

# RETAIL/ OFFICE FOR LEASE

625 FIRST STREET

OLD TOWN NORTH | ALEXANDRIA, VA

TARTAN  
PROPERTIES



## OFFERING SUMMARY

Lease Rate:	\$38.50 SF (NN)
Available SF:	Up to 16,015 SF
Zoning:	CD
Parking:	Surface and below grade available
Ceiling Height:	TBD
Available:	March 2023
Delivery Condition:	Warm, lit, shell

## PROPERTY OVERVIEW

This unique space is located in Alexandria's Old Town North Arts District. You will be colocated with the new high-end AKA Alexandria Hotel set to open in March 2023. Old Town North is experiencing the most rapid growth in the city with 1,032 new residential units either under construction or approved for development. Ideal tenants for Alexandria's newest luxury hotel include community theater, art studio, spa, med spa, doctor's office, pilates or yoga studio, small office, wine shop or neighborhood bodega.

## PROPERTY HIGHLIGHTS

- 5 minute drive to Ronald Regan National Airport
- Located within the new luxury AKA Alexandria Hotel set to open March 2023
- Flexible size layouts for multiple tenants
- Tenants pay for suite cleaning, utilities included in rental rate
- Ideal business types include: community theater, art studio, spa, med spa, doctor's office, pilates or yoga studio, small office wine shop or neighborhood bodega.
- 16,015 SF available that can be demised to smaller blocks
- Average income of the surrounding neighborhood is \$ 163,288

Leasing by:

**Mike Porterfield**

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**Fatimah McGarrell**

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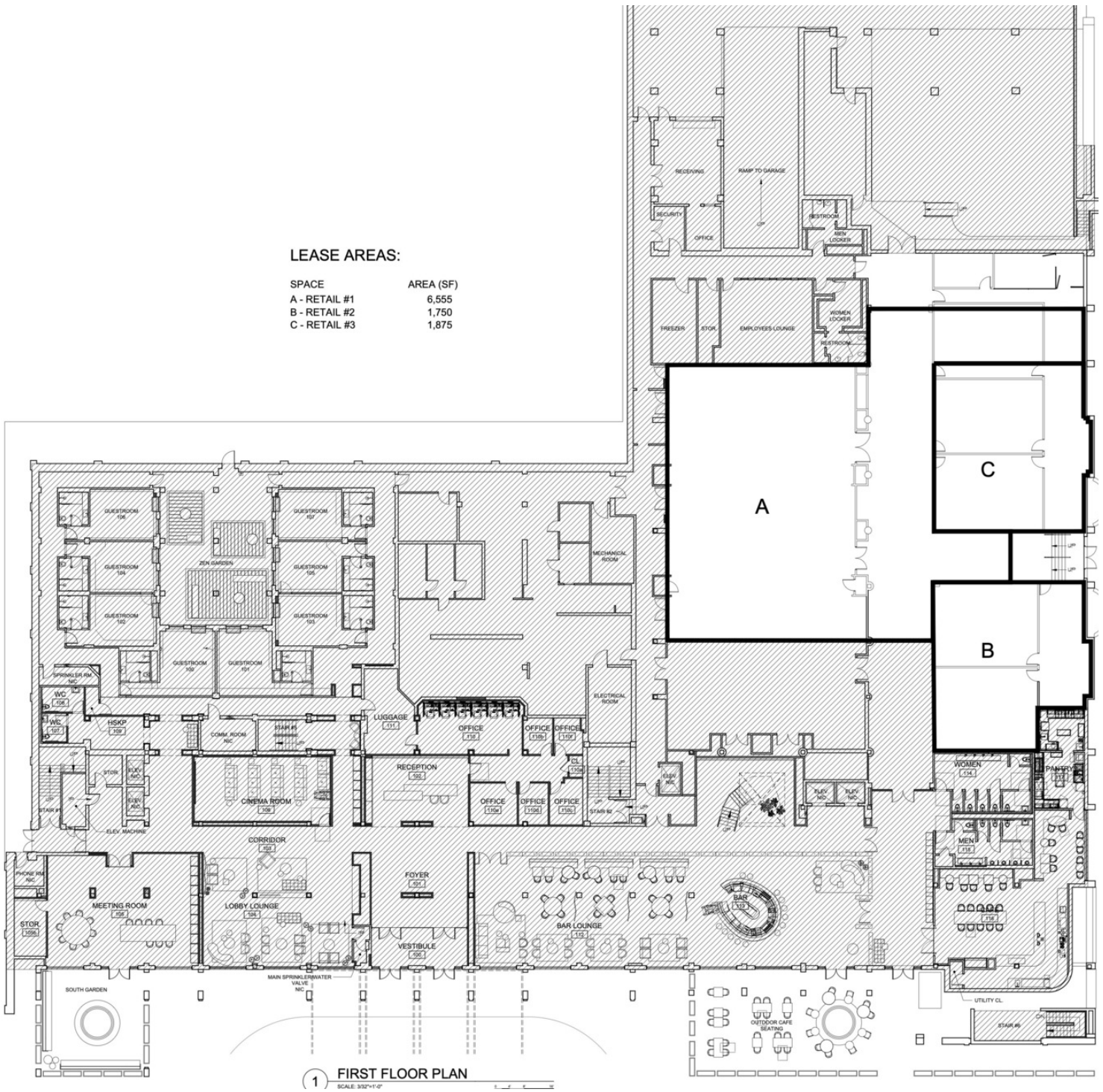
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### LEASE AREAS:

SPACE	AREA (SF)
A - RETAIL #1	6,555
B - RETAIL #2	1,750
C - RETAIL #3	1,875



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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,664	9,480	24,968
Average Age	41.4	42.0	39.9
Average Age (Male)	40.9	41.4	40.7
Average Age (Female)	41.7	42.1	39.5

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,773	5,797	13,293
# of Persons per HH	1.5	1.6	1.9
Average HH Income	\$163,288	\$150,278	\$164,232
Average House Value	\$500,847	\$579,703	\$667,674

\* Demographic data derived from 2020 ACS - US Census

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