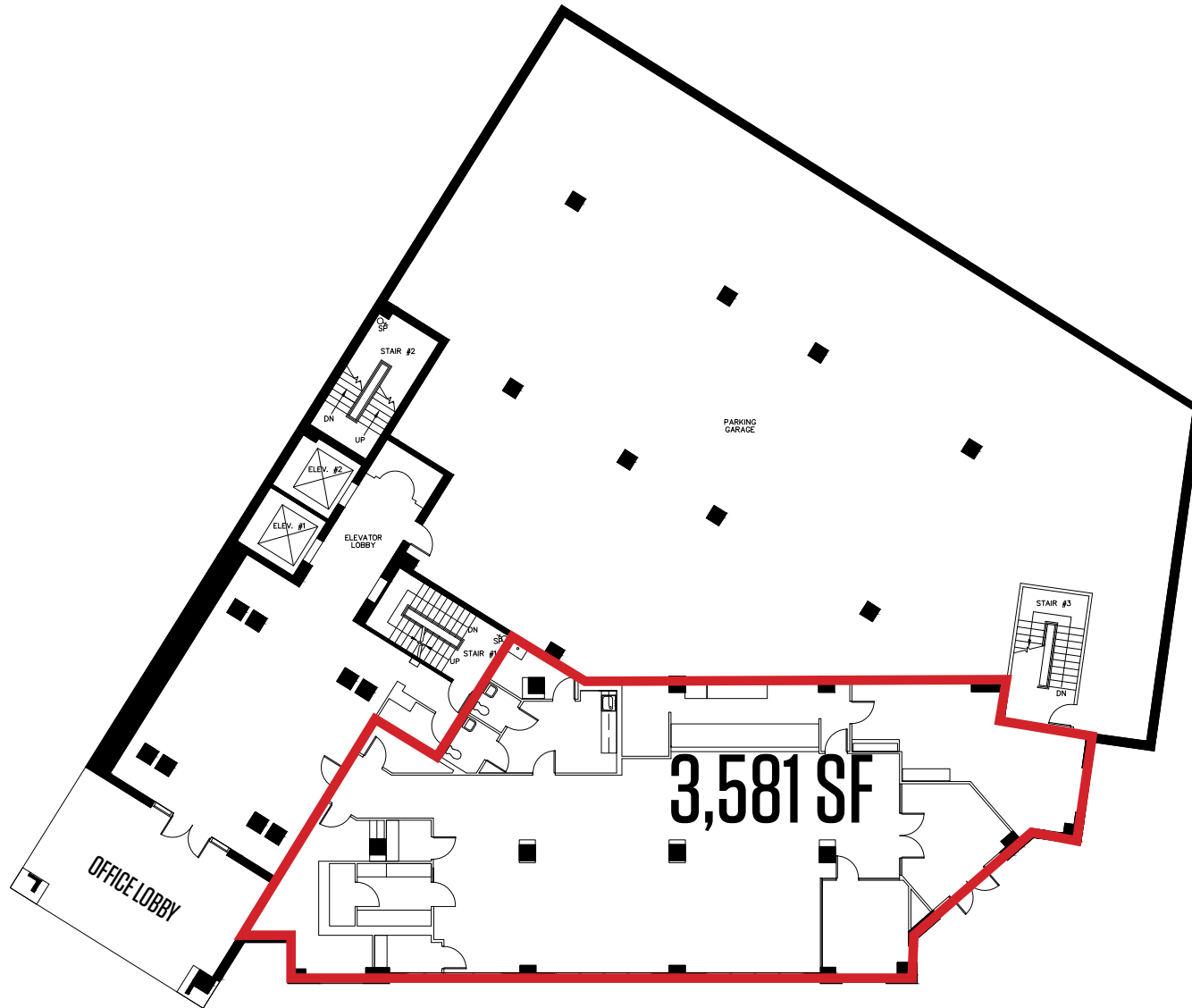
STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769





