



550 S Pickett Street

➤ Alexandria, VA

- Single-Story New Development
- Up to 9,380 SF
- Located on the southwestern edge of Alexandria, VA, immediately off the Washington Capital Beltway (1-495) and walking distance to Van Dorn Metro Station
- 25 Total Parking Spaces - 16 spaces onsite and 9 spaces offsite
- Projected Delivery Date: Q4 2025

Exclusive Brokers:

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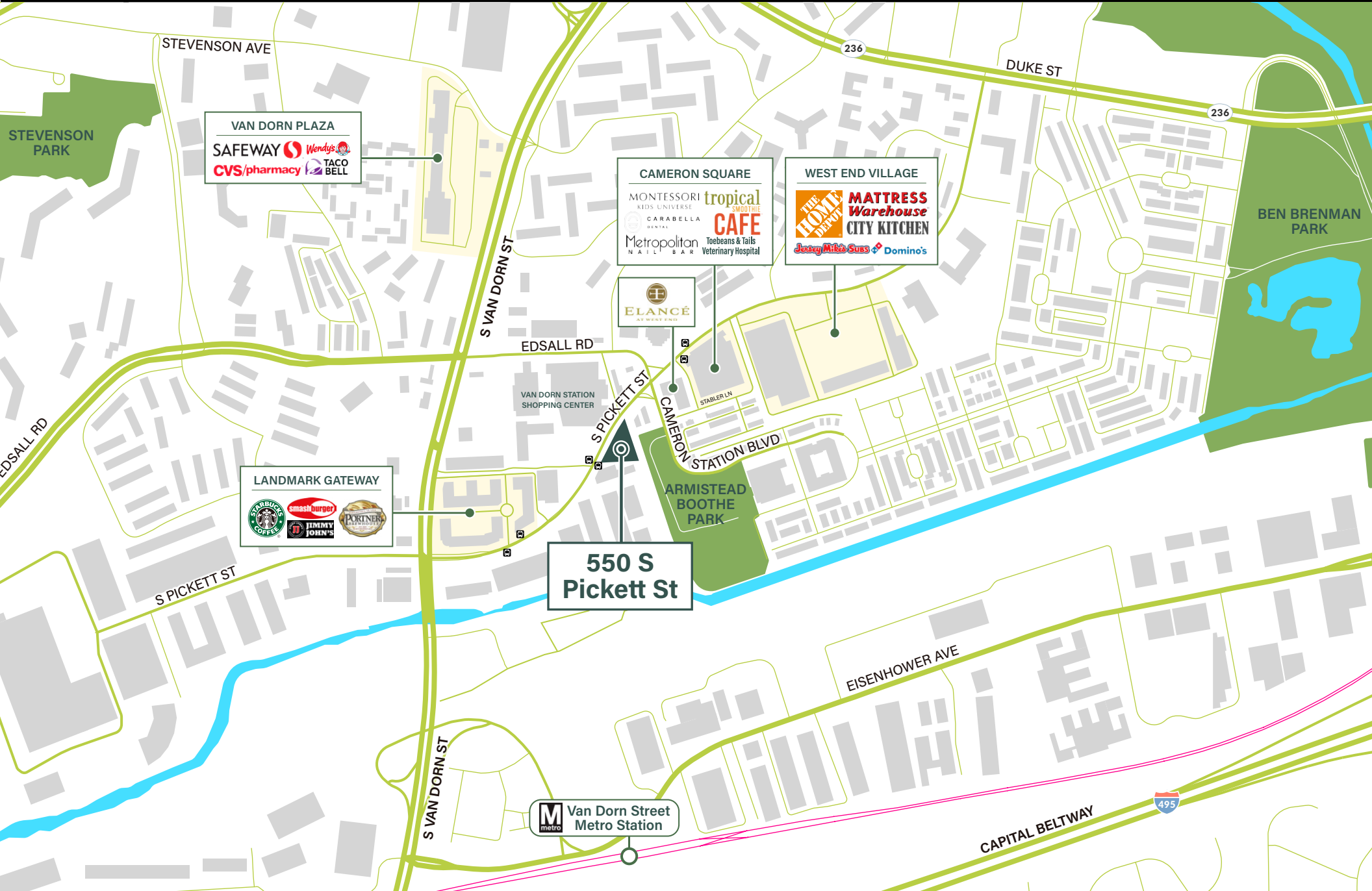




