

RETAIL SPACE FOR LEASE

3240 DUKE STREET

ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



OFFERING SUMMARY

Rent (\$/SF/Year):	\$32.00/ SF, NNN
Op/Expenses:	\$7.90/ SF
Available SF:	4,263 SF
Available:	11/1/2025
Ceiling Height:	13'-9" clear
Zoning:	(CG) Commercial General
Parking:	13 total parking spaces. 6 spaces in front/ 7 spaces on S. Quaker

PROPERTY OVERVIEW

Introducing an exceptional opportunity for a high-visibility retail or showroom space at 3240 Duke St, Alexandria, VA, 22314. This prime location offers top position on a lit monument sign, ensuring maximum exposure to heavily-trafficked Duke Street. With free surface parking for 13 cars, convenience is paramount for both tenants and customers. Boasting excellent accessibility to major transport routes and a selection of popular dining and shopping options within walking distance, this property presents an ideal lease opportunity. Available starting 11/1/25.

PROPERTY HIGHLIGHTS

- Free surface parking in front for 6 cars; 7 additional spaces in rear
- Tenant pays utilities directly to service providers and proportionate share of RE taxes, insurance, exterior maintenance, and property management fee.
- Lease term available: 3-10 years
- Minutes to Telegraph Road, I-495, US Rt. 1/Richmond Hwy & Fort Belvoir, I-395 and Washington DC
- Walk to Rockland's BBQ, Baja Fresh Mexican, Panera Bread, Noodles & Company, Starbucks, 7-11, Dunkin' Donuts, Giant Food, CVS, UPS Store, banks, and gas stations
- Top position on large monument sign included

Presented by:

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

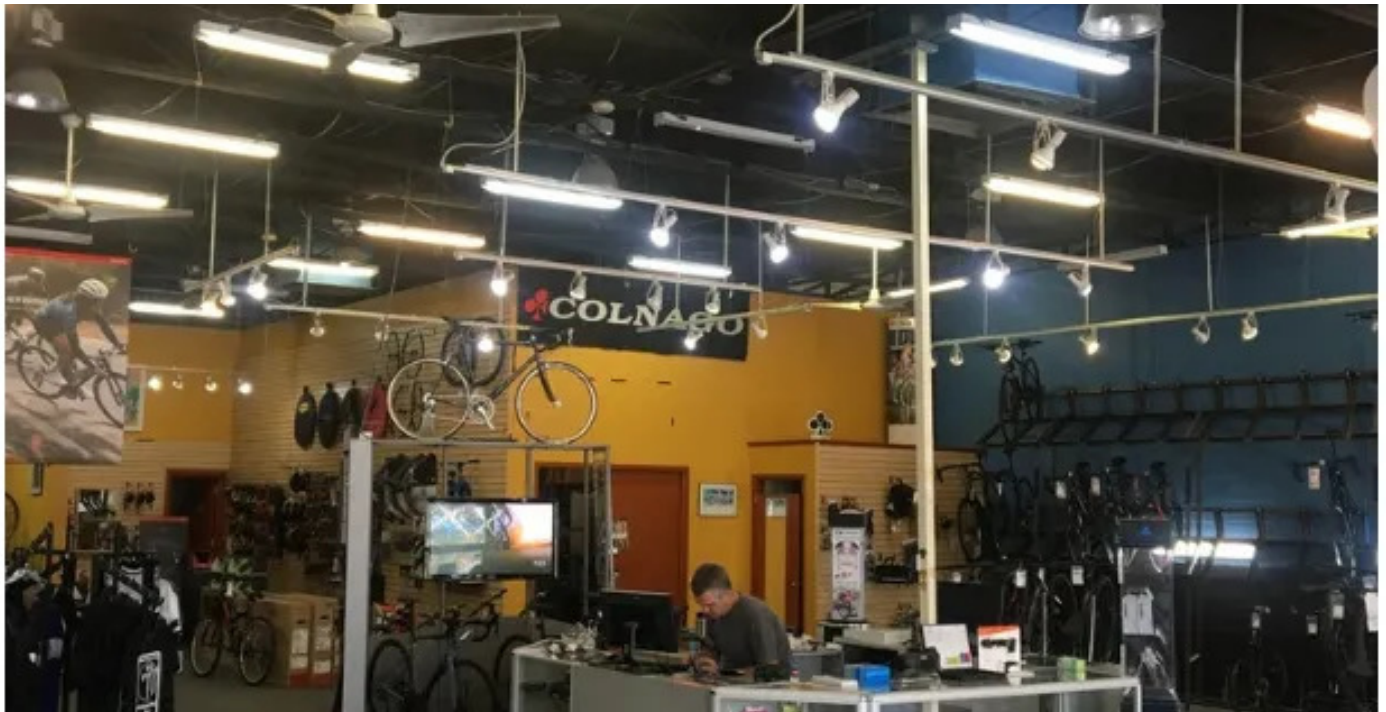


www.tartanproperties.com

RETAIL SPACE FOR LEASE

3240 DUKE ST
ALEXANDRIA, VA 22314

TARTAN
PROPERTIES



Presented by:

