

RETAIL SPACE FOR LEASE

3240 DUKE STREET

ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



OFFERING SUMMARY

Available:	\$32.00/ SF, NNN
Op/Expenses:	\$3.65/ SF
Available SF:	4,263 SF
Available:	11/1/2025
Ceiling Height:	13'-9" clear

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 is responsible for all site maintenance including snow removal, landscaping
- Tenant pays utilities directly to service providers and proportionate share of RE taxes, insurance, 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

Leasing by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com
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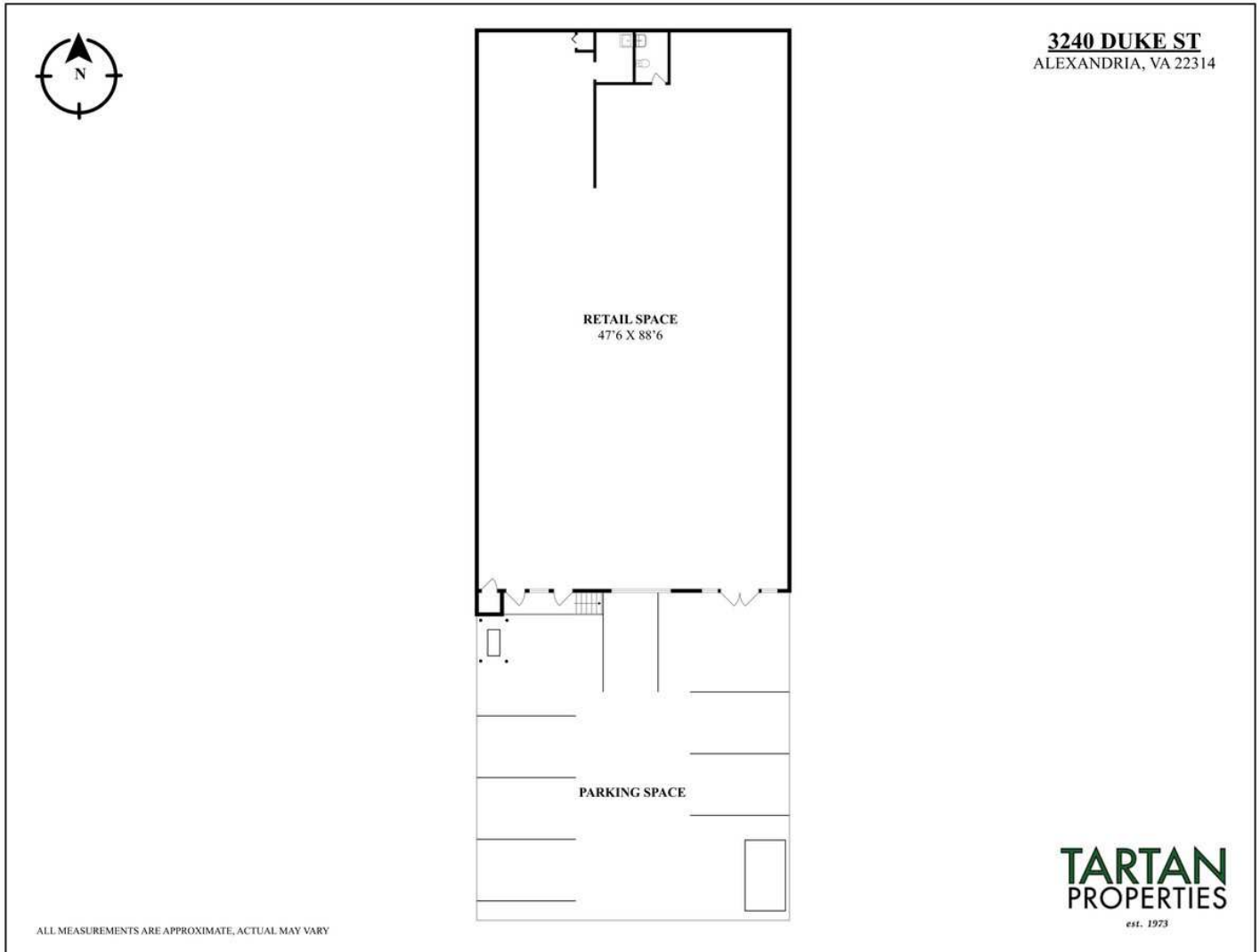