550 S. Pickett St

Alexandria, VA 22304

AREA
MAP

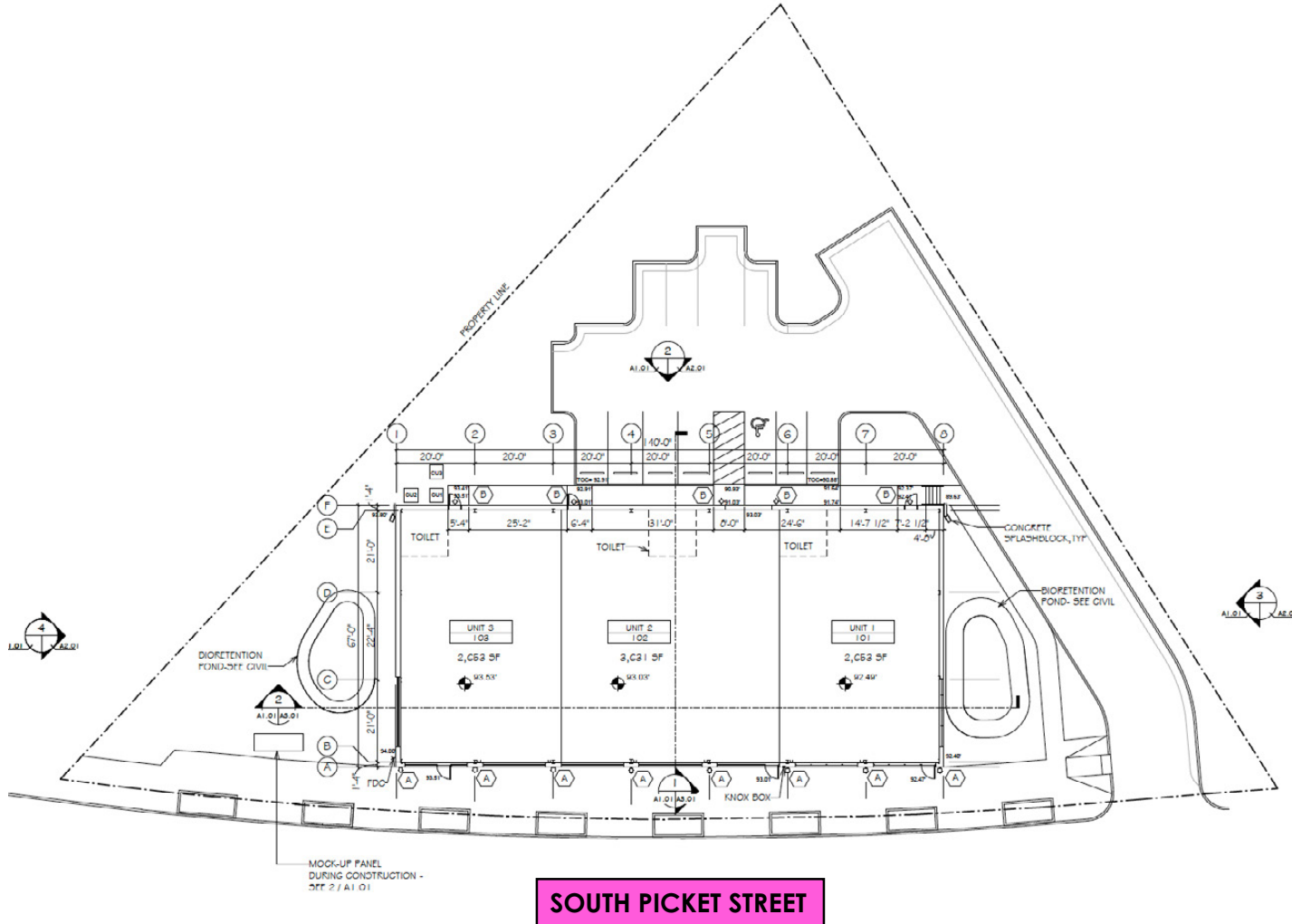




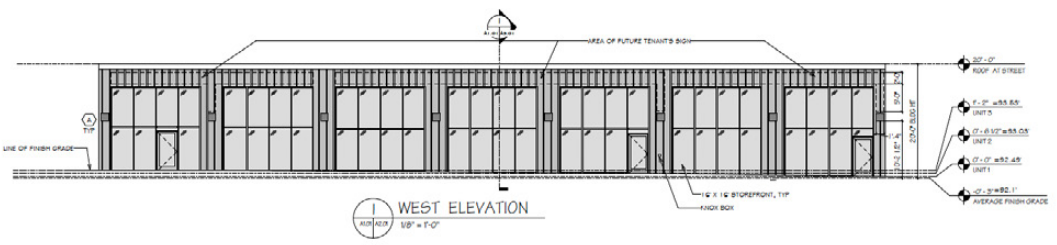
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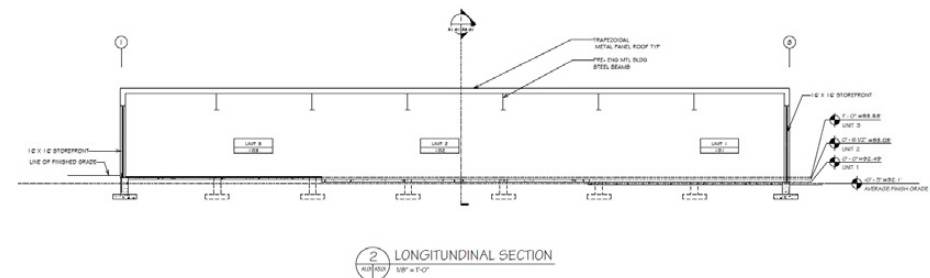
SITE PLAN



