

COMING SOON! **DCANTER**
A WINE BOUTIQUE



CITYHOUSE

OLD TOWN

1101 KING STREET, ALEXANDRIA, VA 22314

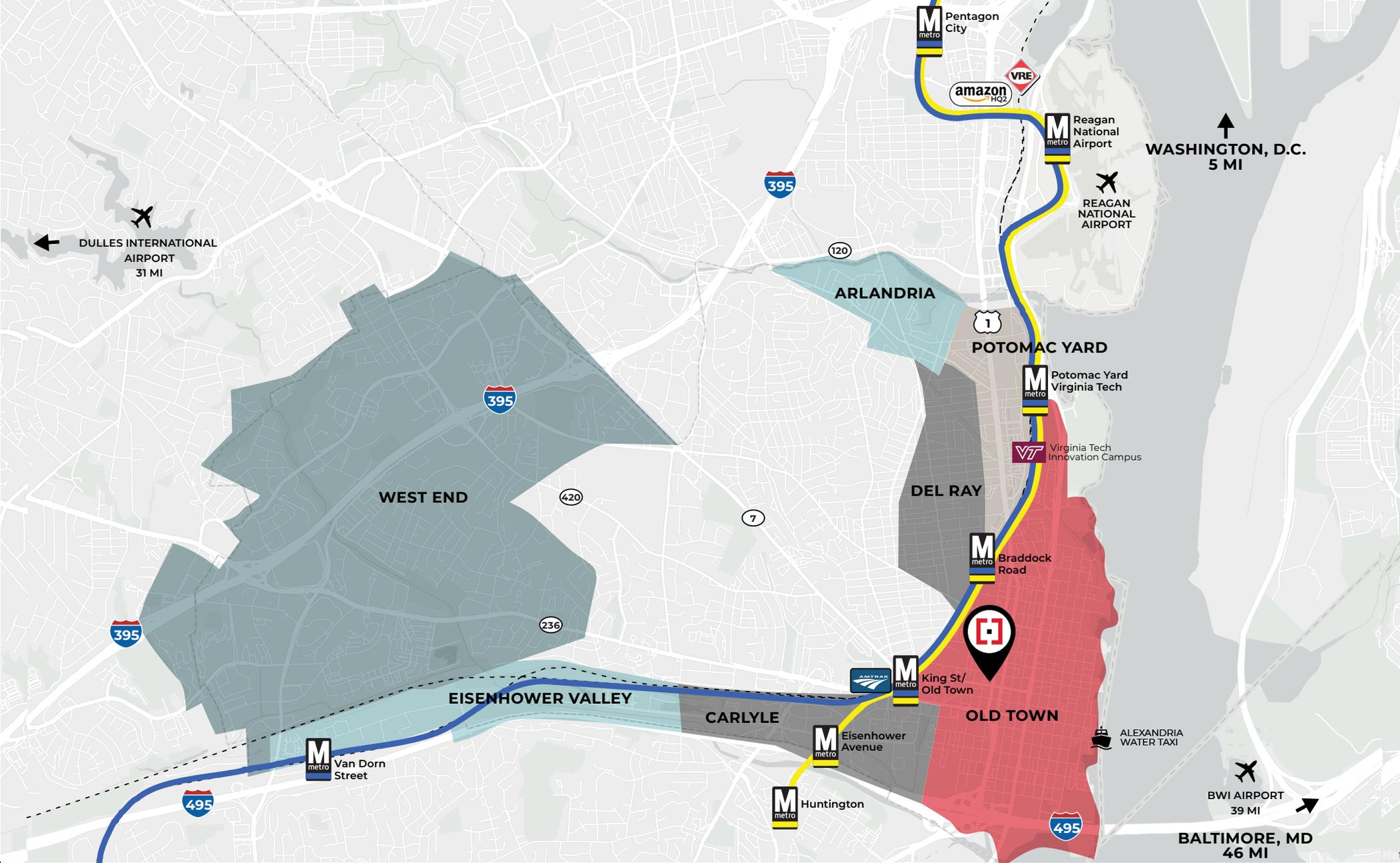
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klnb **AREP**
American Real Estate Partners



CityHouse Old Town at 1101 King Street, in the heart of historic Old Town Alexandria, VA, is a bespoke seven-story luxury rental community featuring ~200 homes with expansive private terraces, top-tier concierge services, and curated retail on the street level. Ideally located steps away from the King Street Metro, four stops from Amazon's HQ2., CityHouse Old Town sits directly on the King Street Trolley route (running every 15 minutes from 11:30 a.m. – 10:15 p.m. daily) and is within a ten-minute walk to the Old Town waterfront. Existing shops in this limited retail offering include Fresh Baguette, an intimate cafe & artisanal bakery and Orangetheory Fitness®.