MATT SKALET

mkalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

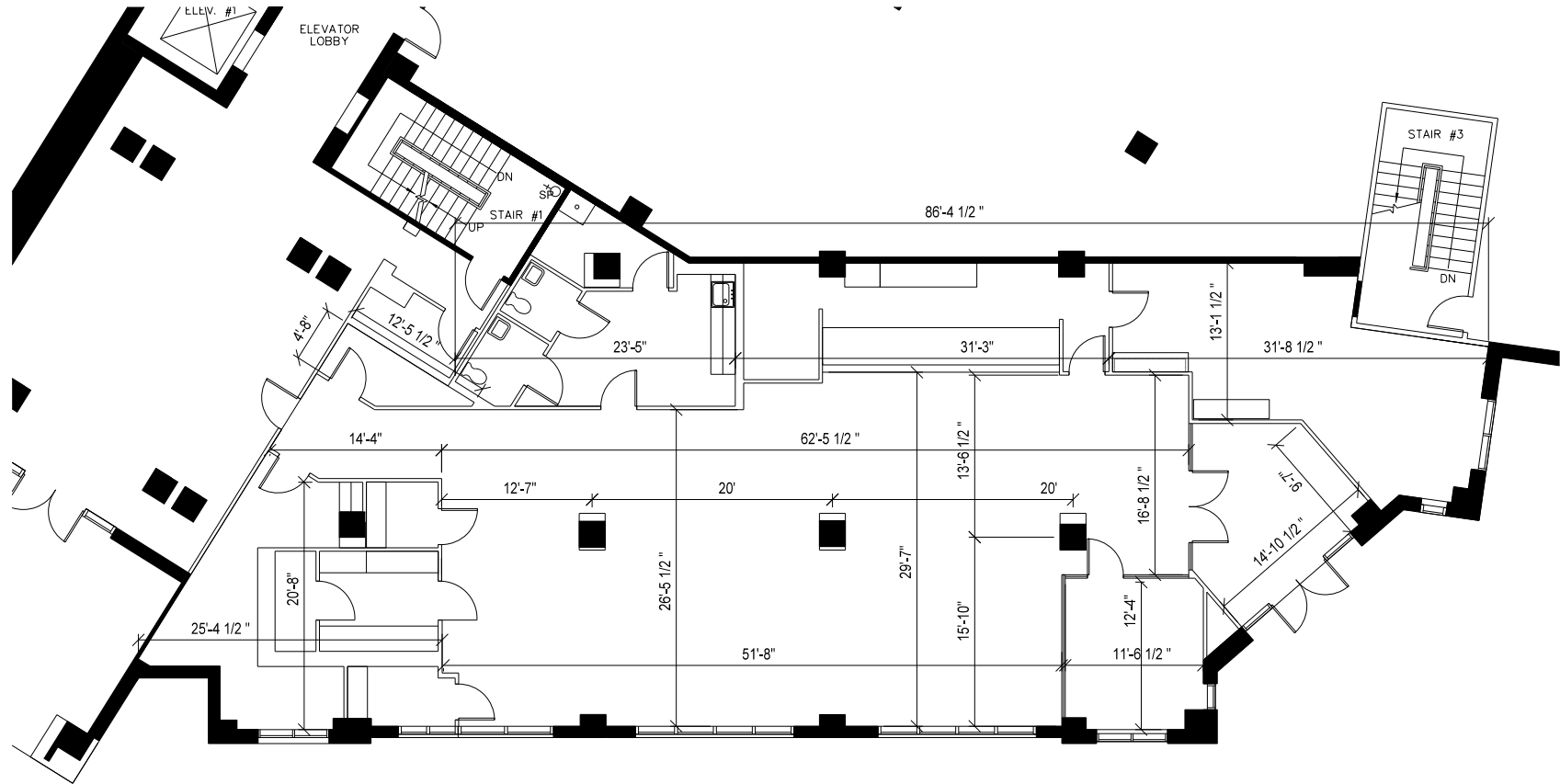
LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769

