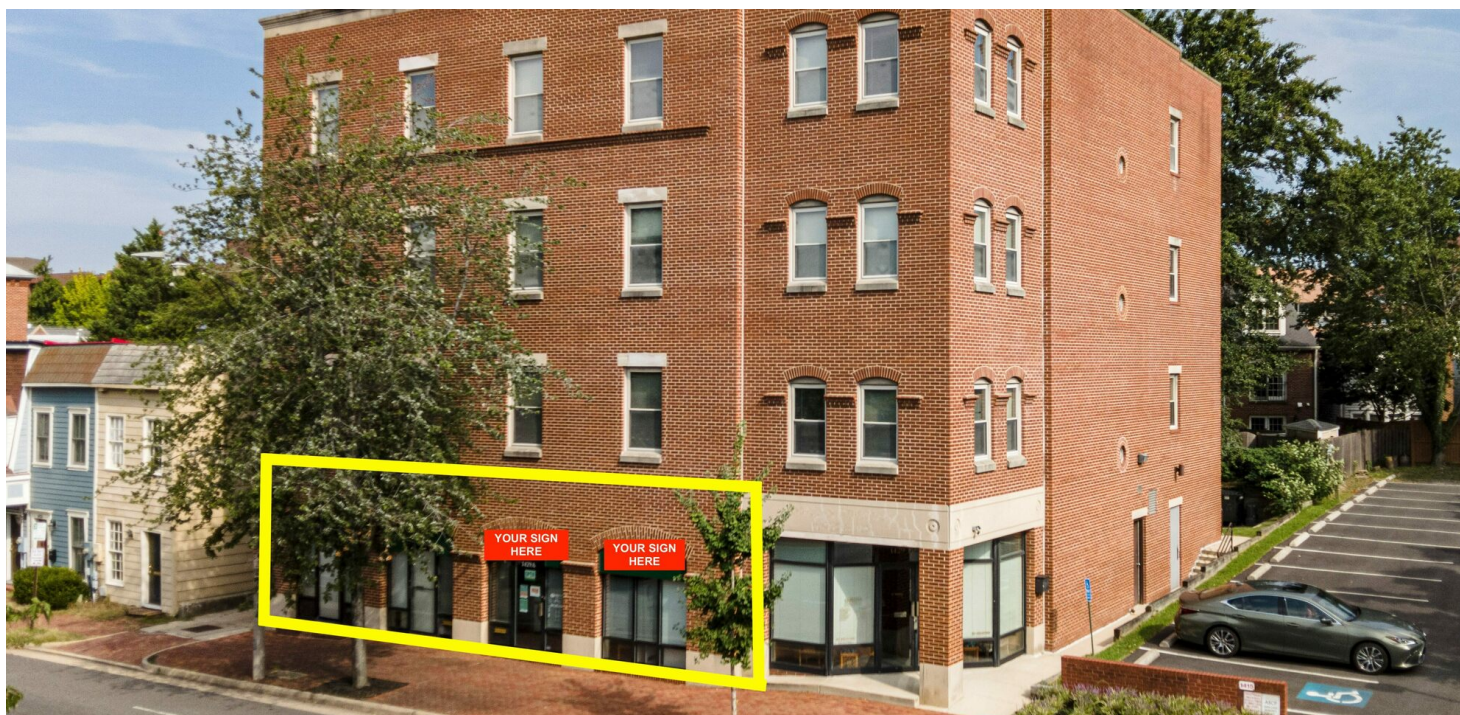


OFFICE/ RETAIL SPACE FOR LEASE

1429 DUKE ST
ALEXANDRIA, VA 22314

TARTAN
PROPERTIES



OFFERING SUMMARY

Lease Rate:	\$38.00/SF (NET)
Available SF:	1,953 SF
Lease Term:	5-10 years
Zoning:	CD
Floors:	Retail level
Street Frontage:	35 ft.
Parking:	2 reserved surface spaces
Available:	Immediately

PROPERTY OVERVIEW

Welcome to 1429 Duke Street located in the heart of Old Town Alexandria, Virginia in one of the region's most sought-after destinations. The property has a versatile floor plan, ideal for a range of business uses, including retail, showroom, or office. Along with its convenient location, it also has high visibility, and located in a thriving community.

