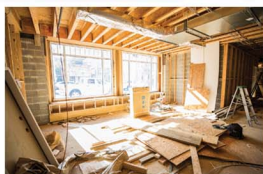


FOR SALE OR LEASE
923 KING STREET
ALEXANDRIA, VA 22314

STORE FRONT RETAIL &
RESIDENTIAL
APPROX. 7,000 SF RETAIL
APPROX. 2,050 SF RESIDENTIAL



NEIGHBORHOOD HIGHLIGHTS

Demographics

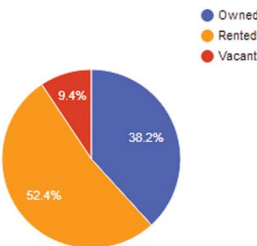
	1 Mi	3 Mi
Population	29,109	139,065
Households	15,462	63,246
Average Age	40.60	38.40
Median HH Income	\$131,071	\$103,953
Daytime Employees	45,878	96,643
Population Growth '18-'23	↑ 6.3%	↑ 5.0%
Household Growth '18-'23	↑ 6.1%	↑ 4.8%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
King St	N Patrick St W	7,500	2016	0.02 mi
S Patrick St	Downham Way N	20,000	2016	0.07 mi
S Henry St	King Henry Ct N	20,000	2016	0.09 mi
Cameron St	N Alfred St W	5,500	2016	0.10 mi
N Washington St	Cameron St N	32,000	2016	0.18 mi

Average Home Price	\$515,337.00
Average Gross Rental Estimate	\$1,740.80
Annual Turnover	4.63
Average Property Tax	\$4,883.00
Sales Tax Rate	6%
Median Home Sale Price	\$442,875.00
Total Home Sales (past 12 months)	54

Property Status



FOR ADDITIONAL INFORMATION

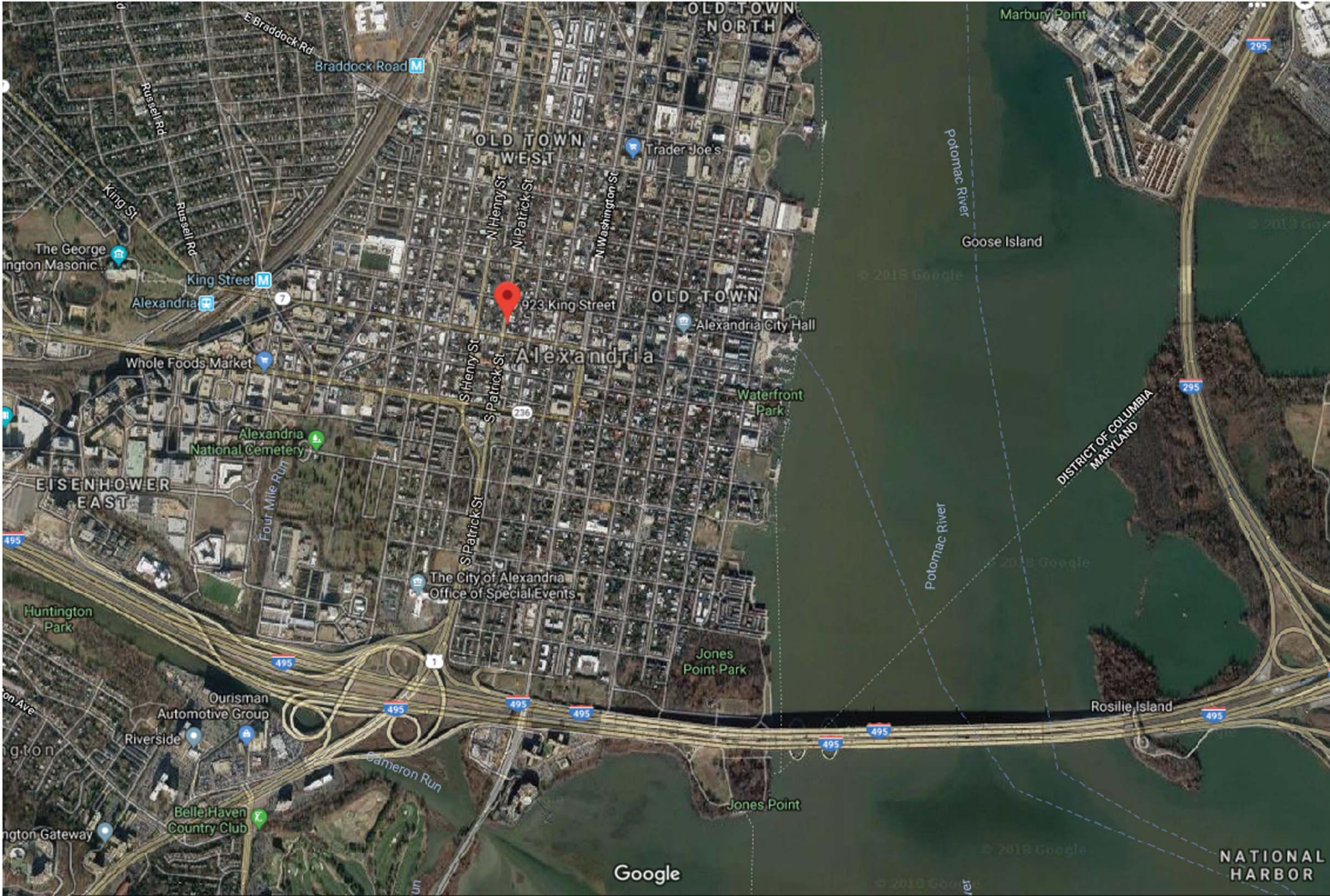
REZA ROFOUGARAN **MATT ROFOUGARAN**
703-734-0400 703-856-5613
REZA@VMDCREALTY.COM MATT@VMDCREALTY.COM

Northern Virginia
COMMERCIAL, INC.

WWW.923KINGST.COM

923KINGST.COM

4 FLOORS
RENOVATED 2018
GROSS SQ FT 9170
ZONED KR



FOR ADDITIONAL INFORMATION:

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Northern Virginia
COMMERCIAL, INC.

MIXED USE COMMERCIAL BUILDING, CORNER OF KING ST & PATRICK, ONLY 9 BLOCKS TO POTOMAC RIVER. TOTALLY REBUILT FROM BOTTOM UP. 7000 SF OF RETAIL IN 3 LEVELS IDEAL FOR RESTAURANT, BANK, MEDICAL, OFFICE, SCHOOL OR CHURCH. UPPER FLOOR HAS 2 BRAND NEW 1 BEDROOM, 1 BATH APARTMENTS (850 & 1200 SF). NICE BALCONY IN 2ND FLOOR PERFECT TO ENTERTAIN RESTAURANT BUSINESS. ANOTHER LARGE BALCONY ON TOP FLOOR (APARTMENTS). PLENTY OF PUBLIC & STREET PARKING.