



**INDUSTRIAL PROPERTY FOR LEASE**

# GROUND-UP INDUSTRIAL FLEX SPACE IN EISENHOWER WEST

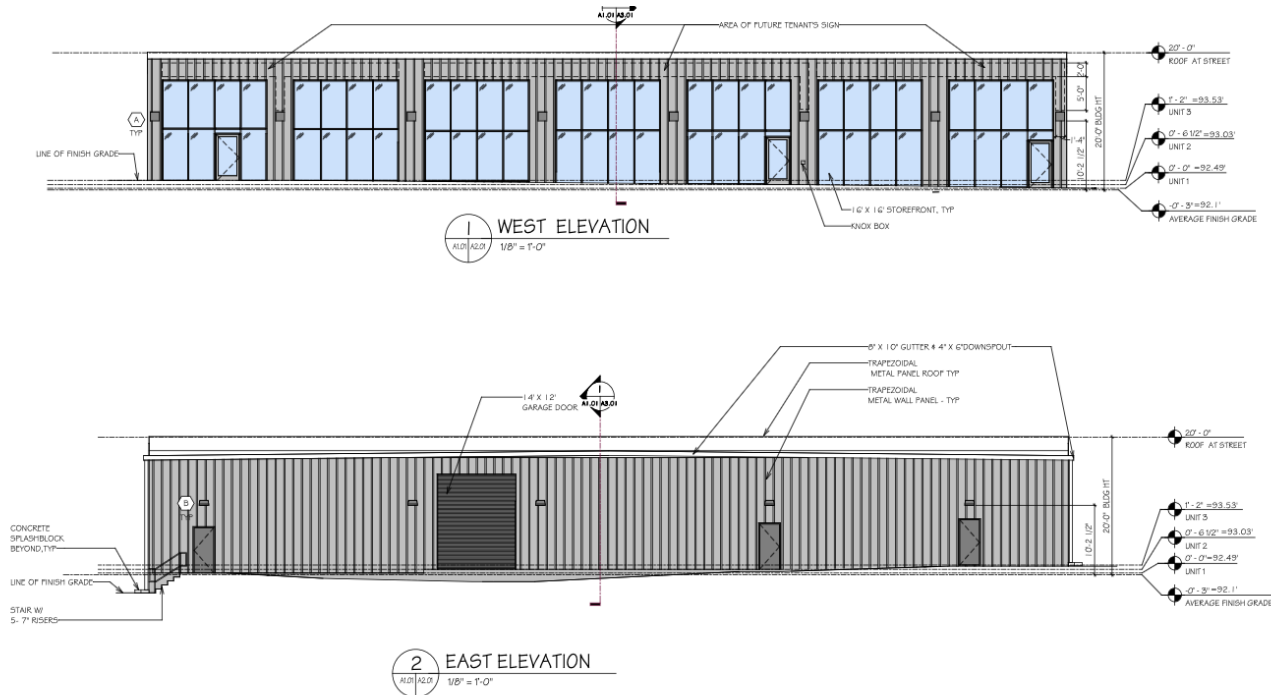
550 S PICKETT ST, ALEXANDRIA, VA 22304



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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Discover an exceptional new build industrial leasing opportunity at 550 South Pickett Street. Located within the rapidly developing Eisenhower West neighborhood of Alexandria, this modern flex space will consist of 3 units and have rare access to private parking in the rear of the building. It will be ideally positioned near major transportation routes, including I-495 and the Eisenhower Avenue corridor, and also serviced directly by Alexandria's DASH bus system line, with a 7A & 32 bus stop located right on the premises. The spacious and modern building will feature soaring, 20 foot ceiling heights and include a façade that's clad with multiple bays of glass windows. It is topped with ample area for signage.

