



# TAVERN SQUARE

**Located in the heart of Old Town Alexandria.**

**Generous covered parking.**

**Parking Rates**

|                        |       |
|------------------------|-------|
| Lower Level Unreserved | \$190 |
| Upper Level Unreserved | \$205 |
| Lower Level Reserved   | \$380 |
| Upper Level Reserved   | \$410 |

**Easy access to King Street, I-95, I-395.**

**Great mix of national, regional and local tenants.**

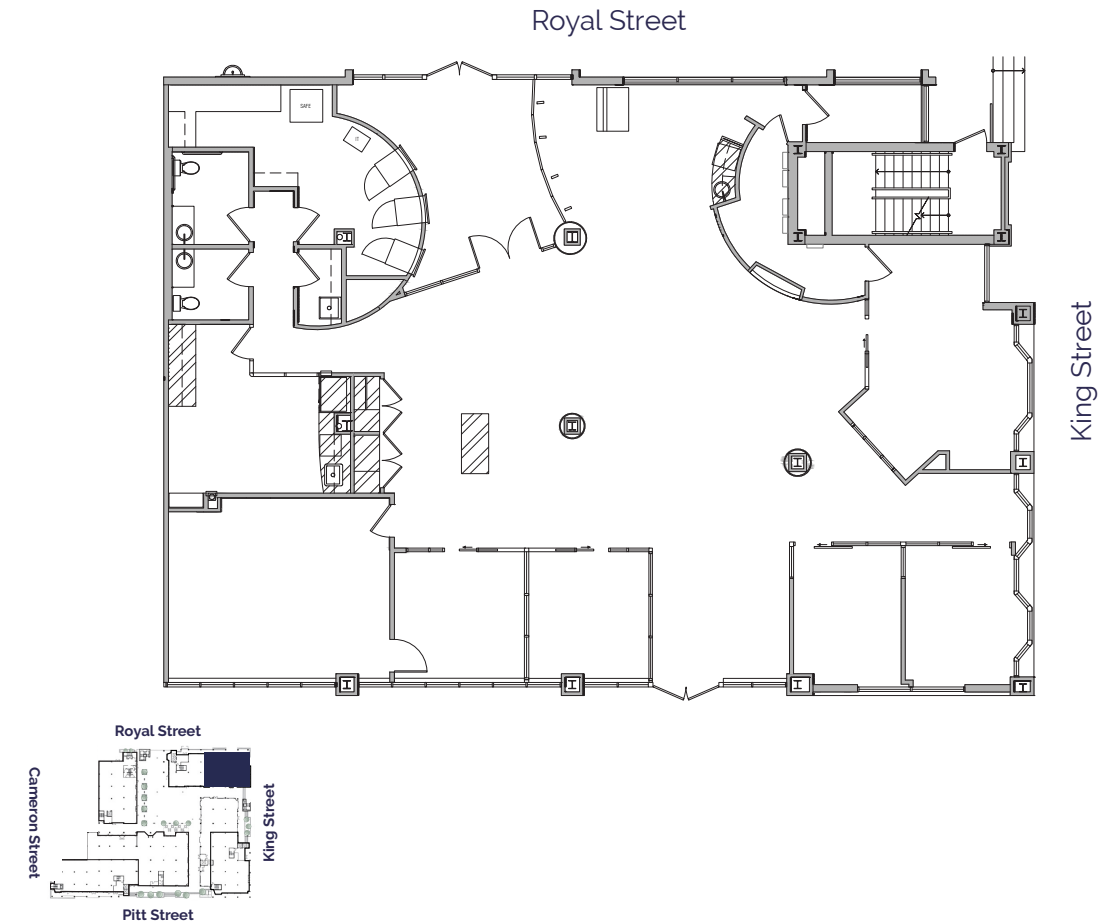
**Multiple points of access and prime visibility from King Street and N. Pitt Street.**

**Availability**

Royal Street Retail  
CRTl01 | 4,000 sf



4,000 sf Available



**M**  
metro

King Street  
0.9 miles

Trolley Union St  
to King St  
every 10 min

Water Taxi to  
National Harbor

VRE Station  
1.2 miles

**15 min**  
walk to the King Street Metro

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**390,000**  
riders per year on Alexandria's  
King Street Trolley

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 **Population**  
1 mile: 26,041  
3 miles: 142,254  
10 minute drive: 289,426

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 **Daytime Employees**  
1 mile: 40,377  
3 miles: 105,480  
10 minute drive: 167,497




**99**  
Walker's  
Paradise


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**82**  
Very  
Bikeable

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**\$38,441**  
Avg. annual HH consumer  
spending within a 2 mile radius

