



# 1725 Duke St

1725 DUKE STREET, ALEXANDRIA, VA 22314

## SPACE AVAILABLE:

- 3,814 sq. ft. 2<sup>ND</sup> GEN RESTAURANT
- 7,855 sq. ft. 2<sup>ND</sup> GEN RESTAURANT

## NEIGHBORHOOD

Alexandria

## TRAFFIC COUNT

Duke Street – 30,000 VPD

## CONTACT US

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## OVERVIEW

Rare 2<sup>ND</sup> 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**

**WHOLE FOODS**  
M A R K E T



**PLNT BURGER**



**STARBUCKS™**

**CVS**

**Panera**  
BREAD®

  
**WILLARD**

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1725 Duke St

Crate&Barrel

WHOLE FOODS  
M A R K E T



## DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



AVG HH INCOME



MEDIAN AGE

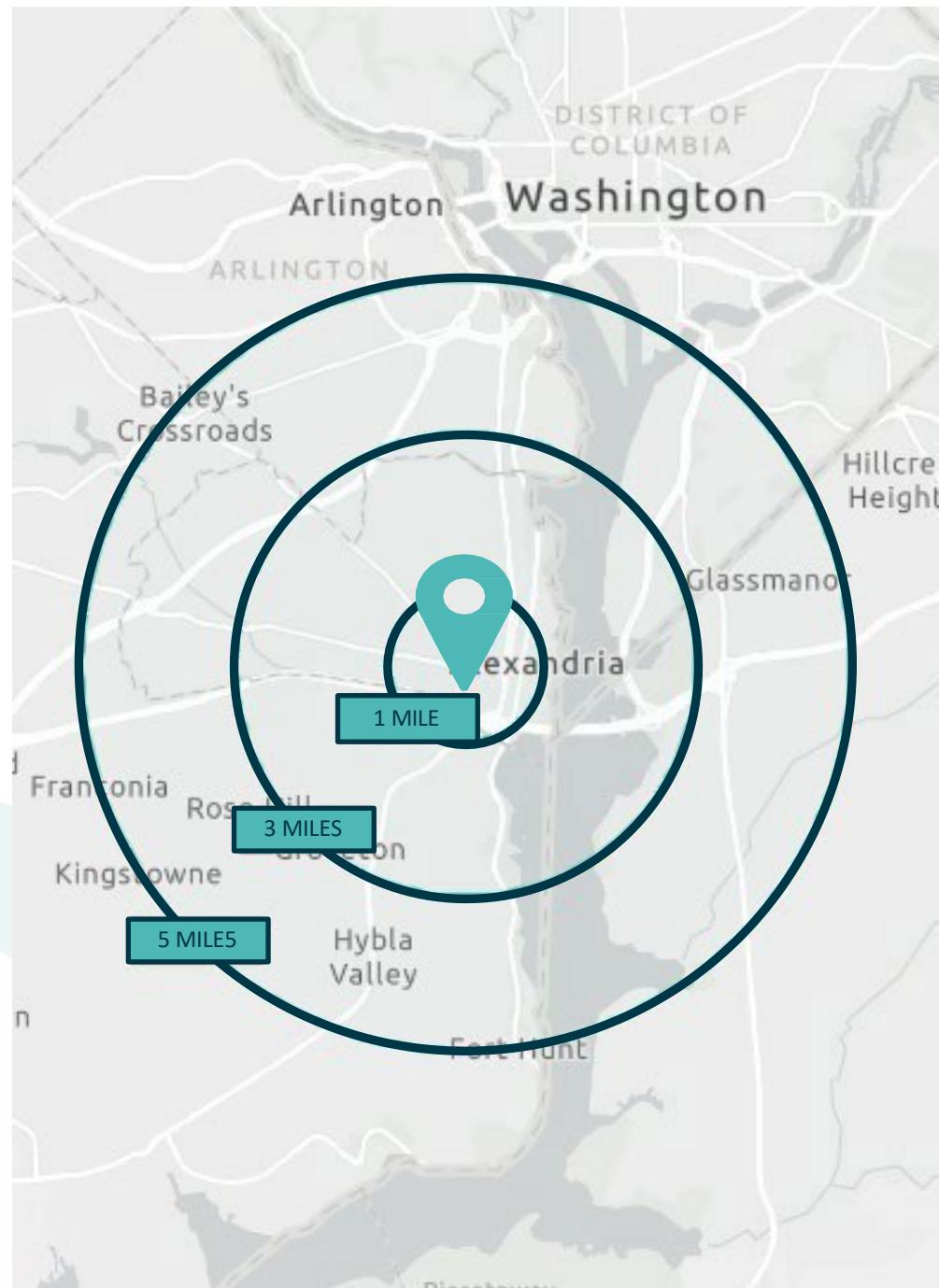


POPULATION



DAYTIME  
POPULATION

1 Mile	\$200,298	37.9	33,341	56,635
3 Miles	\$189,756	37.9	151,408	177,163
3 Miles	\$155,291	36.8	475,949	454,441



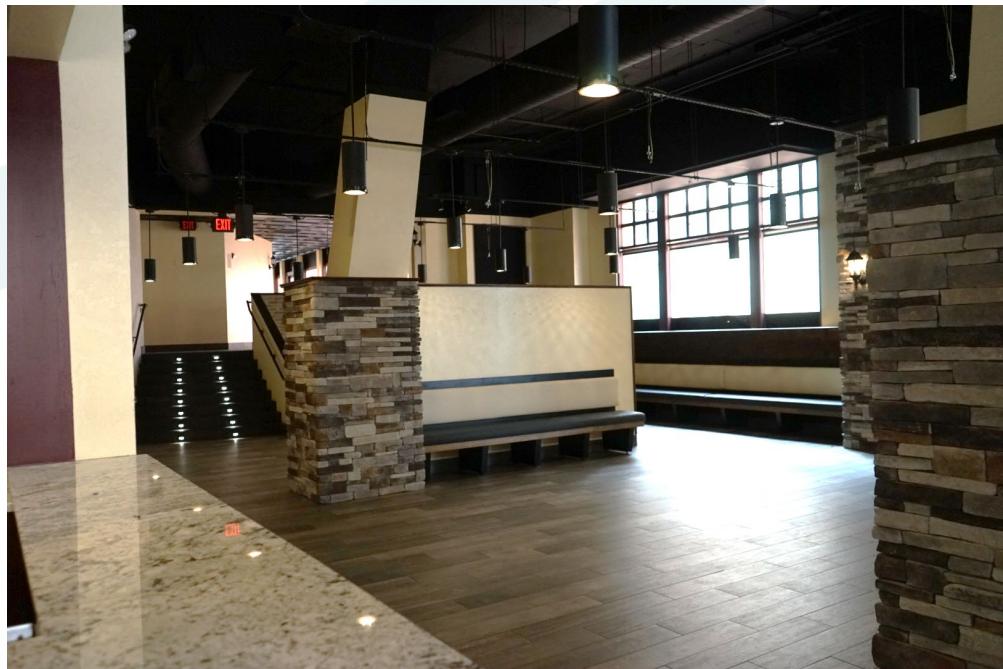
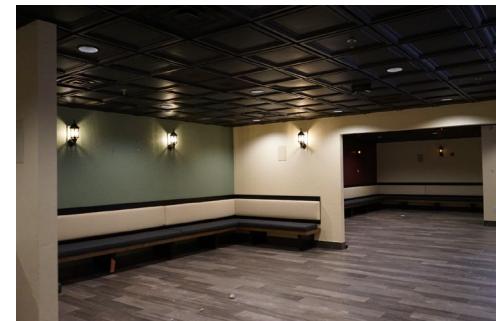
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CONTACT US

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# 7,855 S.F. Second Generation Restaurant



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