

klnb

# VAN DORN STATION

504A - 506B VAN DORN STREET,  
ALEXANDRIA, VA 22304

RETAIL FOR LEASE

EXISTING & ADJACENT RETAIL



DUNKIN'

EXXON



MAI VO  
mvo@klnb.com  
703-268-2722

VERONICA KAMARA  
vkamara@klnb.com  
703-268-2714

klnb.com



10,645  
(2024 ADT)



S VAN DORN ST

35,914  
(2024 ADT)



FAÇADE  
UPGRADES STARTING  
SUMMER 2026!

# LOCATION & DEMOGRAPHICS

- 2nd generation restaurant & retail spaces available.
- New pad site available facing Van Dorn St (35,914 ADT).
- 7,200 SF & 4,128 SF lower-level space available off of S Pickett St.
- Conveniently located close to I-395 & I-495 and surrounded by strong residential & daytime population.
- Pylon sign available at entrance to shopping center.

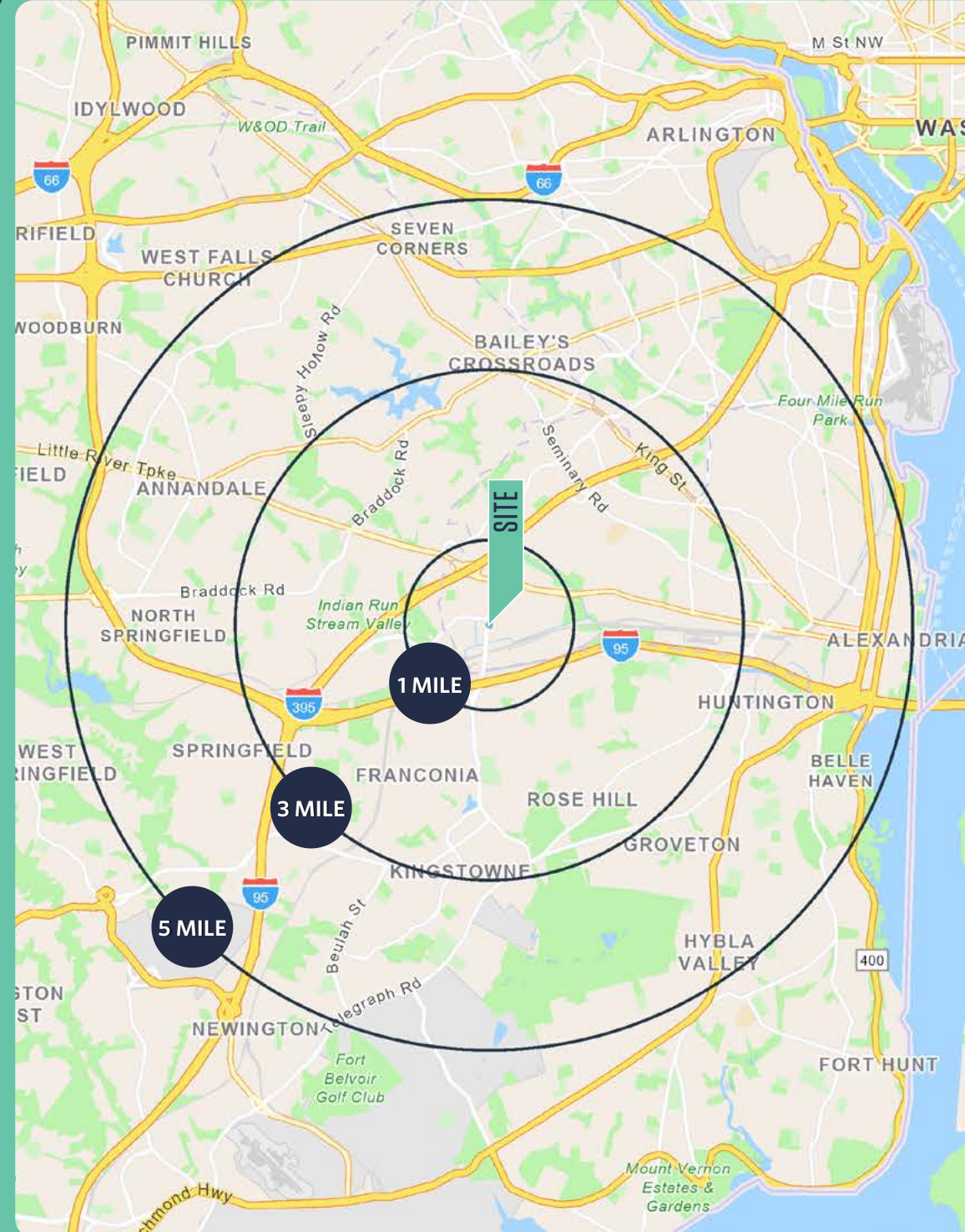
## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
 <b>POPULATION</b>	37,819	188,753	531,478
 <b>DAYTIME POPULATION</b>	26,641	151,105	460,136
 <b>HOUSEHOLDS</b>	18,173	78,828	217,176
 <b>AVERAGE HH INCOME</b>	\$131,116	\$155,795	\$166,676

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

	S Van Dorn St	35,914 ADT
	Edsall Rd	10,645 ADT





# MID-VIEW AERIAL



# CLOSE-UP AERIAL



**FAIR PRICE INTERNATIONAL HALAL MARKET**

10,645  
[2024 ADT]

**EDSALL RD**

**VAN DORN PHARMACY**  
1,166 SF  
CHECKS CASHED & CELLULAR SERVICES 1,166 SF  
**SHEWIT HAIR SALON**  
1,166 SF

**DISCREET LISTING**  
(TENANTS ARE OPEN AND OPERATING; PLEASE DO NOT DISTURB.)  
**UP TO 3,500 SF COMING AVAILABLE JULY 2026**

**Exxon**



35,914  
[2024 ADT]

**PAD SITE AVAILABLE**

**LA mart**

**Roda**

**Hertz**



**fed choice**

1,376 SF  
2ND GEN SALON

**COMING AVAILABLE AUG 2027**  
**DISCREET LISTING**  
CURRENTLY OCCUPIED BY  
**GG HAIR**  
(THIS TENANT IS OPEN AND OPERATING; PLEASE DO NOT DISTURB.)