## PROPERTY HIGHLIGHTS

- Industrial (I) Zoning
- Walk Score of 85 (Very Walkable).
- 3 available units, each with 20 ft. ceilings and private parking.
- Situated in the heart of Alexandria's Eisenhower West.
- Under 1 mile to the Van Dorn Street Metro Station.
- Under 1 mile to I-395.
- Pickett Road hosts 18,000 vehicles per day.
- Located directly on Alexandria's DASH bus line.

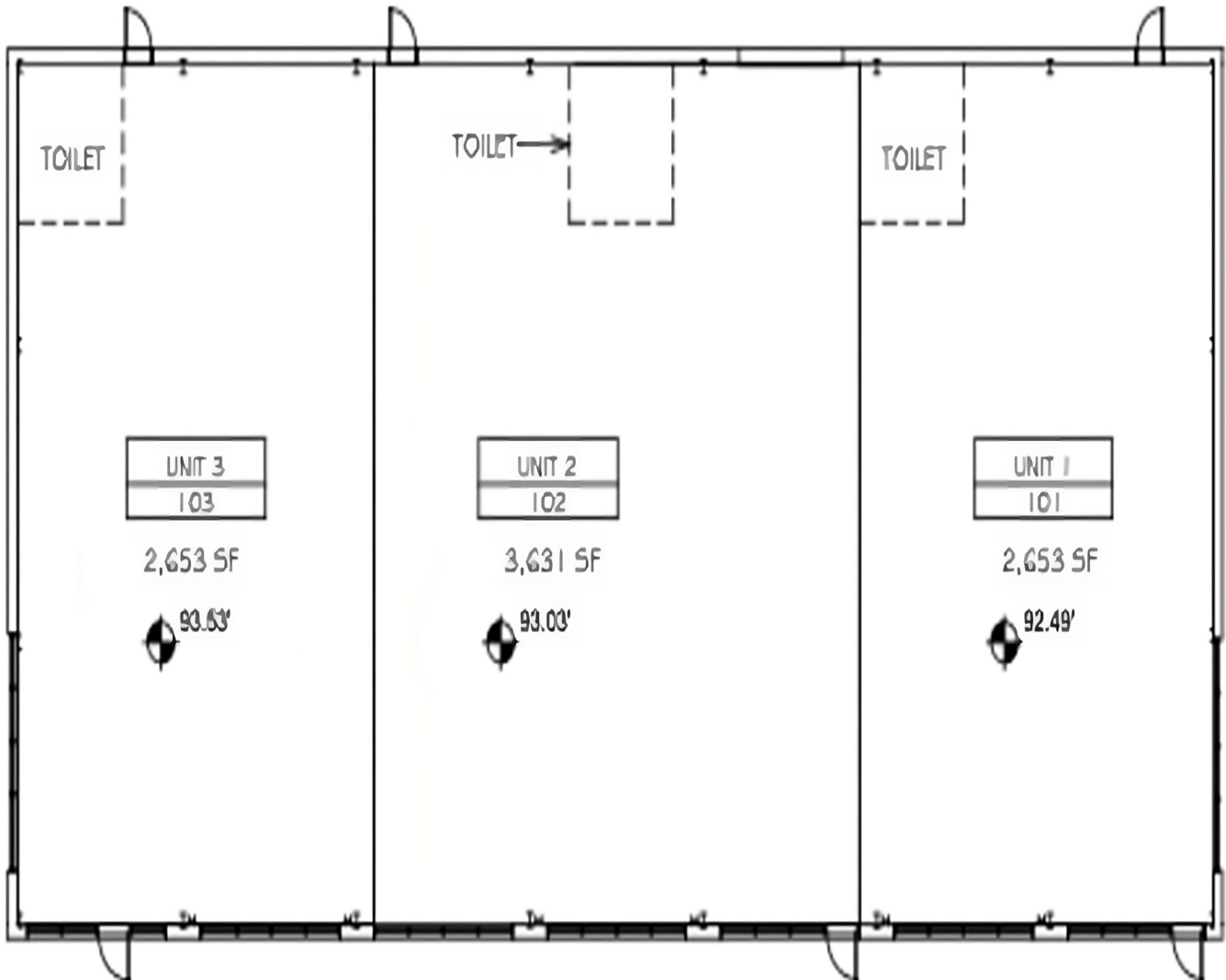
## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	3
<b>Available SF:</b>	8,937 SF
<b>Lot Size:</b>	32,488 SF

