



1725 Duke St

1725 DUKE STREET, ALEXANDRIA, VA 22314

SPACE AVAILABLE:

- 3,814 sq. ft. 2ND GEN RESTAURANT
- 7,855 sq. ft. 2ND GEN RESTAURANT

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



PLNT BURGER



STARBUCKS™

WHOLE FOODS
MARKET



Panera
BREAD®








1725 DUKE STREET

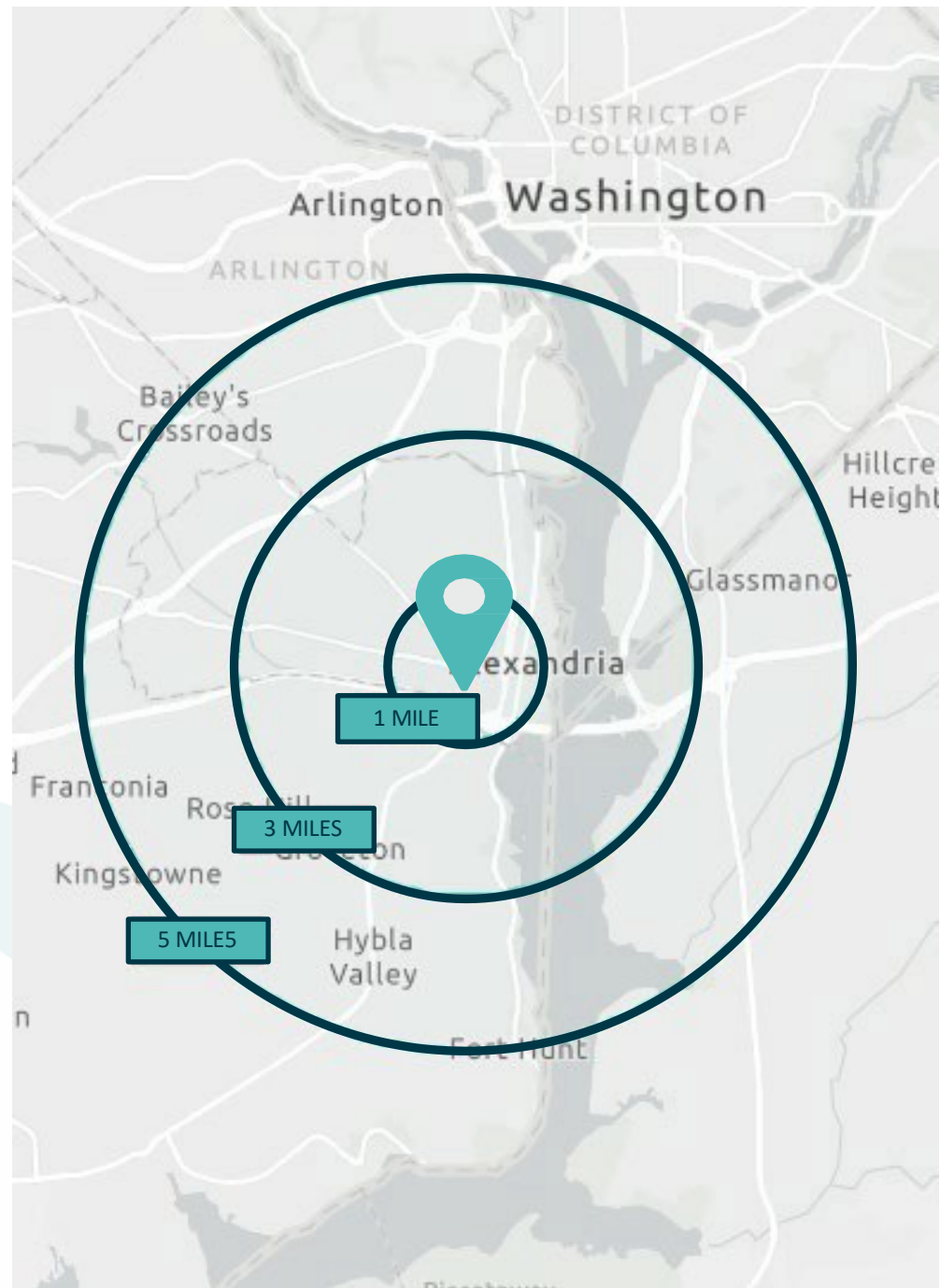
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DEMOGRAPHICS

1, 3, 5-MILE RADIUS

 RADIUS	 AVG HH INCOME	 MEDIAN AGE	 POPULATION	 DAYTIME POPULATION
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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7,855 S.F. Second Generation Restaurant



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Carlyle Crossing

BASH **ATLAS**
- BREW WORKS -

YOGASIX

Andy's PIZZA

Wegmans

1725 Duke Street



KING ST - 13,000 VPD

DUKE ST - 30,000 VPD

WHOLE FOODS
MARKET

PLNT BURGER

POTBELLY CLUB **PILATES**

Carlyle Plaza

Onelife **Hello Sugar**
FITNESS

LOSTBOY CIDER

PAISANO'S **7 ELEVEN**

Old Town Alexandria

Andy's PIZZA **PACERS RUNNING** **CHIPOTE** **FRESH Baguette**

CALL YOUR MOTHER **jenie's** **Sun La Table** **sweet green**

Tatte **ROSS** **PAPER SOURCE** **TACO BELL**

CONTE'S BIKE SHOP **SEPHORA**



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