**S VAN DORN ST**

**Jiffy lube**

**DUNKIN'**

**S PICKETT ST**

4,500 SF  
2ND GEN RESTAURANT

**2ND GEN. RESTAURANT AVAILABLE IMMEDIATELY**

1,500 SF  
2ND GEN RESTAURANT

1,500 SF  
2ND GEN RESTAURANT

**DISCREET LISTING**  
CURRENTLY OCCUPIED BY  
**MU'S BAL**  
RESTAURANT  
(THIS TENANT IS OPEN AND OPERATING; PLEASE DO NOT DISTURB.)



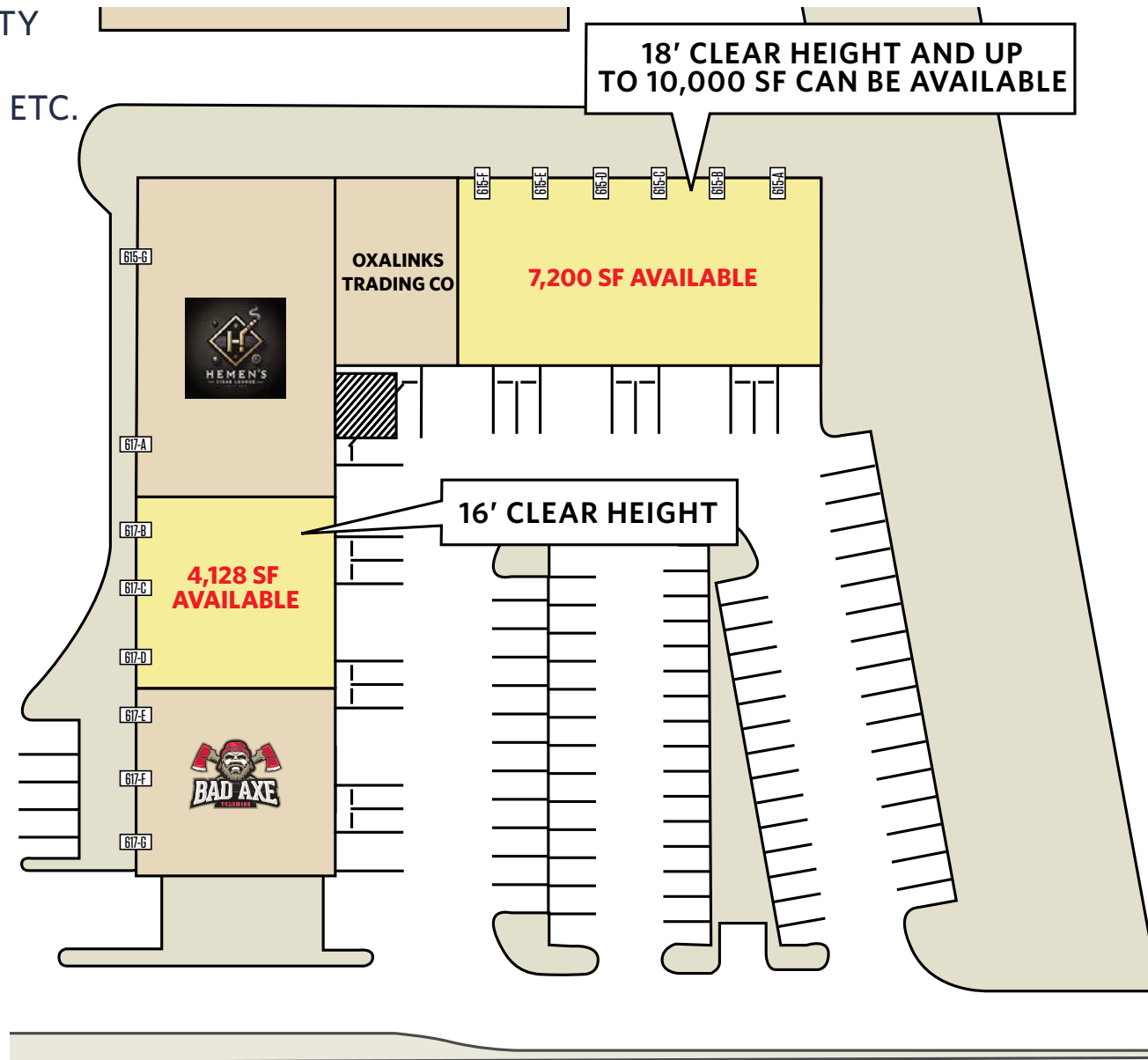
13,344  
[2024 ADT]

# SITE PLAN



# LOWER LEVEL SITE PLAN

TARGETING SPECIALTY  
RETAIL: FITNESS,  
BREWERY, MEDICAL, ETC.





klnb

# VAN DORN STATION

504A - 506B VAN DORN STREET,  
ALEXANDRIA, VA 22304

[CLICK TO VIEW PROPERTY WEBSITE](#)



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)

**FOR MORE INFORMATION, PLEASE CONTACT:**

**MAI VO**

[mvo@klnb.com](mailto:mvo@klnb.com)

703-268-2722

**VERONICA KAMARA**

[vkamara@klnb.com](mailto:vkamara@klnb.com)

703-268-2714

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.