SOUTH PICKET STREET



1 WEST ELEVATION
1/8" = 1'-0"



2 LONGITUDINAL SECTION
1/8" = 1'-0"



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DEMOGRAPHICS



163,395

POPULATION



\$180,270

AVERAGE
HOUSEHOLD INCOME



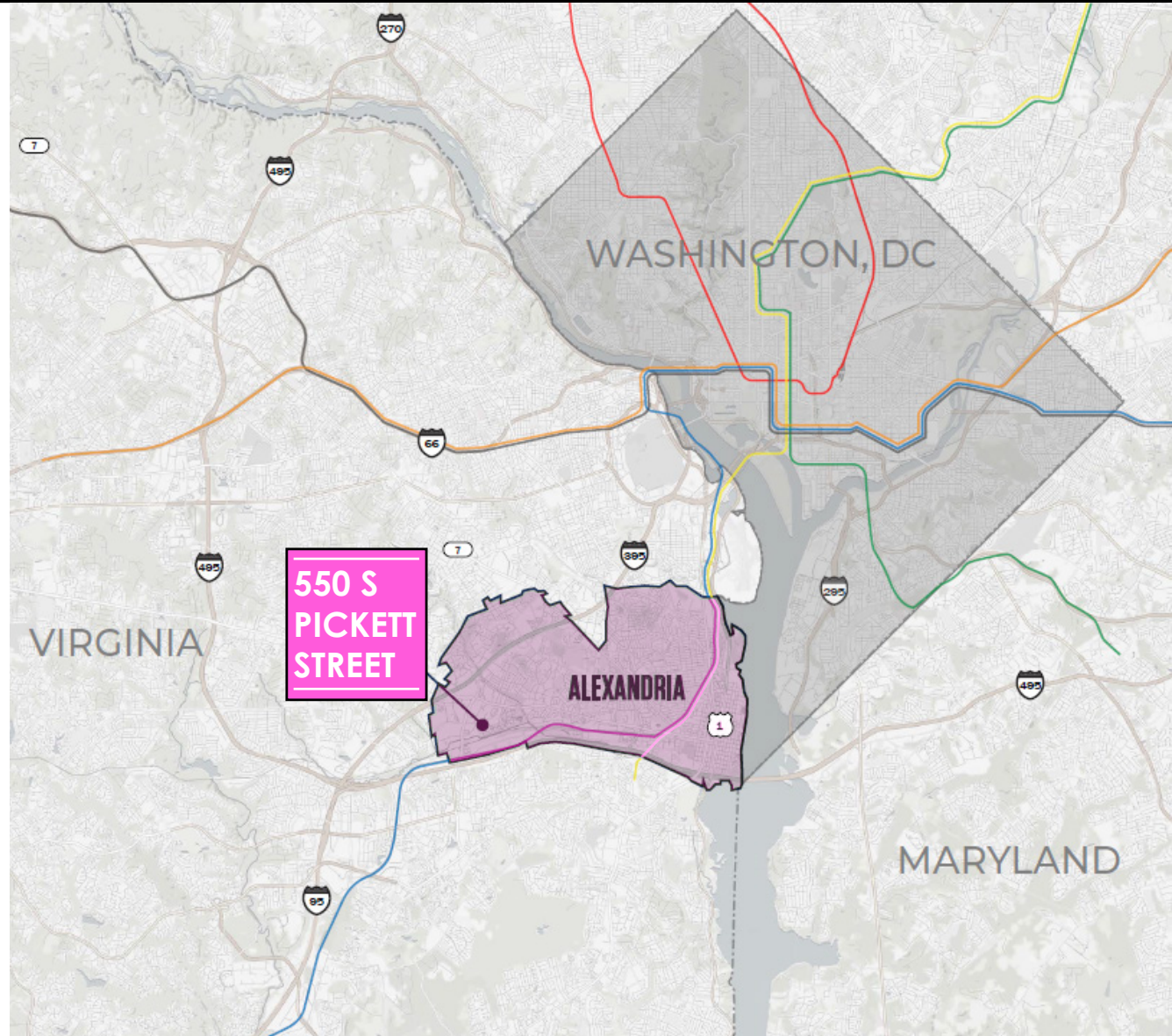
103,151

LABOR FORCE



66%

EDUCATIONAL
ATTAINMENT



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