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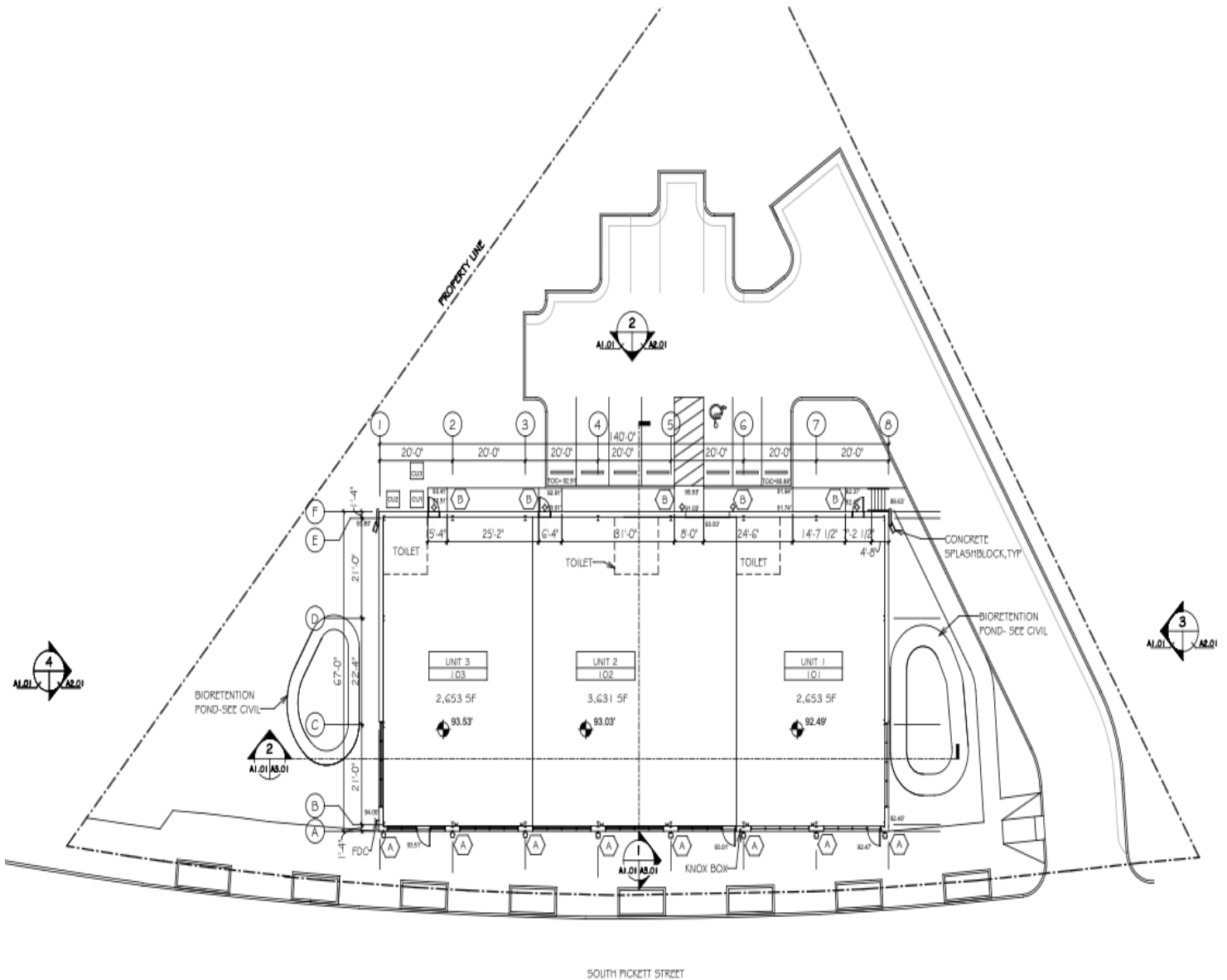
## FLOOR PLANS