SITE PLAN

1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314



MATT SKALET

maskalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY DAVIDSON

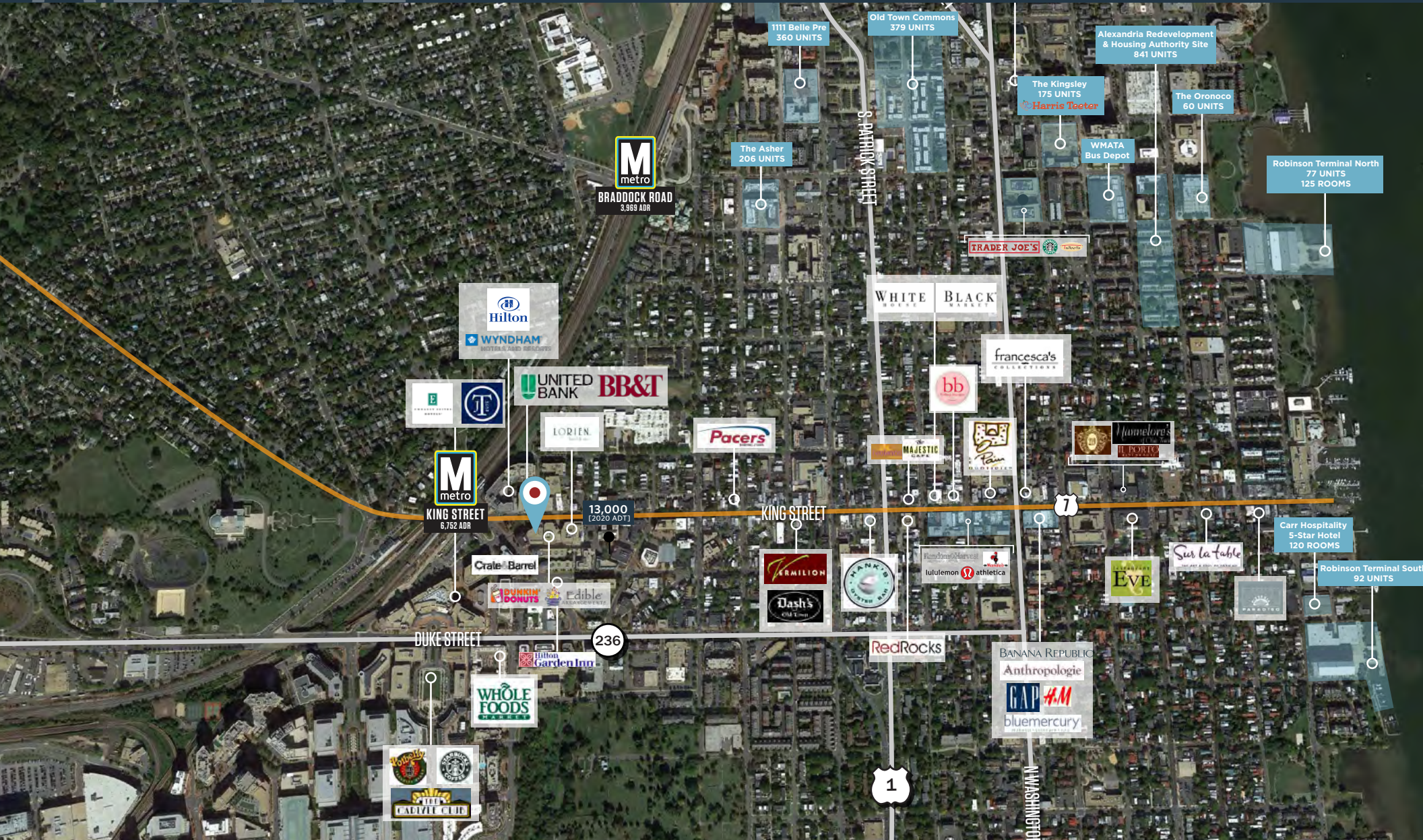
ldavidson@klnb.com | 202-420-7769



AERIAL

1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314



MATT SKALET

maskalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769





1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314



OFFICE SPACE FOR LEASE
3,327 - 12,409 SQ FT AVAILABLE

202.363.6301
BMC PROPERTIES.COM
BERNSTEIN

OFFICE SPACE FOR LEASE
BMC PROPERTIES.COM 202.363.6301

UP TO 3,581 SF AVAILABLE

DIRECT ACCESS TO SPACE THROUGH LOBBY



KING STREET



0.1 MI

MATT SKALET

m skalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769

klnb.com



1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314



OVER 70' OF FRONTAGE

MATT SKALET

maskalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com | 202-420-7769

klnb.com



1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

maskalet@klnb.com
202-420-7775

STEVE COMBS

scombs@klnb.com
202-420-7776

LINDSEY DAVIDSON

ldavidson@klnb.com
202-420-7769

1130 Connecticut Avenue, Suite 600, Washington, D.C. 20036

.....

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

CLICK TO VIEW PROPERTY WEBSITE

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.