




CAMERON STATION
ORTHODONTICS

UP TO 6,923 SF AVAILABLE
FORMER ALEXANDRIA LIGHTING AND DESIGN

NEARBY RETAILERS



Metro Nail Bar

tropical CAFE
SMOOTHIE



RETAIL FOR LEASE

- Up to 6,923 SF of divisible retail space available in Alexandria's West End located in the larger Van Dorn Corridor.
- Large outdoor patio available and fantastic visibility at the lighted intersection of South Pickett Street and Cameron Station Boulevard.
- Luxury senior-living community with 116 suites spanning 6 stories with ground floor retail.
- Strong residential and daytime population with an average household income of over \$120,000 in a 1 mile radius.
- Next door to Cameron Square, the submarket's most recently delivered mixed-use building with 300 apartments. Tenants include F45, Carabella Dental, Montessori Kids Universe, Metropolitan Nail Bar, and Tropical Smoothie.

MATT SKALET

mkalet@klnb.com | 202-420-7775

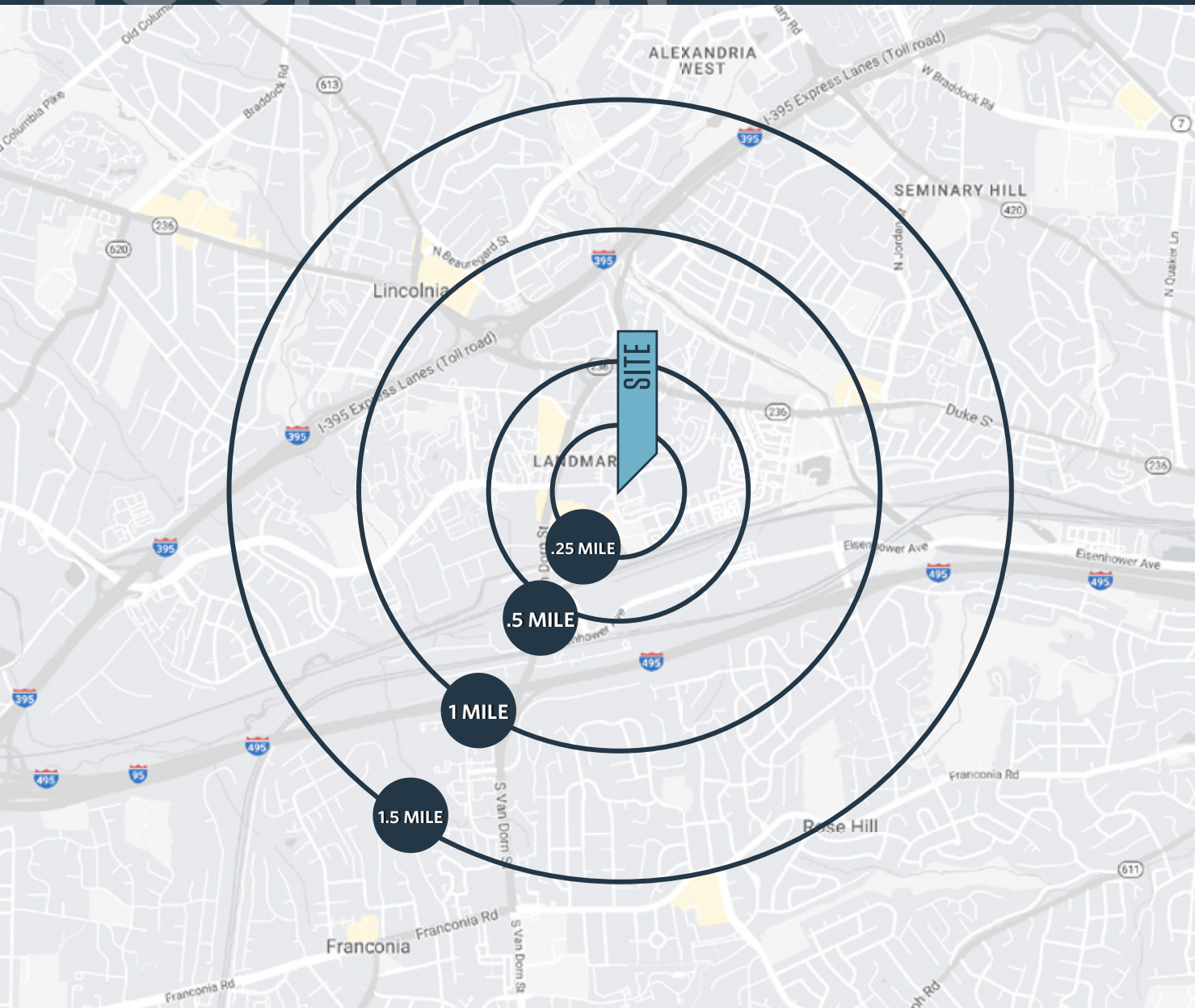
BEN BECKER

bbecker@klnb.com | 202-420-7773

LOCATION

COGIR AT WEST END

444 S PICKETT STREET, ALEXANDRIA, VA 22304



AVAILABLE SPACE

SIZE	RATE	NNN	DELIVERY
Up to 6,923 SF	Negotiable	Estimated \$8 PSF	2nd Gen Retail

DEMOGRAPHICS | 2025:

.25-MILE	.5-MILE	1-MILE	1.5-MILE
Population			
6,020	13,036	38,737	68,741
Daytime Population			
4,668	9,640	29,087	46,940
Households			
2,846	6,190	18,060	29,831
Avg. HH Income			
\$120,633	\$124,157	\$127,435	\$130,701

TRAFFIC COUNTS | 2023:

S Pickett Street	14,023 ADT
Edsall Rd	7,299 ADT



VAN DORN STREET

1,053 ADR

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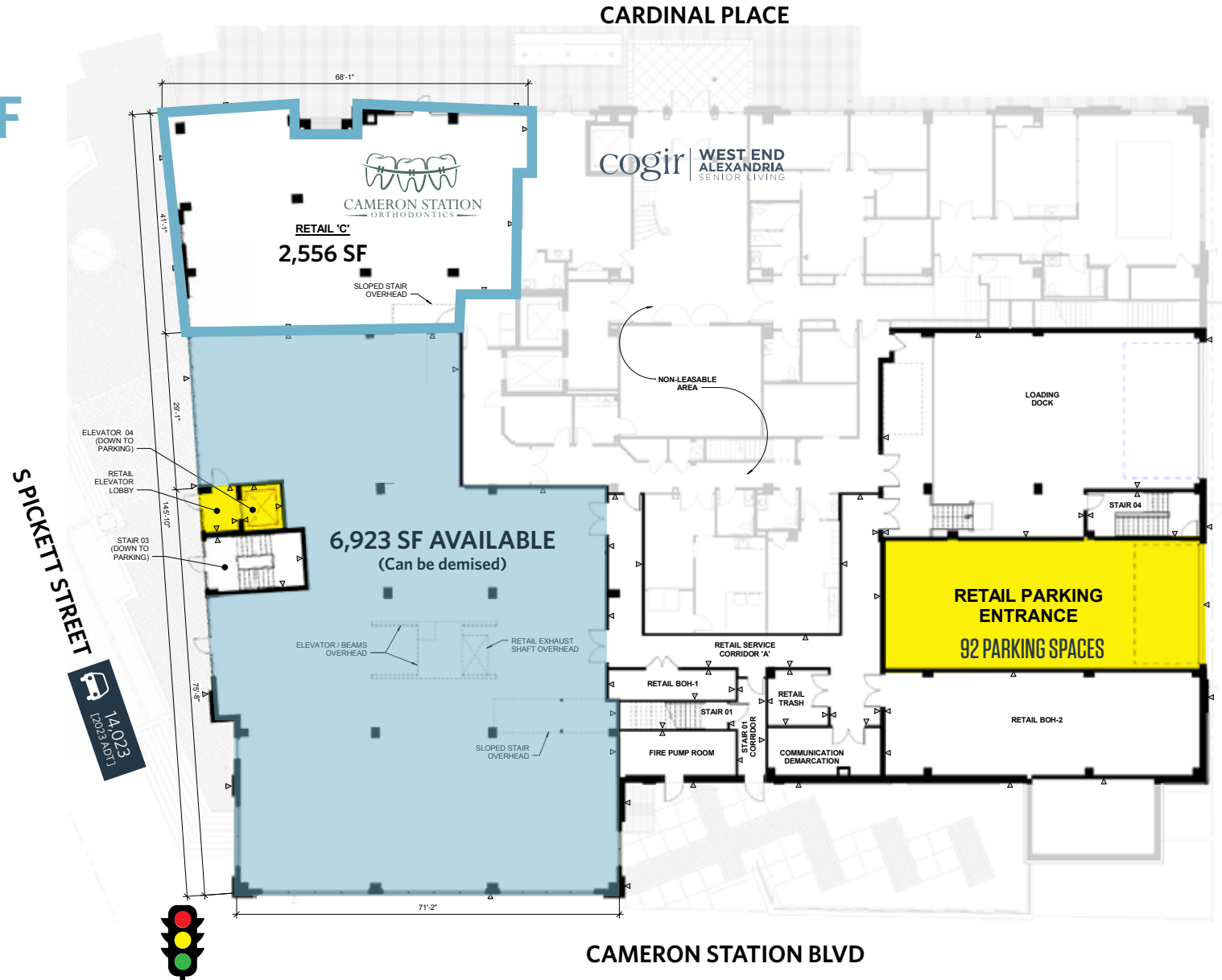
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b becker@klnb.com | 202-420-7773