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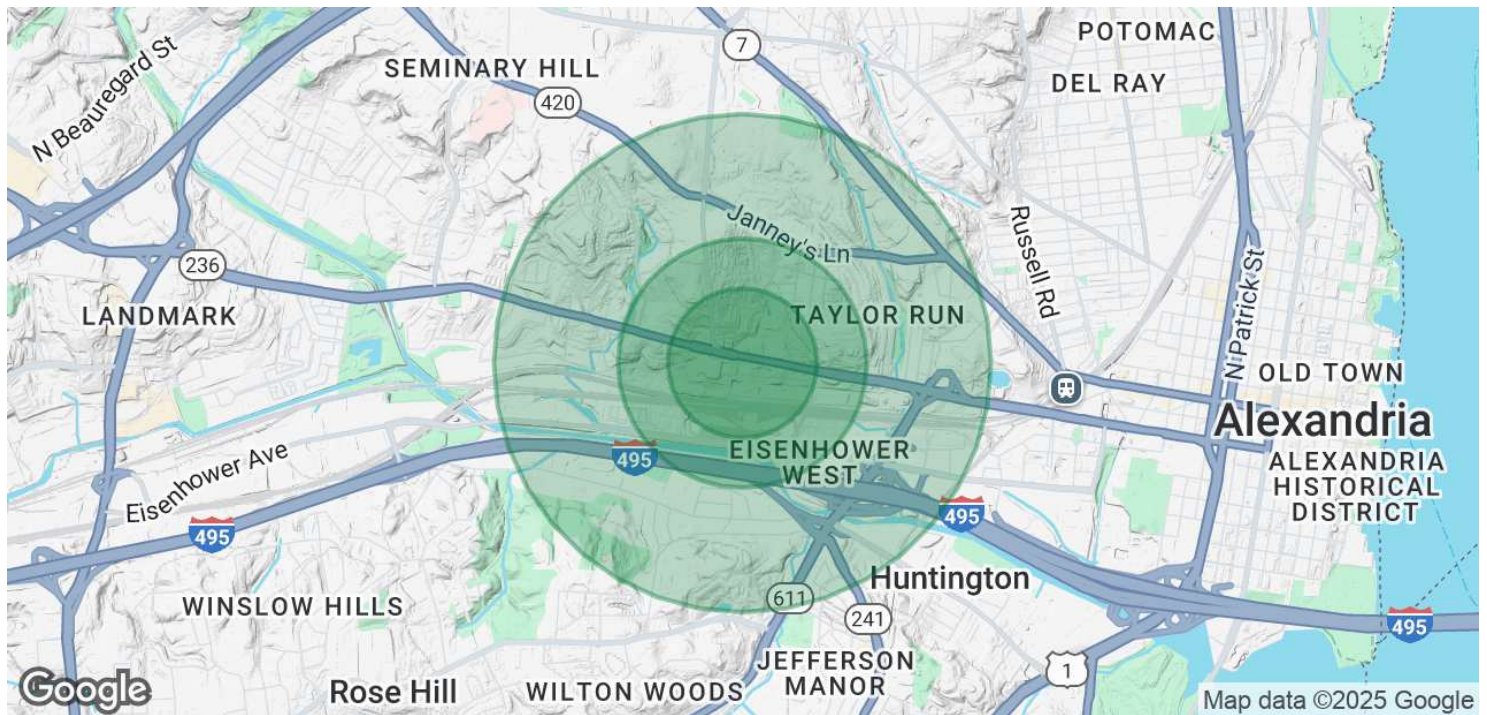


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POPULATION

	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

Demographics data derived from AlphaMap

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EXCLUSIVELY MARKETED BY:



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