

Retail : 3,600 SF 2nd Flr For Lease



**117 N Fairfax**

**703 685 0000**

**Alexandria, Virginia 22314**

**WWW.PVIMRE.COM**



# 117 N Fairfax St STE 201

## Alexandria, Virginia 22314

### LEASING DETAILS

- Back on the market: 117 N Fairfax St, STE 201, Alexandria – Available Now
- 36 x 100 Ft +/-
- 1,300 SF to 3,600 SF Available
- 14-9 Foot Ceilings (Slopes down from N Fairfax Street to back of building)
- Sprinkled
- Prominent Signage Opportunity!
- Zoned CD- City Of Alexandria
- On Site Parking
- Located just steps from King Street, your business will benefit from premium foot traffic, strong neighborhood demographics, and a charming, walkable setting your clients will love.
- Approximately 5 parking Garages within 2 blocks
- Located on Market Square



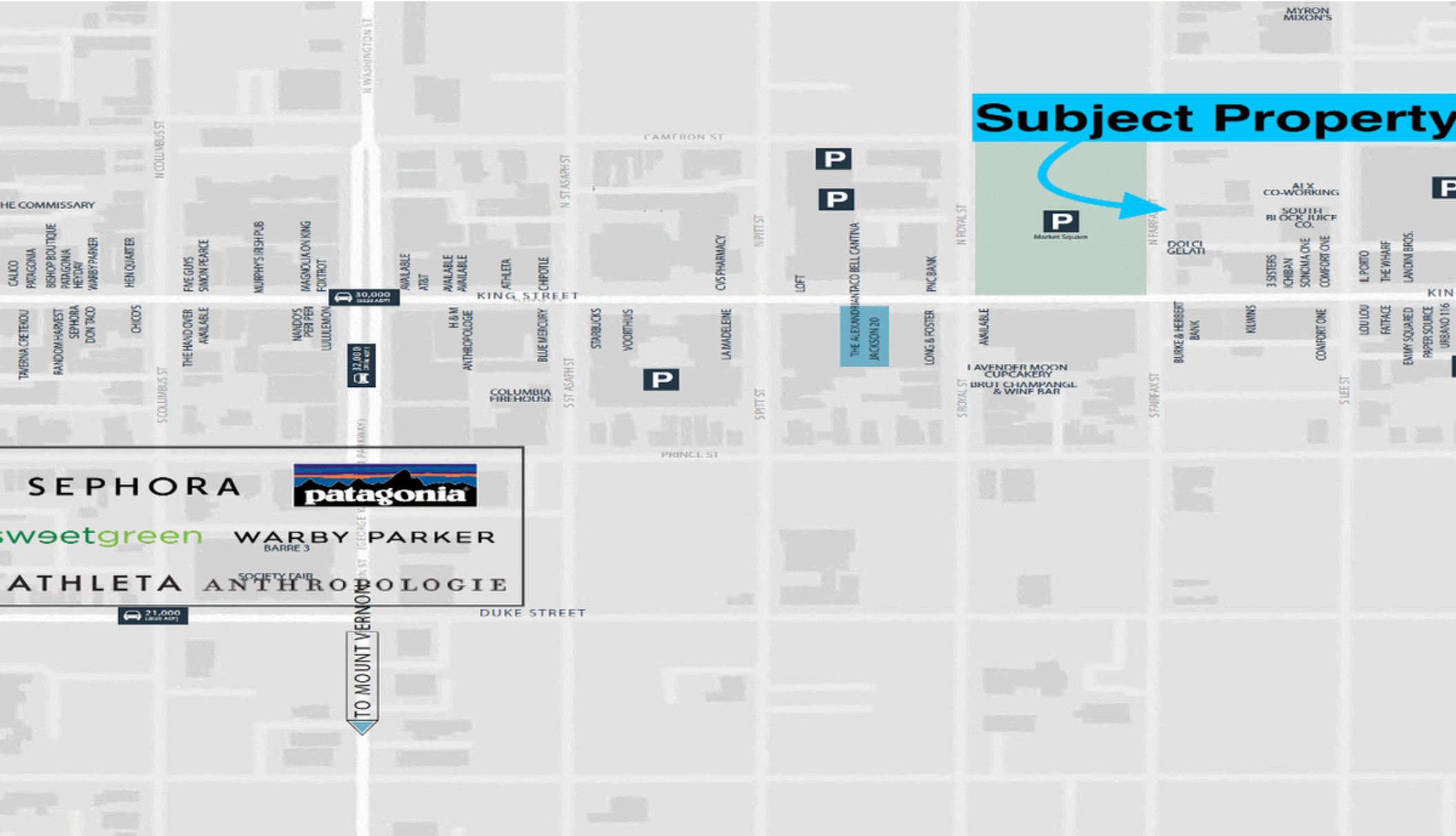
# Market Overview Old Town Alexandria

## Business Environment & Economy


- Historic Hub: Old Town is a 270-year-old district that operates one of the oldest continually operating farmers' markets in the U.S..
- High-Density Retail: The area is known for a dense, walkable concentration of retail, dining, and boutique businesses, particularly along King Street.
- Diverse Economy: The area includes a mix of independent boutique retail, professional services, and nationally recognized restaurants.
- Business Support: Old Town Business (OTB) provides advocacy, networking, and marketing for businesses, generally operating between Union Station and the Potomac River.