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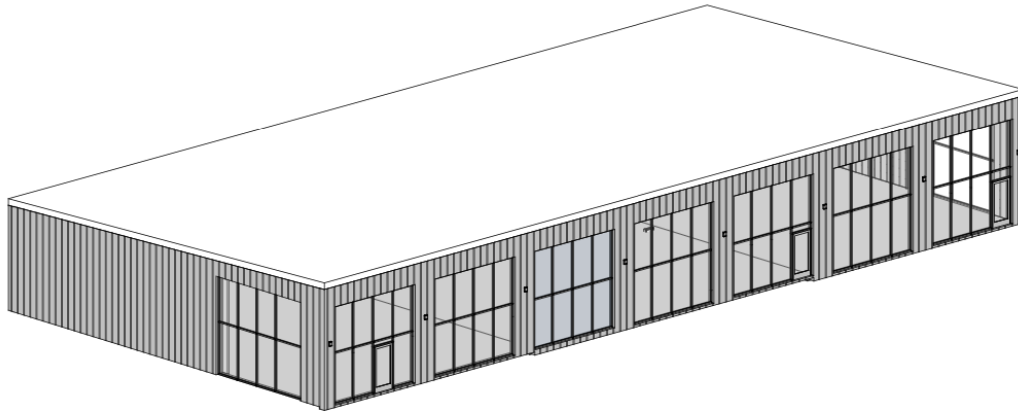
SITE PLAN



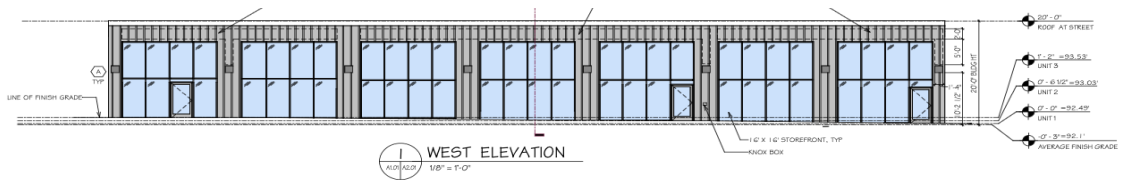
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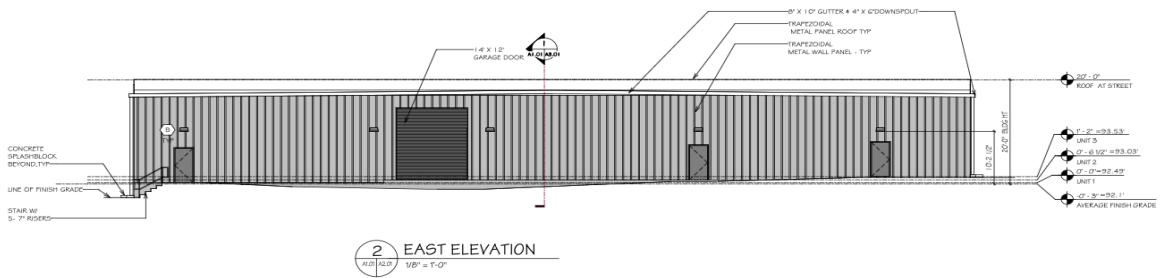
SITE PLAN



