



100 S QUAKER LANE & 3256 COLVIN STREET
ALEXANDRIA, VA

FOR LEASE FLEX INDUSTRIAL

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EXECUTIVE SUMMARY

100 S Quaker Lane and 3256 Colvin Street present a rare opportunity to lease a 13,853 SF freestanding flex/industrial property, with retail capability, in the heart of the City of Alexandria, just off the heavily trafficked Duke Street corridor.

Positioned on the corner of Quaker Lane and Colvin Street, the property is anchored by a distinctive red brick building with retail-caliber presence and visibility. Behind that storefront character sits true flex functionality, including a drive-in bay door and a versatile blend of warehouse and office space.

The property benefits from the City of Alexandria's Industrial (I) zoning designation, which allows for a wide range of approved uses, including animal boarding, shelter and veterinary/hospital services, auto eses; building materials storage/sales, machine shop, manufacturing, storage, wholesale businesses, and many more. The two adjacent parcels are physically connected, giving a tenant contiguous, combinable square footage and the flexibility to configure retail, industrial, and office uses under a single roof.

The setting pairs hard-to-replicate industrial utility with an amenity-rich, walkable location: excellent access to Alexandria's major transportation routes and a wide array of dining and retail options within walking distance.

For a tenant seeking functional flex space with street presence in a supply-constrained submarket, 100 S Quaker Lane and 3256 Colvin Street stands out as a rare and unique option.



PROPERTY OVERVIEW

ADDRESS	100 S Quaker Ln & 3256 Colvin St, Alexandria, VA
MUNICIPALITY	City of Alexandria
BUILDING SIZE	100 S Quaker (3,317 SF) 3256 Colvin St (10,240 SF) Total: 13,853 SF
ZONING	I-1 (Industrial)
APPROVED USES	Auto Uses; Hospital; Daycare; Building Materials Storage/ Sales, Catering Operations, Health/Fitness Club; Ice/Cold Storage Facility; Laundry/Dry Cleaning Operation; Medical Uses; Machine Shop; Manufacturing; Sheet Metal Shop; Storage/Warehouse uses; Wholesale Businesses; Animal Boarding/Shelter
STORIES	1 (Quaker) 3 (Colvin)
PARKING	12 spaces

DEMOGRAPHICS (3MILE RADIUS)



