

ALEXANDRIA COMMONS

ALEXANDRIA, VA

1,663 - 1,926 SF 2ND FLOOR SPACES AVAILABLE

RAPPAPORT
CULTIVATING PLACES







ALEXANDRIA COMMONS

ALEXANDRIA, VA

- | 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

DEMOGRAPHICS 2023

	1 MILE	3 MILES	5 MILES
 POPULATION	15,813	233,761	497,126
 DAYTIME POPULATION	16,321	182,275	382,004
 HOUSEHOLD INCOME	\$178,176	\$142,728	\$136,782
 TRAFFIC COUNTS	48,736 on Duke Street		

CO-TENANTS



ALEXANDRIA COMMONS ALEXANDRIA, VA



N QUAKER LANE



DUKE STREET

YALE DRIVE



GEORGE WASHINGTON
MASONIC TEMPLE

KING STREET



M metro



BLUE AND YELLOW LINE METRO

TELEGRAPH ROAD

M metro

HOFFMAN
TOWN CENTER



ALEXANDRIA COMMONS



M metro

SITE PLAN

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TENANT LIST

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#	SQ. FT	MERCHANT
1	2,000	TRUIST
2	2,400	Noodles & Company
3	1,137	Available
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	Morphotrust
9B	931	Perfect Nail
10/11	6,744	Glory Days Grill
12A	8,315	Goldfish Swim School
12B	15,425	Guitar Center

#	SQ. FT	MERCHANT
13	2,400	Virginia ABC
14	2,025	Available
15	2,000	The Halal Guys
16	4,560	Panera Bread
17	1,600	PHD for Hair
18	3,400	Rockbox Fitness
19	1,460	The UPS Store
20	1,840	European Wax Center
21	1,314	Available
22	1,600	Jersey Mike's Subs
23	2,368	Kung Fu Kitchen
24	1,600	The Backyard Birdfeeder

#	SQ. FT	MERCHANT
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	Available
31	1,858	Dr. Tony Truvan Dentistry
32	1,915	Pediatric Dentistry

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ALEXANDRIA COMMONS | 3233 DUKE ST, ALEXANDRIA, VA

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Melissa Webb | mwebb@rappaportco.com | 571.382.1227

Chris Pamboukian - OFFICE LEASING | cpamboukian@rappaportco.com | 571.382.1217

rappaportco.com