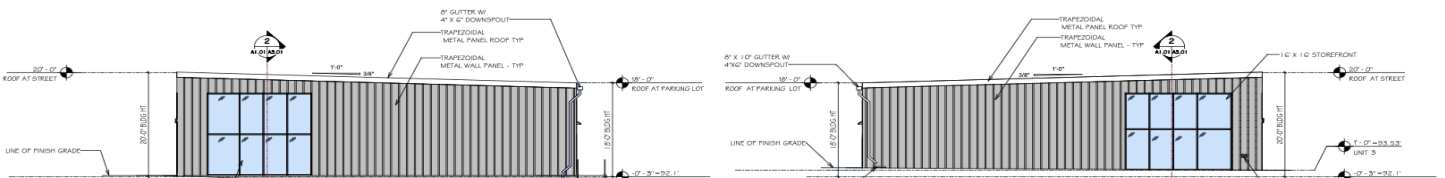
NORTH WEST MASSING



WEST ELEVATION



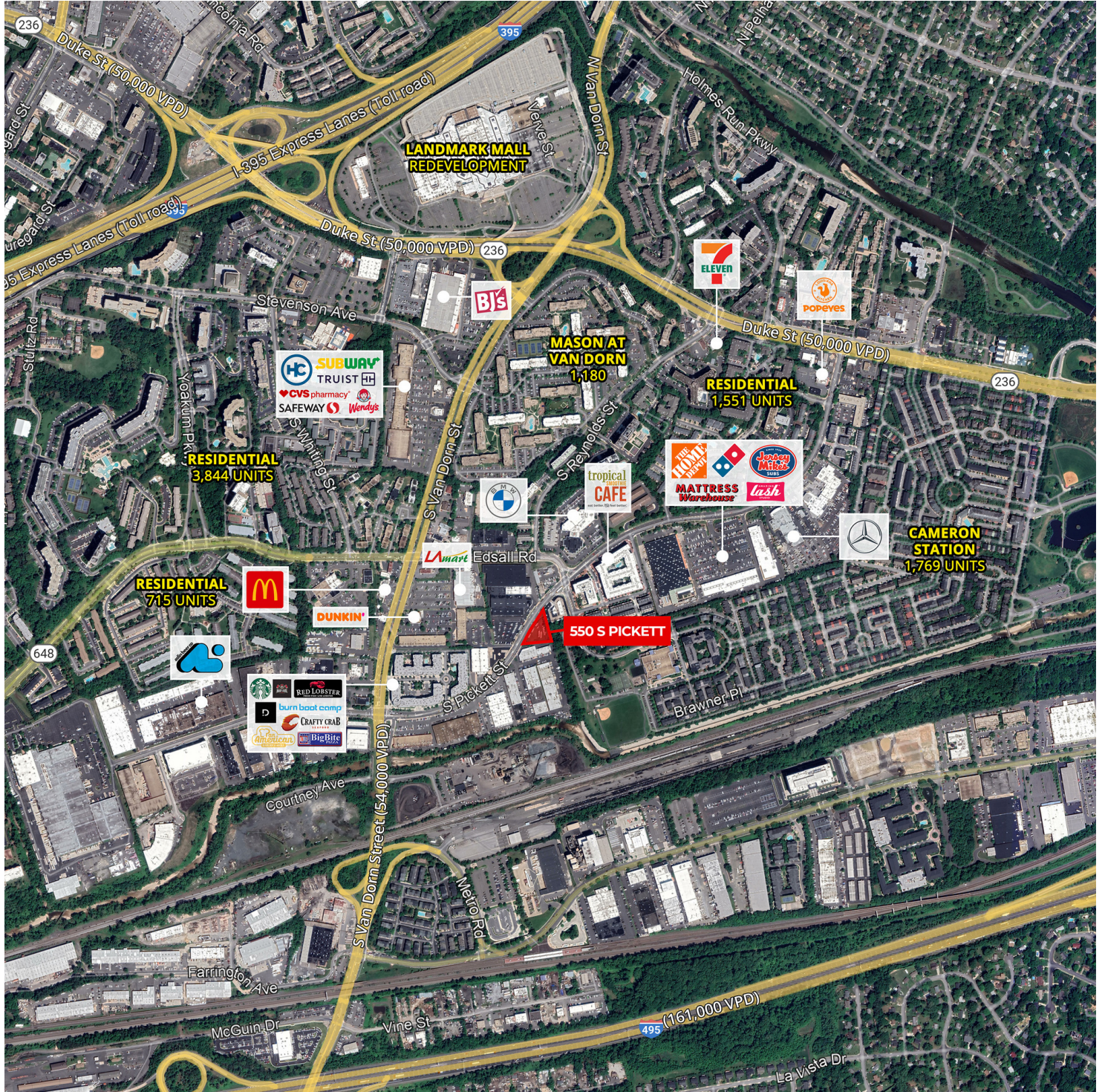
EAST ELEVATION