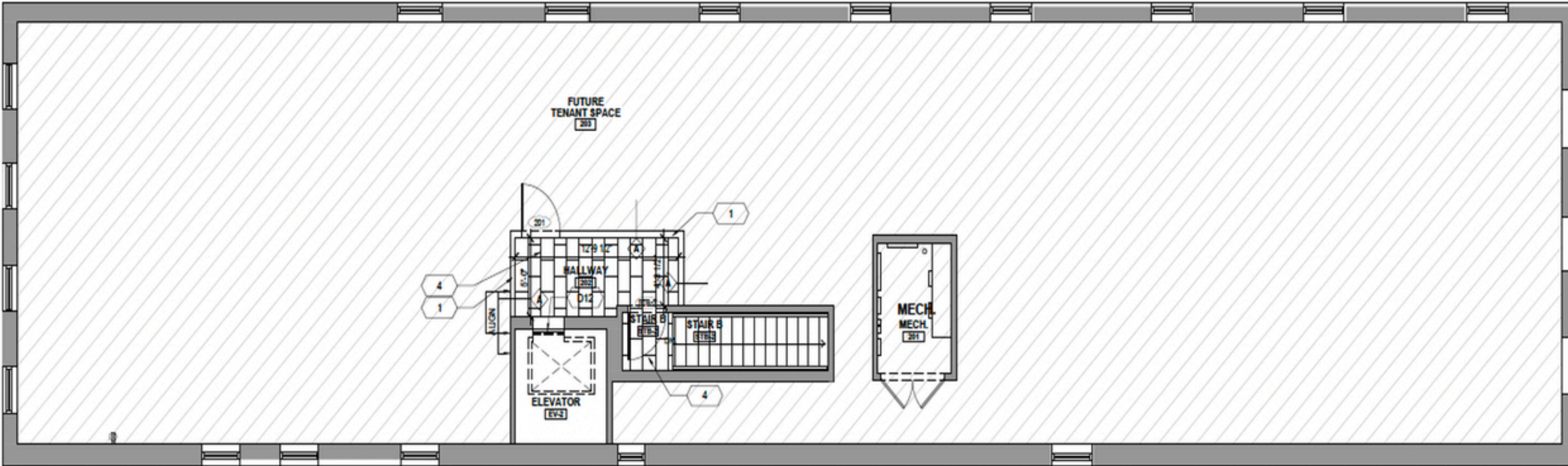
# Small Area Aerial



**Subject Property**

|  |   |   |   |  |
|--|---|---|---|--|
|  | <p>2007 15<sup>th</sup> St N,<br/>STE 100<br/>Arlington, Virginia</p> | <p>A. Paul Voutsas<br/>E: paul@pvimre.com<br/>O: 703 685 0000</p> | <p>Max Carleton<br/>E: max@pvimre.com<br/>O: 703 685 0000</p> | <p>Patrick Gallagher<br/>E: patrick@pvimre.com<br/>O: 703 685 0000</p> |
|--|---|---|---|--|

# Floor Plan (As is)



2 2ND FLOOR LEVEL - NEW PLAN  
 1-101 3/16"=1'-0"



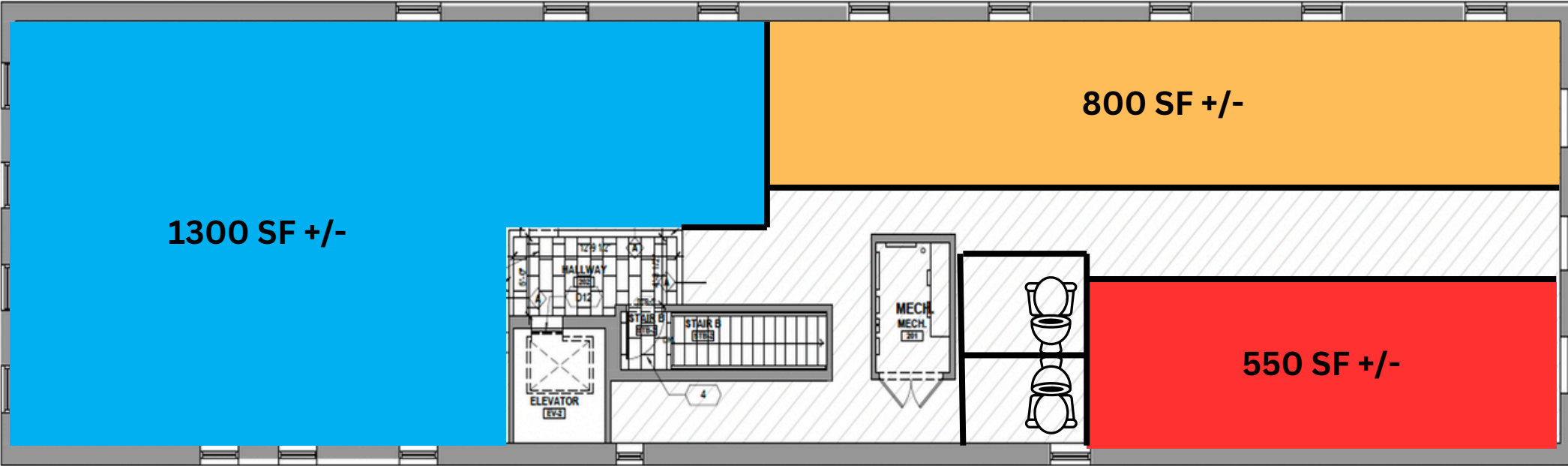
2007 15<sup>th</sup> St N,  
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# Floor Plan