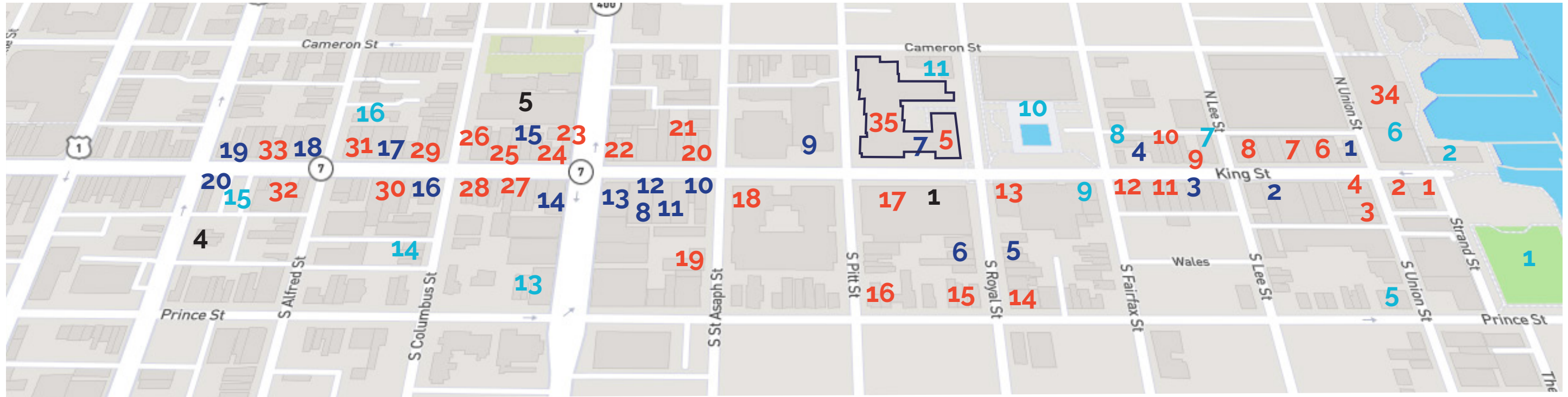
 **Average Household Income**  
2 mile: \$160,397  
5 mile: \$123,723  
10 mile: \$132,606

 **Volume of Cars Within .09 Miles**  
King & N. Pitt: 4,402  
Pitt & Cameron: 4,793  
N. Fairfax & Cameron: 3,428

 **Average Household Consumer Spending**  
2 mile: \$38,486  
5 mile: \$32,846  
10 mile: \$34,285

**TOP 10**  
Best places  
for small  
businesses  
in the U.S.

**#5**  
Best small  
city to visit  
in the U.S.



## eat.

1. Mai Thai
2. Starbucks
3. Ben & Jerry's
4. The Creamery
5. Taco Bell Cantina
6. Fish Market
7. Buggy Pizza
8. The Wharf
9. Sonoma Center
10. Icbian Sushi
11. Kilwins
12. The Warehouse
13. Subway
14. Lavender Moon
15. Fontaine Caffe
17. Starbucks
18. Columbia Firehouse
19. Chipotle
20. La Tasca
21. Old Town Deli
22. Le Pain Quotidien
23. Murphy's Irish Pub
24. The Light Horse
25. Five Guys
26. Nando's Peri Peri
27. Eamonn's Dublin Chipper
28. Hen Quarter
29. Don Taco
30. Sweetgreen
31. Red Rocks
32. The Majestic
33. Vola's Dockside Grill

## play.

1. Waterfront Park
2. King Street Park
3. Old Dominion Boat Club
4. Big Wheel Bikes
5. Antheaeum
6. Torpedo Factory
7. Colonial Tours
8. Visitor Center
9. Apothecary Museum
10. Market Square/City Hall
11. Gadsby's Tavern Museum
12. The Lyceum
13. Radiance Yoga
14. Radiance Medspa
15. Escape Room Live
16. St. George Gallery
17. Public Library

## shop.

1. The Lucky Knot
2. Lou Lou Boutiques
3. Market Sq. Shops
4. 3 Sisters
5. Sur La Table
6. Alexandria & Co.
7. Irish Walk
8. Banana Republic
9. CVS
10. Raul's Menswear
11. Anthropologie
12. H&M
13. Gap Outlet
14. Lululemon
15. Papyrus
16. Chiccos
17. Bishop Boutique
18. White House Black Market
19. Ten Thousand Villages
20. Bloomers

## stay.

1. The Alexandrian, Autograph Collection
2. Union Square Hotels
3. Hotel Indigo Old Town Alexandria
4. Morrison House, Autograph Collection
5. Travelodge Alexandria East



### **Leasing Contacts**

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**[cambridgeus.com](http://cambridgeus.com)**



Knowledge  
Perseverance  
Integrity

**Cambridge**  
Property Group LLC