



Rappaport Retail Brokerage

# THE ATRIUM BUILDING

277 SOUTH WASHINGTON STREET

ALEXANDRIA, VIRGINIA

CORNER BANK SPACE AVAILABLE



Up to 7,400 Square Feet of Retail Space Available on the corner of Duke and Washington Streets

- Prominent Corner Space
- Located in the heart of Old Town Alexandria between Duke and King Streets
- Spaces measuring from 1,894 to 7,404 square feet available
- Average traffic count of 29,000 vehicles per day
- Significant foot traffic and businesses within a quarter-mile radius

**CARR**  
PROPERTIES





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DEMOGRAPHICS 2011	.25 MILE	.50 MILE	1 MILE
POPULATION	1,902	7,369	21,143
HOUSEHOLD INCOME	\$183,424	\$187,198	\$152,248
DAYTIME POPULATION	6,076	16,202	32,616
<b>TRAFFIC COUNTS</b>			
ON SOUTH WASHINGTON ST. FROM SOUTHERN CORPORATE CITY LIMITS TO DUKE ST. - 25,000 CARS PER DAY			
ON SOUTH WASHINGTON STREET FROM DUKE STREET TO QUEEN STREET - 29,000 CARS PER DAY			

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