PROPERTY HIGHLIGHTS

- Traffic count: 20,926 per day
- Direct street level access
- 2 reserved parking spaces behind building; street parking available for customers
- Additional parking spaces can be leased on site at \$300/ mo.
- Tenant pays for suite cleaning and electricity
- Private in-suite men's and women's bathrooms
- Two blocks from Whole foods; three blocks from King Street Metro
- No food uses

Leasing by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com
Fatimah McGarrell 703.660.4825 | fatimah@tartanproperties.com



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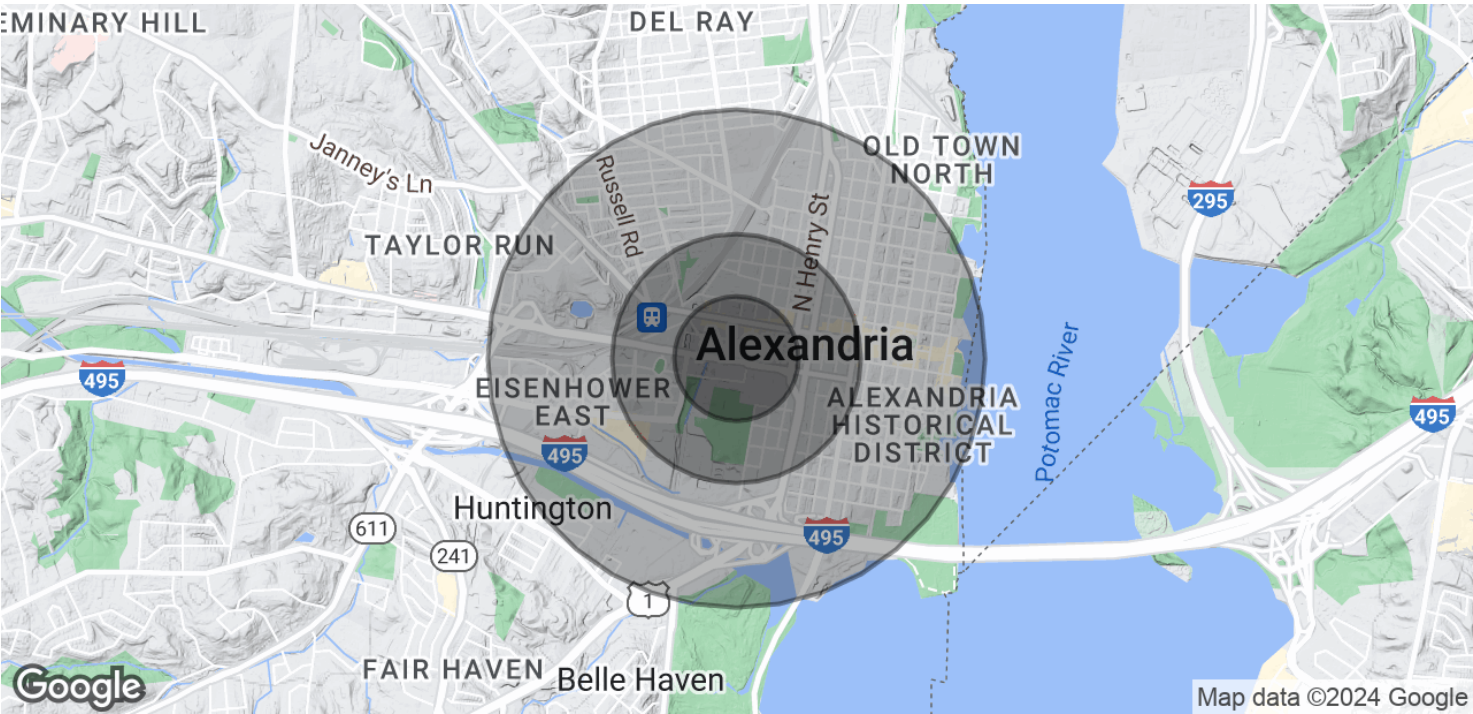


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,536	8,268	32,183
Average Age	39.6	40.3	41.1
Average Age (Male)	41.2	42.3	42.4
Average Age (Female)	38.3	38.8	40.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	842	4,380	17,434
# of Persons per HH	1.8	1.9	1.8
Average HH Income	\$175,283	\$162,714	\$161,376
Average House Value	\$758,585	\$681,125	\$629,666

* Demographic data derived from 2020 ACS - US Census

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