

klnb

VAN DORN STATION

504A - 506B VAN DORN STREET,
ALEXANDRIA, VA 22304

RETAIL FOR LEASE

EXISTING & ADJACENT RETAIL

LAmart



DUNKIN'

EXXON

jiffylube

fed choice

klnb.com



FAÇADE
UPGRADES STARTING
FALL 2026!

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LOCATION & DEMOGRAPHICS

- 2nd generation restaurant & retail spaces available.
- New pad site available facing Van Dorn St (35,914 ADT).
- 7,200 SF & 4,128 SF lower-level space available off of S Pickett St.
- Conveniently located close to I-395 & I-495 and surrounded by strong residential & daytime population.
- Pylon sign available at entrance to shopping center.

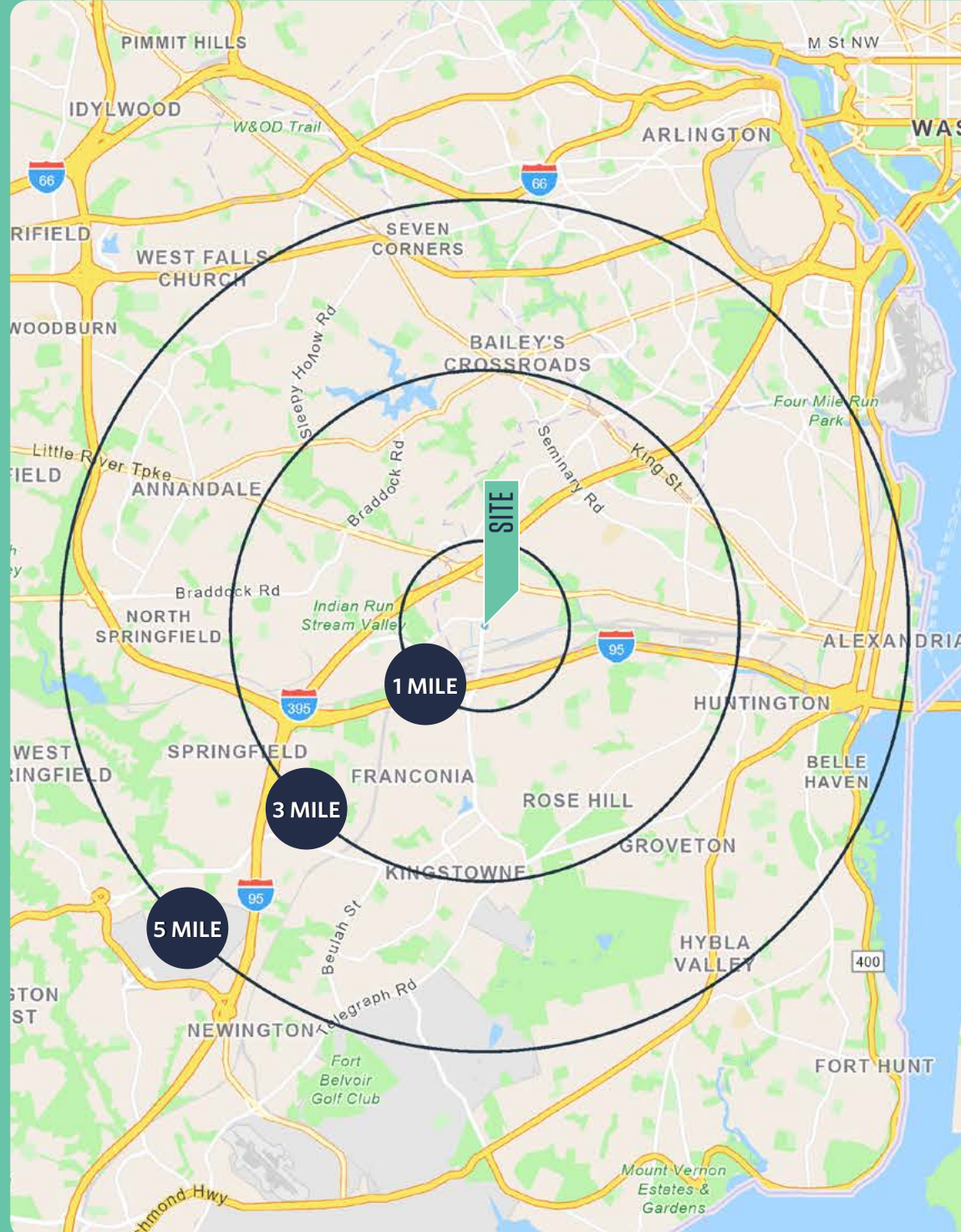
DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
 POPULATION	37,819	188,753	531,478
 DAYTIME POPULATION	26,641	151,105	460,136
 HOUSEHOLDS	18,173	78,828	217,176
 AVERAGE HH INCOME	\$131,116	\$155,795	\$166,676