klnb

UP TO 6,923 SF AVAILABLE + LARGE OUTDOOR PATIO

- 104 feet of frontage
- Up to 17 feet ceiling height
- Dedicated retail elevator with direct access to parking garage (92 parking spaces)

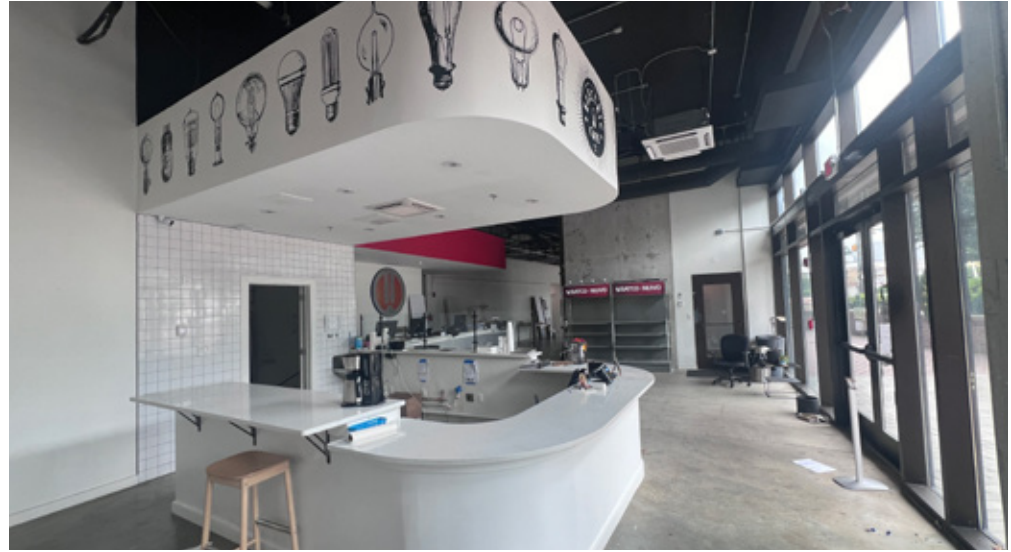


PHOTOS

COGIR AT WEST END

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DEDICATED RETAIL ELEVATOR WITH DIRECT ACCESS + LARGE PATIO OPPORTUNITY



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bbecker@klnb.com | 202-420-7773

klnb

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FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com
202-420-7775

BEN BECKER

bbecker@klnb.com
202-420-7773

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

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