



Alexandria Commons

Alexandria, VA

1,600 - 6,744 SF available
2nd-gen restaurant space available



Alexandria

Virginia

- Conveniently located on the corner of Duke Street and Yale Drive, one block west of Telegraph Road
- Space available in high traffic center with strong co-tenancy
- Dense population with strong household incomes in immediate trade area
- Benefit from not only dense populations but also from high daytime employee traffic



2026 Demographics

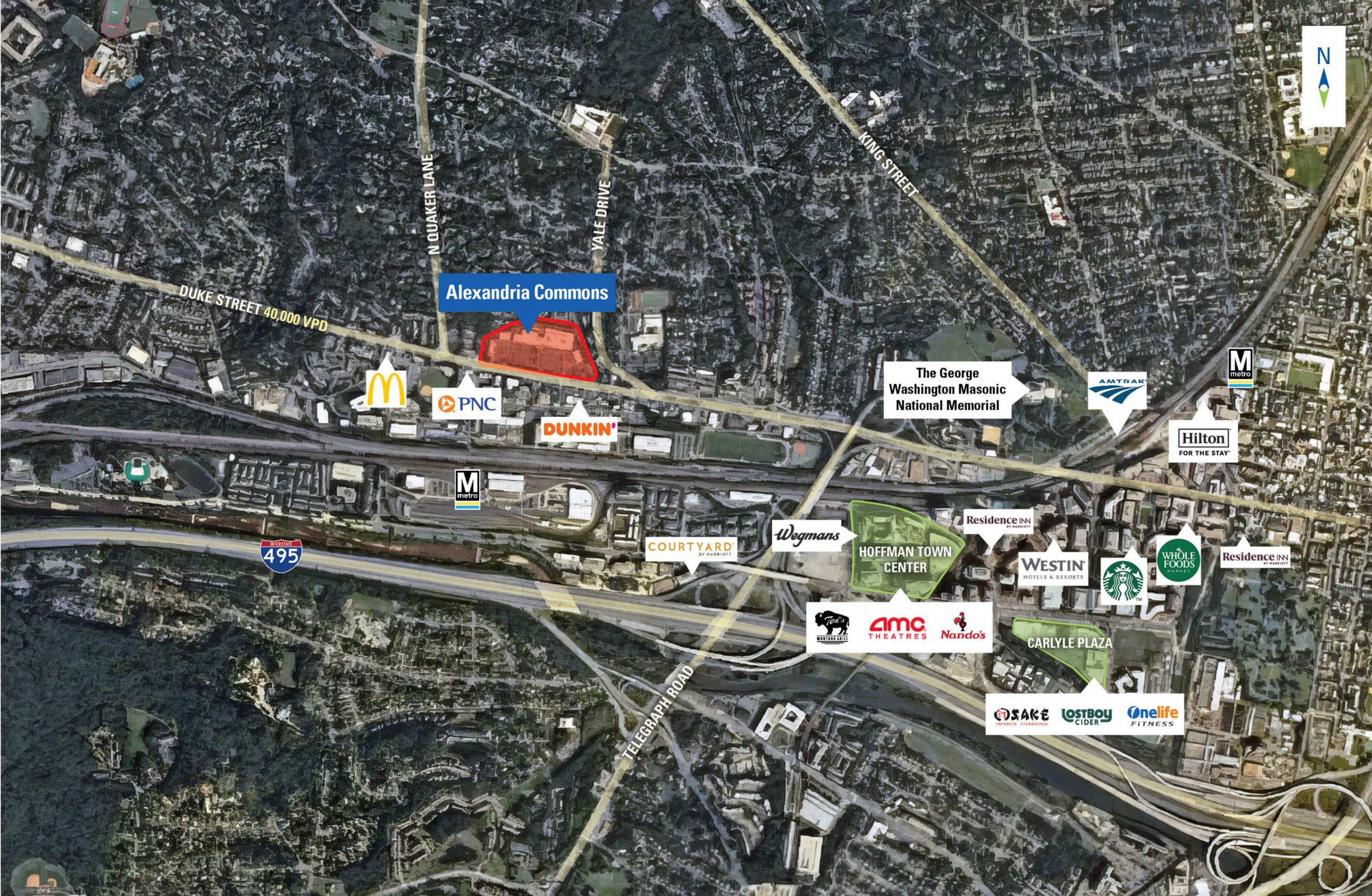
	1 mi.	3 mi.	5 mi.
Population	15,059	230,135	494,061
Daytime Population	7,434	93,896	221,531
Household Income	\$224,867	\$160,942	\$154,174
Traffic Counts	40,000 on Duke Street		

Area Retailers



The Area

- 4 high schools located within 2 miles of the center
- Located within close proximity of Carlyle, mixed-use community in Alexandria, accommodating a dense assortment of uses including high-rise residential complexes, large floor-plate office buildings, a luxury hotel, and retail establishment



Site Plan

1,600 - 6,744 SF available



● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	2,000	TRUIST
2	2,400	Noodles & Company
3	1,137	Dry Cleaner
4	2,232	ATI Physical Therapy
5	1,666	Starbucks
6	3,070	MedGen Urgent Care
7	59,702	Giant
8	3,337	CosmoProf
9A	2,008	Available
9B	931	Perfect Nail
10/11	6,744	Available
12A	8,315	Goldfish Swim School

Space #	Sq. Ft.	Tenant
12B	15,425	Guitar Center
13	2,400	Virginia ABC
14	2,025	AT&T
15	2,000	The Halal Guys
16	4,560	Panera Bread
17	1,600	Available
18	3,400	Club Champion
19	1,460	The UPS Store
20	1,840	European Wax Center
21	1,314	Virginia Kitchen & Bath
22	1,600	Jersey Mike's Subs
23	2,368	Kung Fu Kitchen

Space #	Sq. Ft.	Tenant
24	1,600	The Backyard Birdfeeder
25	1,200	Hangry Joe's Hot Chicken
26	3,600	Frank Pepe Pizzeria Napoletana
27	1,630	Nova Eye Care Center
28	1,926	Available
29	2,620	Arthur Murray Dance School
30A	1,773	Dr. Keat Dentist
30B	1,663	Dr. Susana Lopez – Orthodontist
31	1,858	Dr. Tony Truvan Dentistry
32	1,915	Dr. Joseph Lopez - Pediatric Dentist

The Property



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ALEXANDRIA COMMONS | 3233 DUKE ST, ALEXANDRIA, VA

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524