

Duke Crossing

at

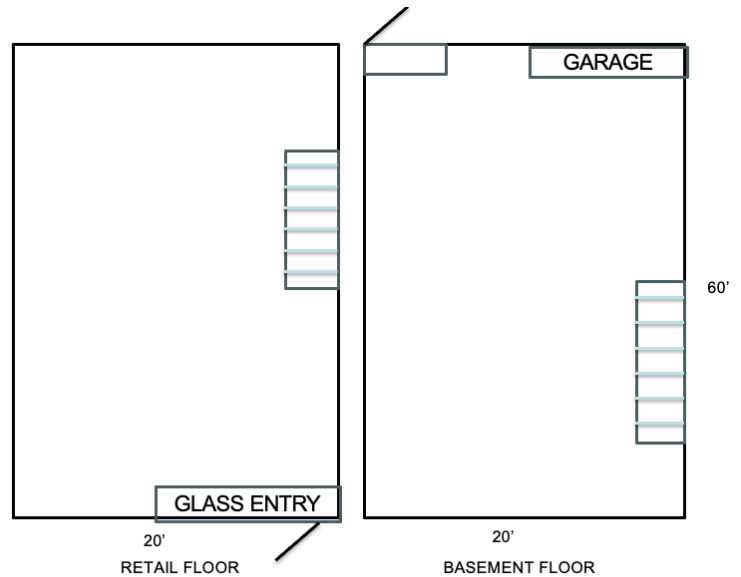
5145 Duke St

2,400 sqft

FOR LEASE

5145 Duke Street

Alexandria, Virginia 22304

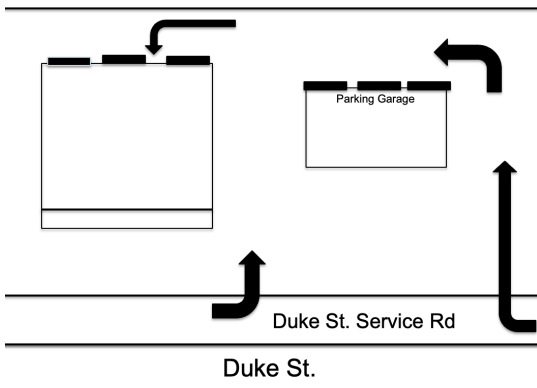


Features:

- Excellent Visibility: Positioned directly on Duke Street, with exposure to over 50,000 vehicles per day (VDOT)
- Strategic Location: Located in the heart of Alexandria, with immediate access to I-395, Van Dorn Street, and Landmark redevelopment corridor
- Convenient Access & Parking: Ample on-site parking directly in front of the space makes patron visits easy and accessible
- Prominent Signage: Available pylon and storefront signage options provide strong branding visibility
- Recent Upgrades: Property improvements underway including exterior façade, signage, and lot enhancements

Demographics:

- 1 Mile: Population: 34,214 Avg HH Income: \$109,345
- 3 Miles: Population: 164,788 Avg HH Income: \$114,980
- 5 Miles: Population: 421,367 Avg HH Income: \$122,600



FOR LEASE:

Call: (703) 462-4469 or

Email: JARED@RJMCOMPANIES.COM

5145 Duke St

2,400 SF UNIT FOR LEASE

- ✓ Corner unit.
- ✓ Ample parking.
- ✓ Lighted pylon signage.
- ✓ Open floor plan.
- ✓ Under new management with more upgrades soon!
- ✓ Ample windows.
- ✓ Zoned CG – City of Alexandria.
- ✓ Two stories.