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

	S Van Dorn St	35,914 ADT
	Edsall Rd	10,645 ADT



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MARKET AERIAL



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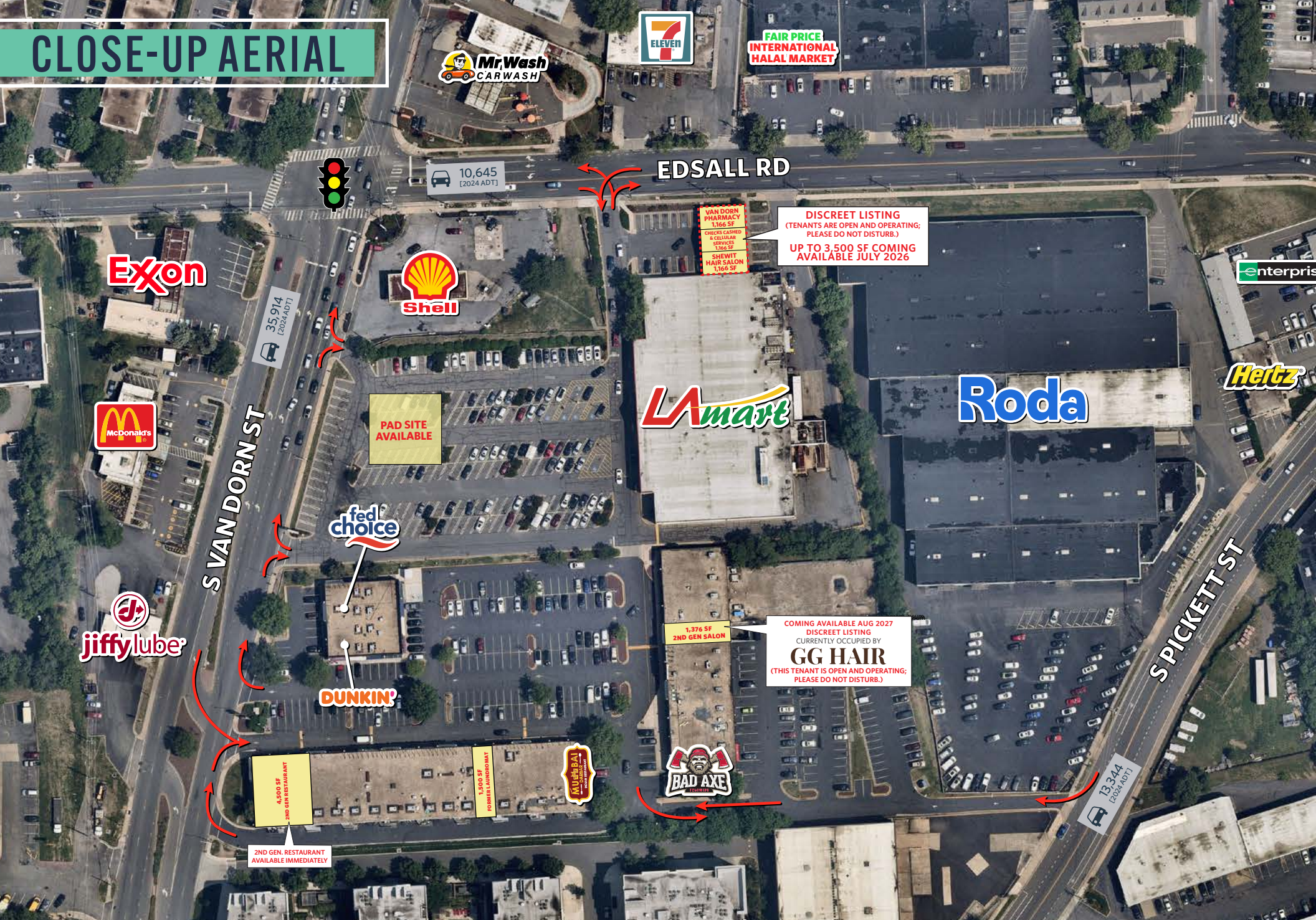
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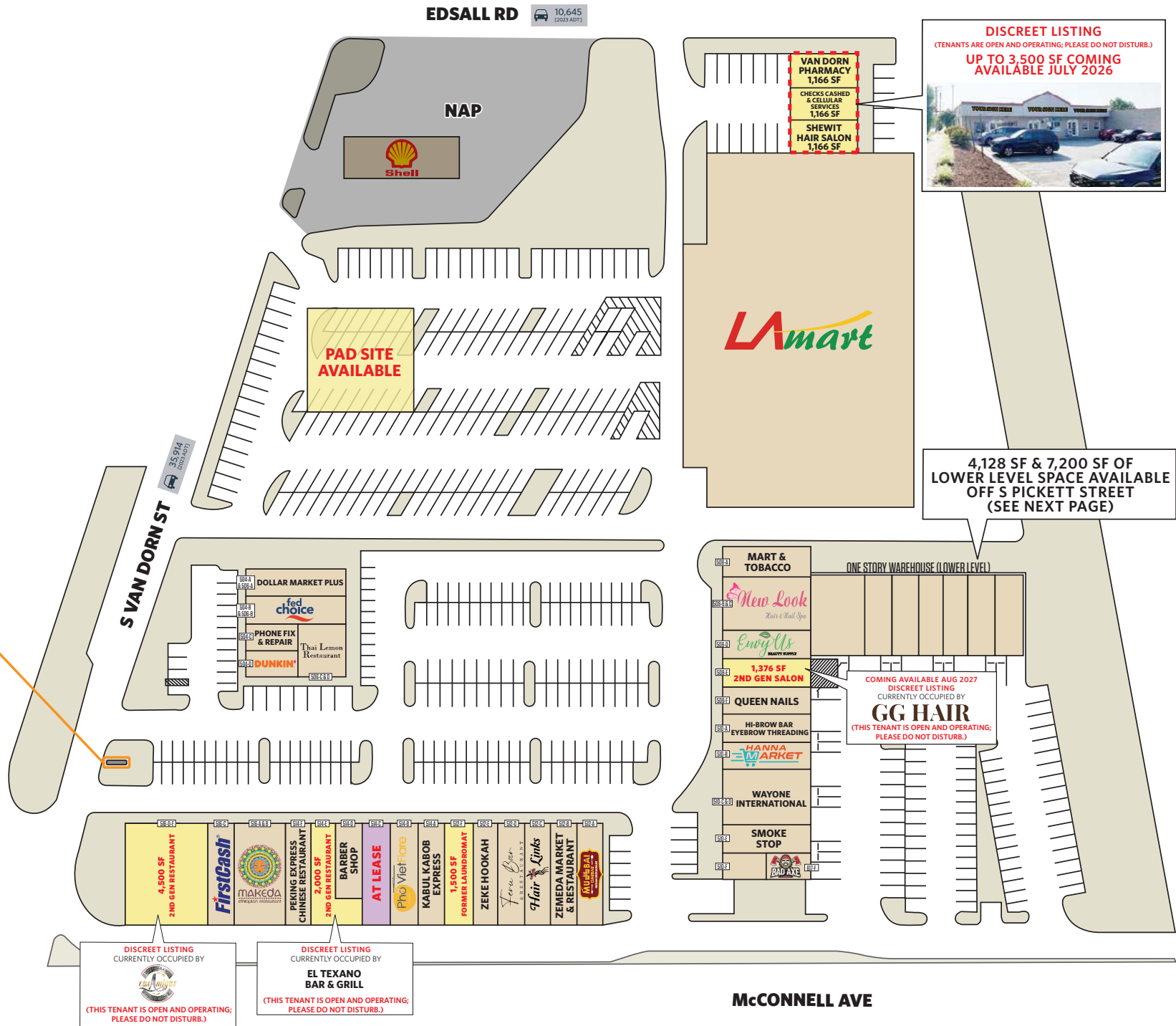
MID-VIEW AERIAL