2 2ND FLOOR LEVEL - NEW PLAN  
-101 3/16/17



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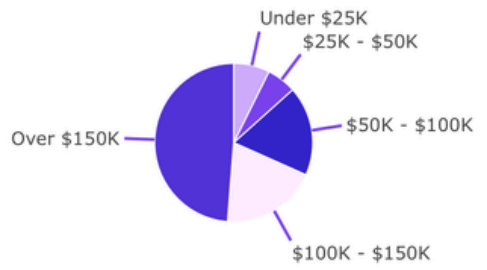
# Demographics (1 Mile)

## Household Income

**\$146.8k**  
Median Income

**\$173.5k**  
2029 Estimate

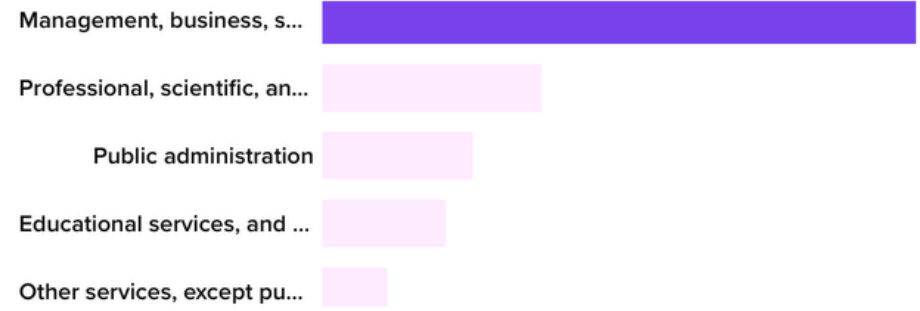
↑ **18%**  
Growth Rate



## Number of Employees

**36.5k**

Top Employment Categories

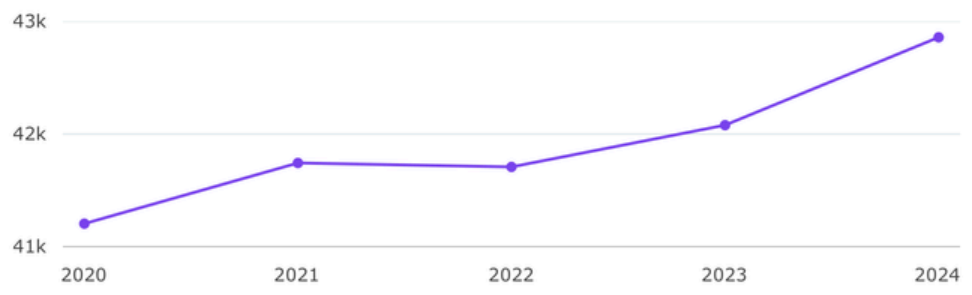


## Population

**42.9k**

↑ **1%**  
Compared to 42.1k in 2023

↑ **4%**  
Compared to 41.2k in 2020



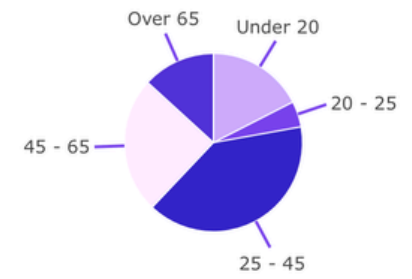
## Age Demographics

**39**

Median Age

**43**  
2029 Estimate

↑ **11%**  
Growth Rate



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# About PVIM

Papadopoulos - Voutsas Investments & Management (PVIM), established in 2024, is a well-known commercial real estate brokerage based in Arlington, Virginia. We specialize in retail, office, and industrial spaces, offering a full range of services for leasing, buying, and selling. Our team's expertise guarantees that whether you want to lease, purchase, or sell a property, PVIM has the tools and knowledge to help you achieve your objectives. Visit our Courthouse office for more details. At PVIM, we go beyond just being a brokerage.



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# Contact Us



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Sincerely,

Apostle Paul Voutsas

President and Principal Broker Of PVIM LLC,  
a Virginia Limited Liability Company