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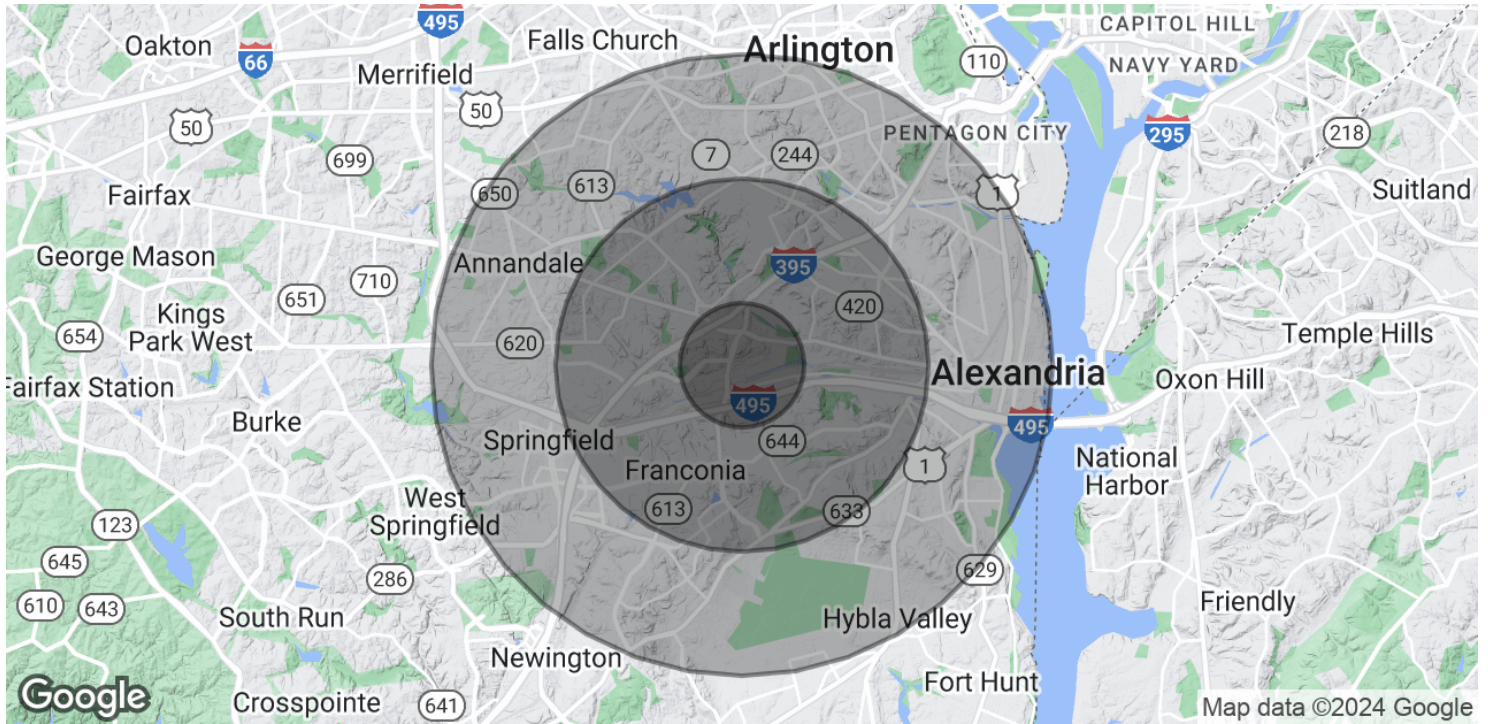
RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT



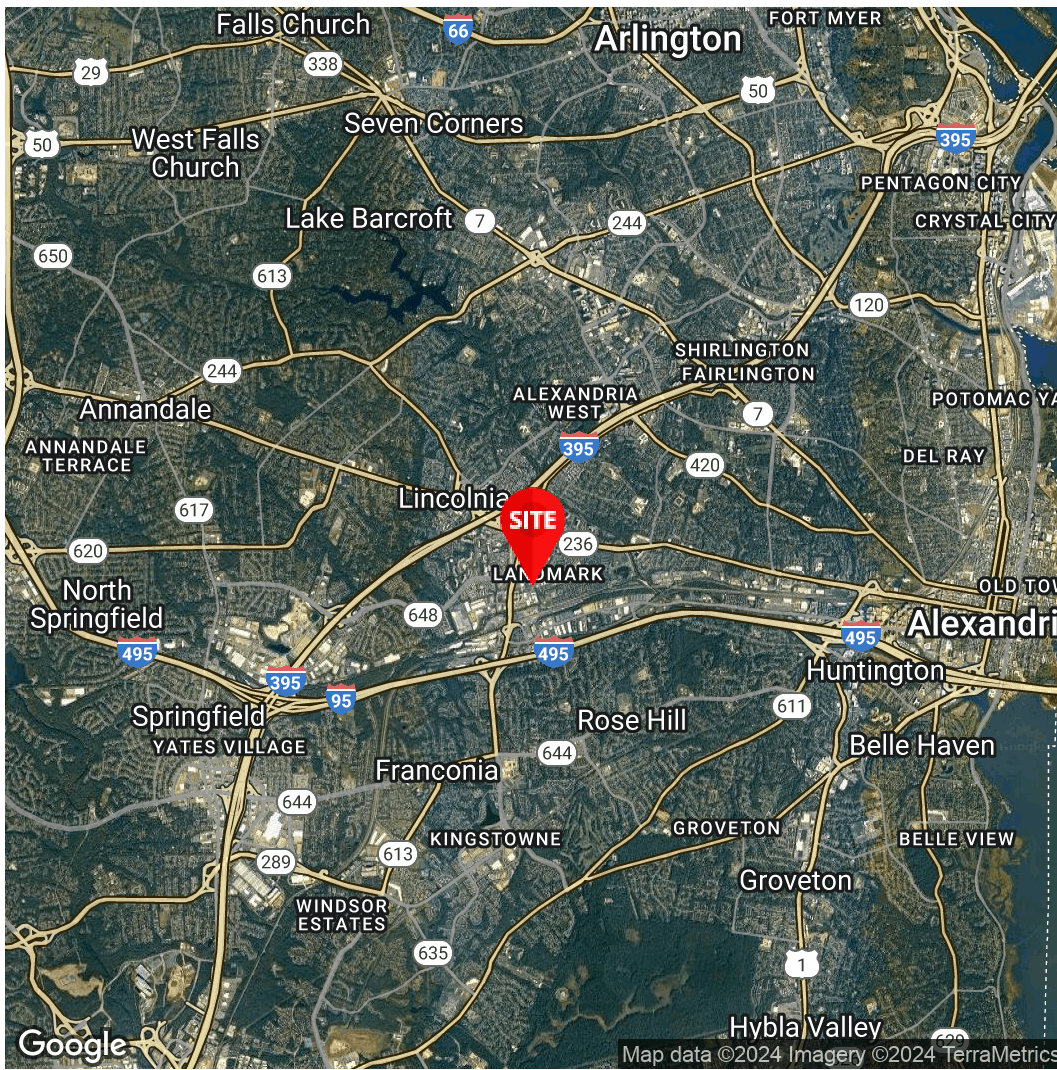
### POPULATION

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	34,616	185,914	539,945
<b>Average Age</b>	39	39	39
<b>Average Age (Male)</b>	38	38	38
<b>Average Age (Female)</b>	40	40	40

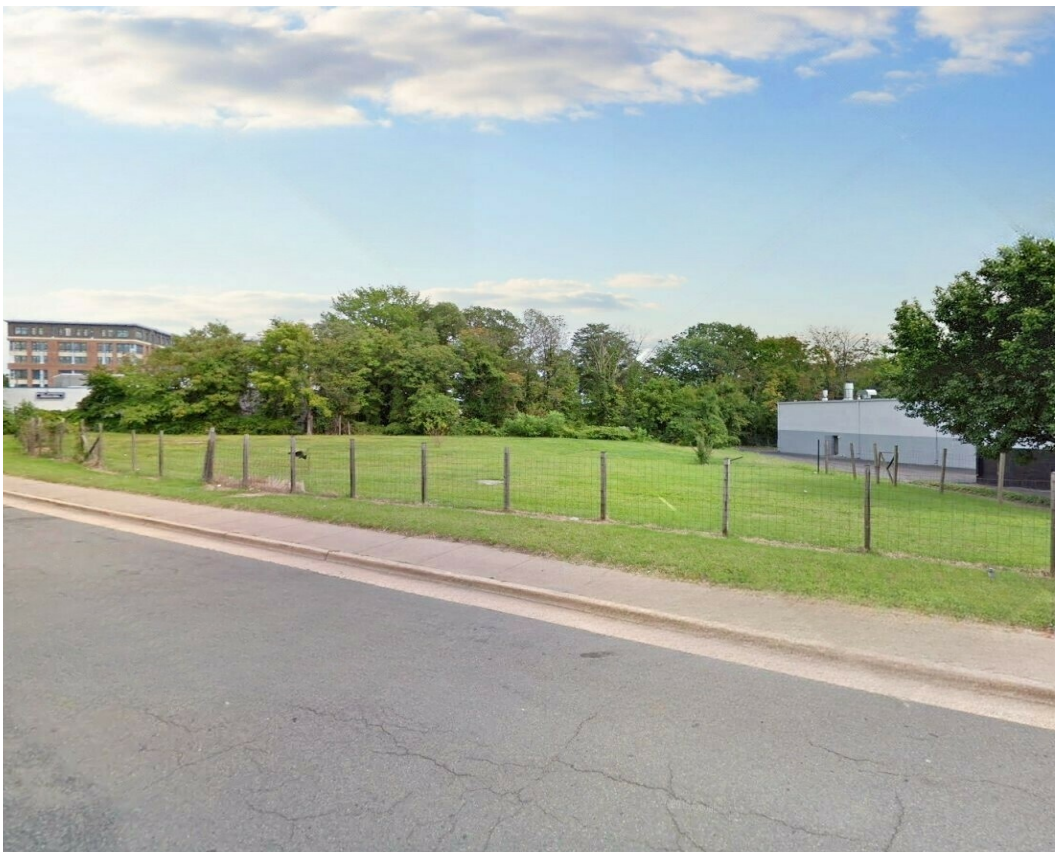
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	16,636	77,732	221,063
<b># of Persons per HH</b>	2.1	2.4	2.4
<b>Average HH Income</b>	\$121,014	\$149,847	\$161,262
<b>Average House Value</b>	\$474,664	\$654,539	\$736,066

Demographics data derived from AlphaMap



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