CLOSE-UP AERIAL

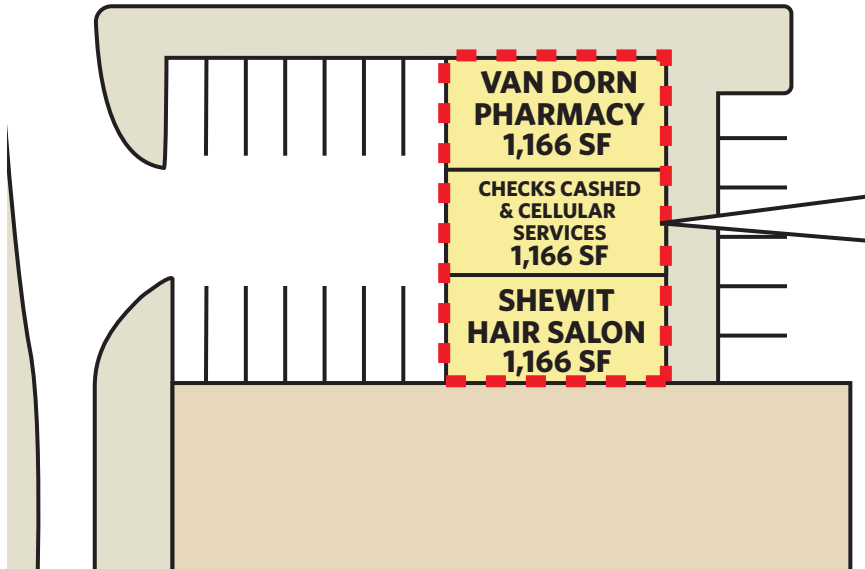


SITE PLAN



ENDCAP AVAILABLE: UP TO 3,500 SF

MULTIPLE SIGNAGE OPPORTUNITIES!