Alexandria, VA

THIRD most walkable city in Virginia*

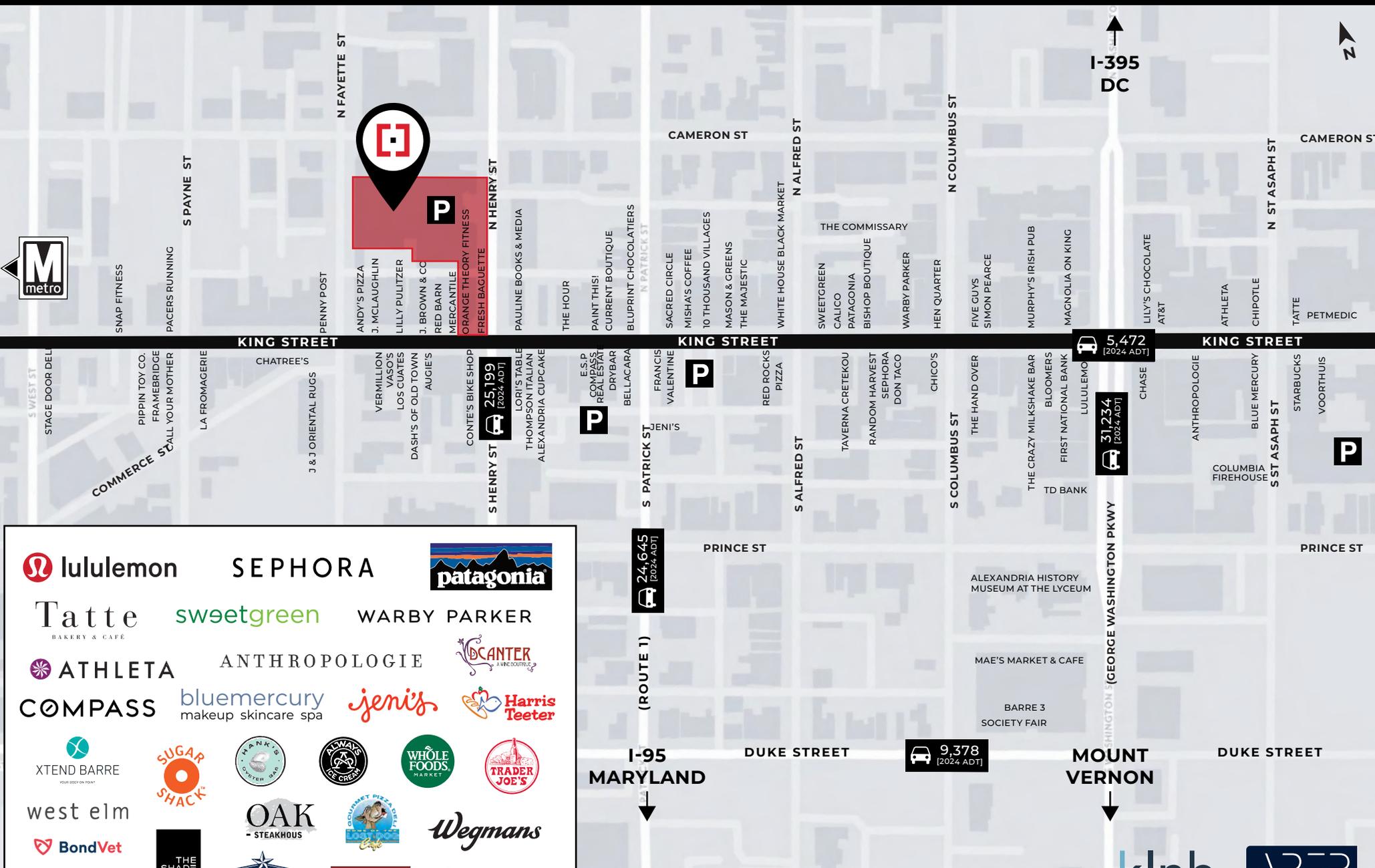
#1 safest city in America*

Over \$3 billion spent on retail & restaurants per year*

Data from Alexandria Economic Development Partnership and Esri

The Market

Old Town Alexandria



A collection of logos for various businesses in Old Town Alexandria, including lululemon, SEPHORA, patagonia, Tatte BAKERY & CAFE, sweetgreen, WARBY PARKER, ATHLETA, ANTHROPOLOGIE, COMPASS, bluemercury makeup skincare spa, jenie's, Harris Teeter, XTEND BARRE, SUGAR SHACK, PANK'S CATERING, ALWAYS ICE CREAM, WHOLE FOODS MARKET, TRADER JOE'S, west elm, OAK STEAKHOUSE, GOURMET PASTA, Wegmans, BondVet, THE SHAD STORE, EVENING STAR, Cheesetique, and pure barre.