Mike Porterfield
Fatimah Wilson

703.836.6558 | mike@tartanproperties.com
703.660.4825 | fatimah@tartanproperties.com



www.tartanproperties.com

3240 DUKE STREET
ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



Mike Porterfield
Fatimah Wilson

703.836.6558 | mike@tartanproperties.com
703.660.4825 | fatimah@tartanproperties.com

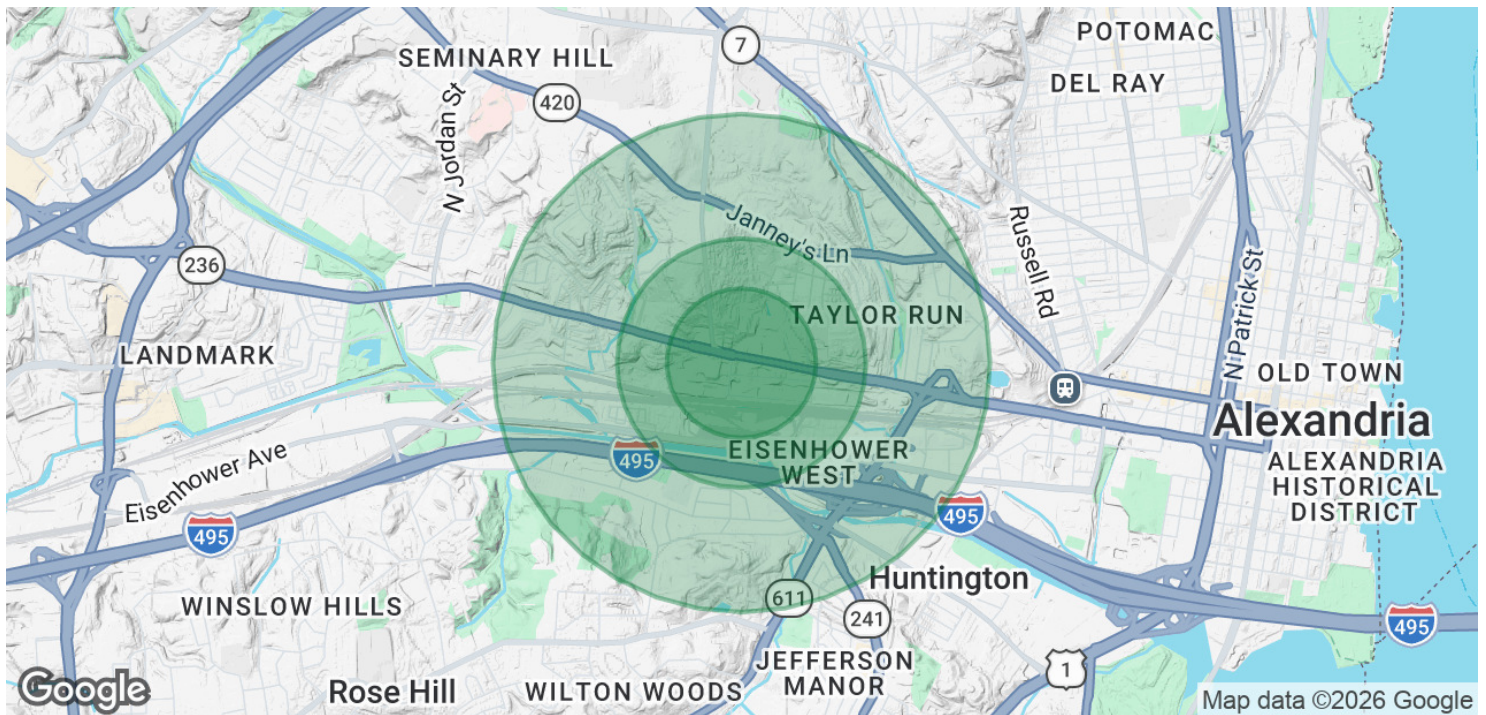


www.tartanproperties.com

RETAIL SPACE FOR LEASE

3240 DUKE STREET
ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	722	4,391	13,382
Average Age	37	38	39
Average Age (Male)	35	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	1,892	5,449
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$181,054	\$199,036	\$213,548
Average House Value	\$817,364	\$823,703	\$845,638

2020 American Community Survey (ACS)

Presented by:

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



www.tartanproperties.com



EXCLUSIVELY MARKETING BY:



MIKE PORTERFIELD

Principal Broker

703.836.6558

mike@tartanproperties.com



FATIMAH WILSON

Commercial Leasing and Sales Specialist

703.660.4825

fatimah@tartanproperties.com

TARTAN PROPERTIES

Tartan Properties Commercial | 1020 Wythe Street, Alexandria, VA 22314
703.836.6555 | www.tartanproperties.com
Licensed in the State of Virginia