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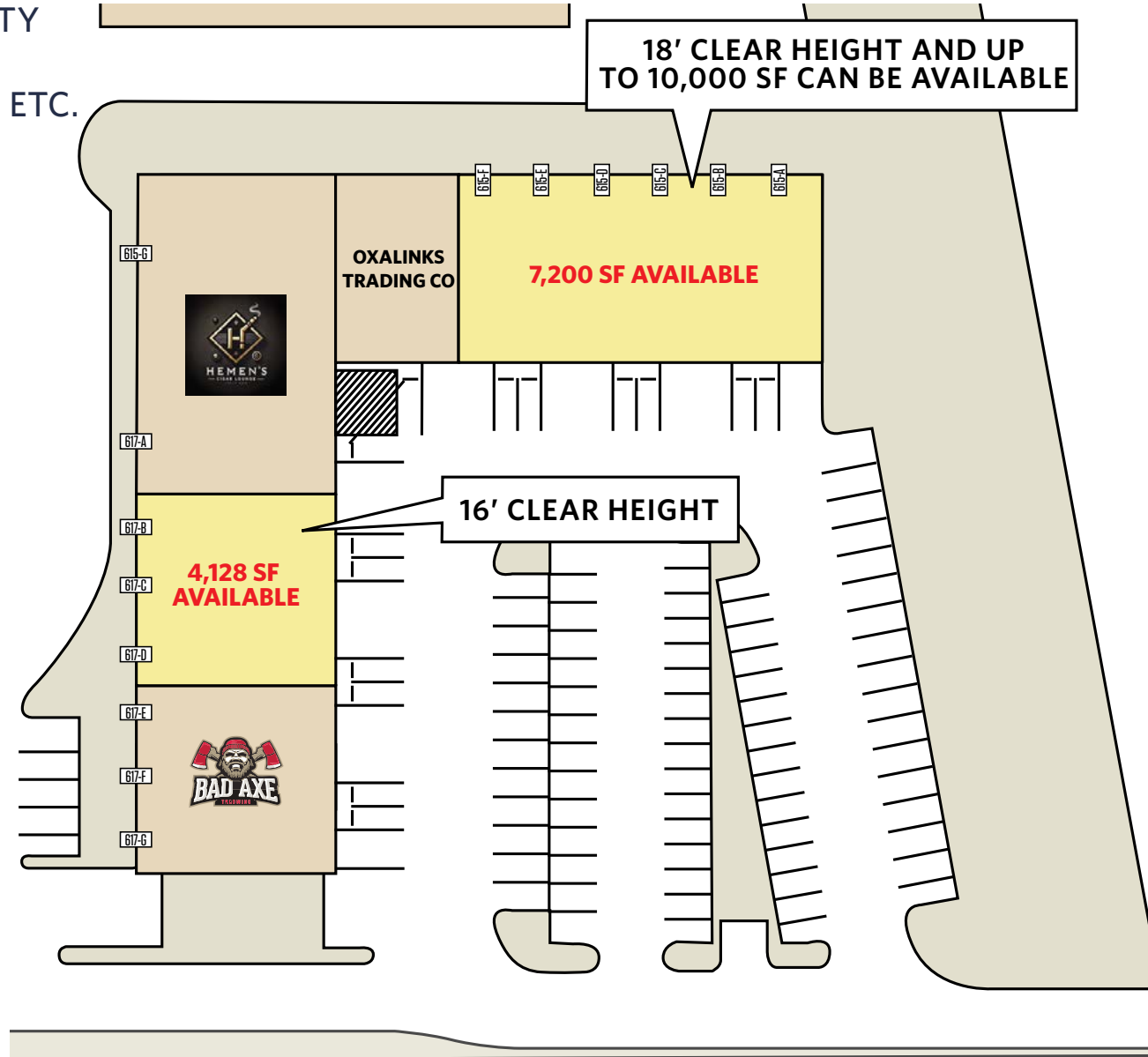
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LOWER LEVEL SITE PLAN

TARGETING SPECIALTY
RETAIL: FITNESS,
BREWERY, MEDICAL, ETC.





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