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



Site Plan

1,135 - 2,648 SF Available

HENRY STREET

24,150
[2024 ADT]

3,200
[2024 ADT]

CAMERON STREET

6,435
[2024 ADT]

KING STREET



AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
1,457 SF	"MARKET"	COLD DARK SHELL + TI	JAN 2026
2,648 SF	"MARKET"	COLD DARK SHELL + TI	JAN 2026

*EST. NNN's: \$9.50 PSF

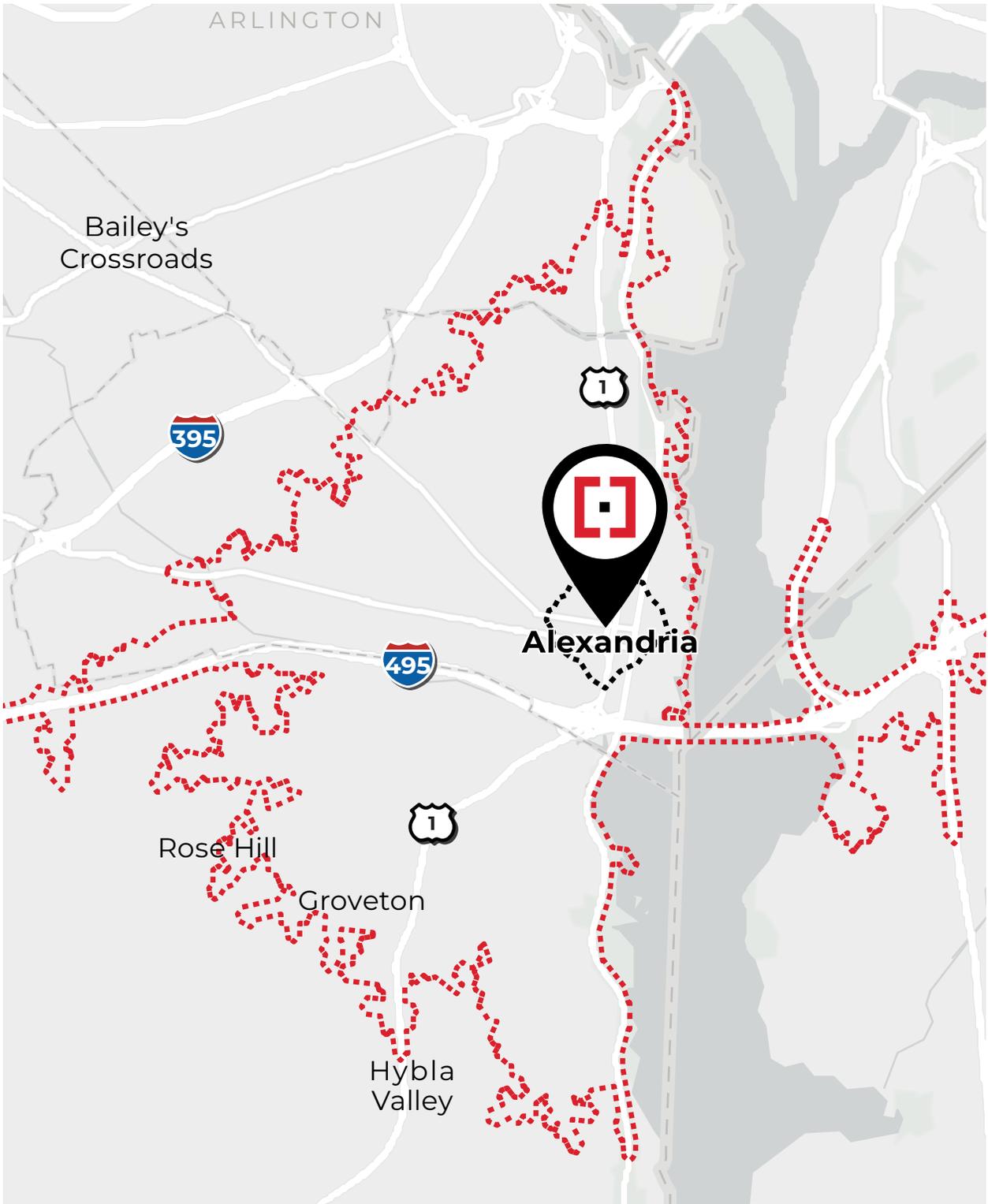
Building Rendering

Storefront Opportunities



SMALL SHOP RETAIL OPPORTUNITIES





DEMOGRAPHICS

	10 MIN DRIVE	10 MIN WALK
POPULATION	126,676	7,087
DAYTIME POPULATION	109,144	16,029
AVG HH INCOME	\$185,642	\$214,197
EDUCATION	77%	84%
HOUSEHOLDS	58,657	3,513

[CLICK TO VIEW DRIVE DEMOGRAPHICS](#)

[CLICK TO VIEW WALK DEMOGRAPHICS](#)

TRAFFIC COUNTS

KING STREET.....6,435 ADT
 S PATRICK STREET.....24,150 ADT
 N HENRY STREET.....25,199 ADT



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[view property website](#)

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