238,900
POPULATION



\$145,440
AVG INCOME

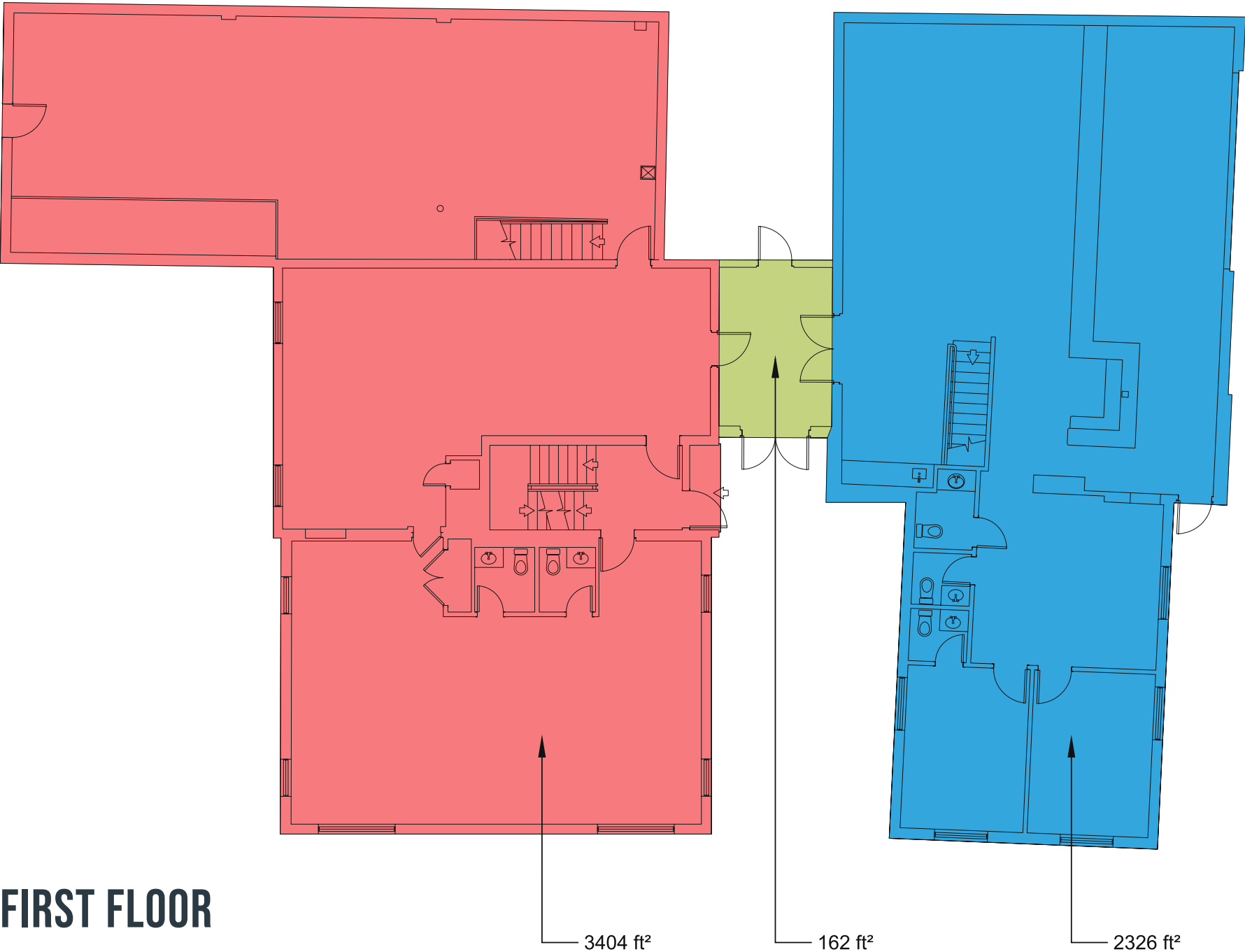


110,197
HOUSEHOLDS

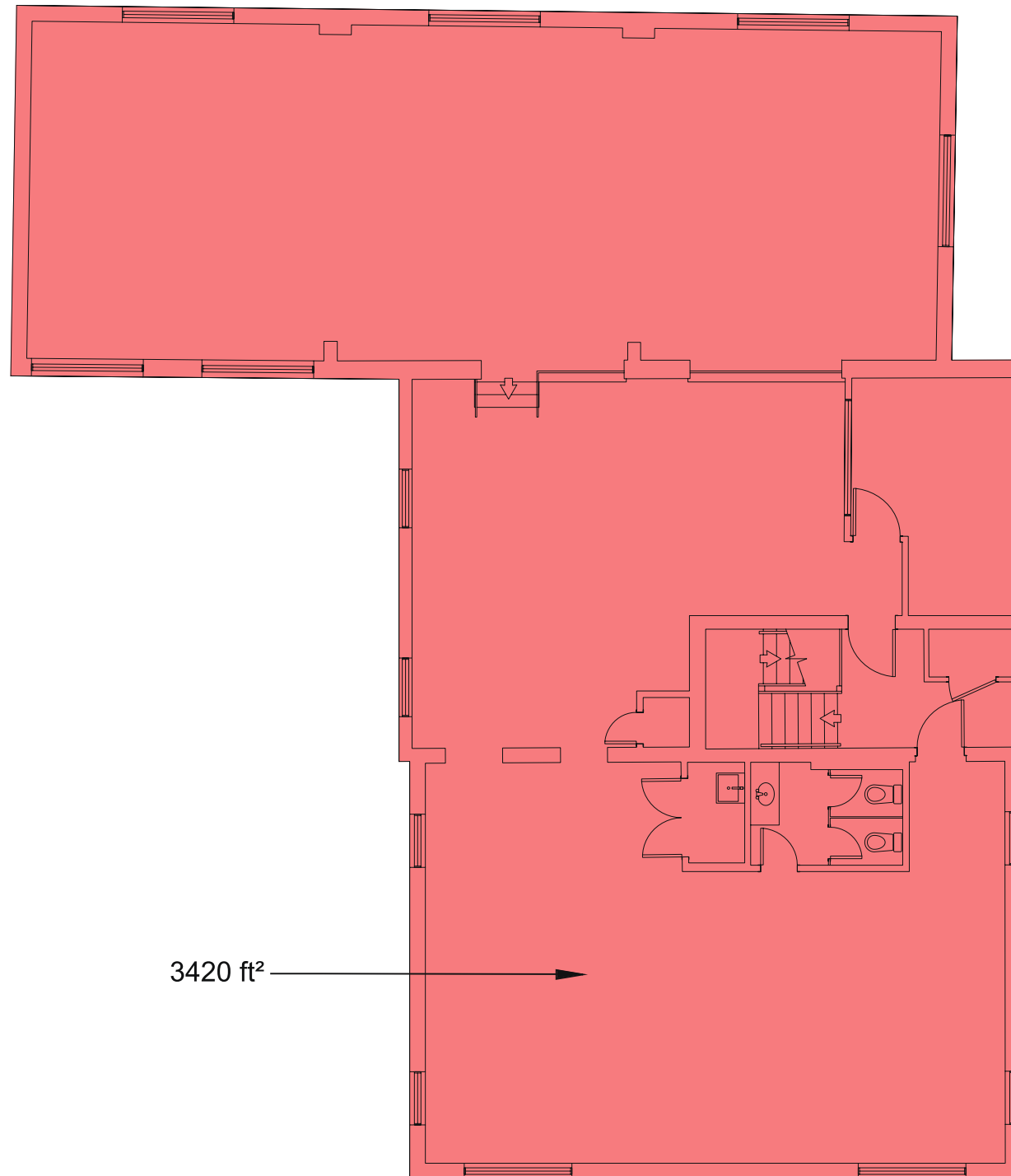


12,218
BUSINESSES



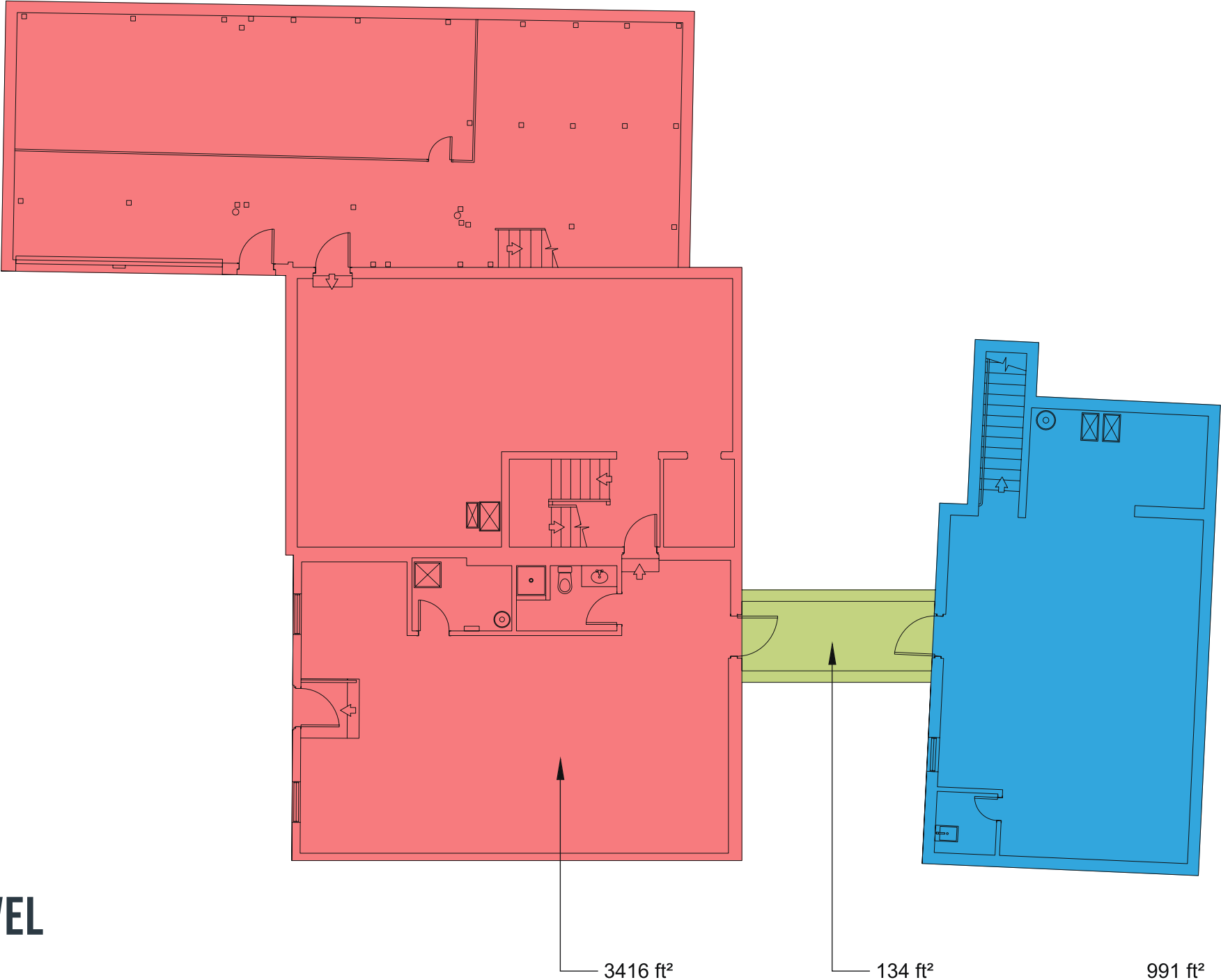


FIRST FLOOR



3420 ft² →

SECOND FLOOR



MID-GRADE LEVEL







ALEXANDRIA COMMONS

- Giant
- Starbucks
- ABC BREAD
- Panera
- noodles & company
- Hangry Joe's
- Guitar Center

DUNKIN'

CALIBER COLLISION

7-Eleven

MIDAS

BISHOP IRETON HIGH SCHOOL

SCHOOL OF ROCK

Safelite

PNC

CVS

WITTER FIELD

THE GEORGE WASHINGTON MASONIC NATIONAL MEMORIAL

HOFFMAN CENTER

- AMC THEATRES
- Wegmans
- COLD STONE CREAMERY
- Nando's
- CVS
- Starbucks
- California TORTILLA
- Ted's Montana GRILL

JOHN CARLYLE PLAZA

- Sweet Fire Diner's BARBECUE AND HOPI
- POTBELLY SANDWICH WORKS
- Starbucks
- 7-Eleven
- WHOLE FOODS MARKET
- Panera BREAD
- TEQUILA & TACO
- BANK OF AMERICA

CARLYLE PLAZA

- Onelife FITNESS
- 7-Eleven
- Paisano's
- OSAKE

SPRINGHILL SUITES

COURTYARD Marriott



MARKET AERIAL

OLD TOWN ALEXANDRIA
2MI 200+ INDEPENDENTLY OWNED RESTAURANTS & BOUTIQUES

CONTACT



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