

**KLNB**

**1200 N Henry St (Route 1) //** Old Town Alexandria, VA 22314



**20,100 SF Anchor Space Available**

For More  
Information,  
Please Contact:

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Suite 600  
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**KLNB**retail  
Commercial Real Estate Services





**Property Highlights:**

- > Billboard opportunity for 20,100 SF anchor space on Route 1 /North Henry (47,000 ADT)
- > Conveniently located between downtown Old Town and Potomac Yards
- > 1st floor of 109 unit residential building
- > 89 dedicated retail parking spaces. There will be additional on street parking on newly constructed Fayette Street

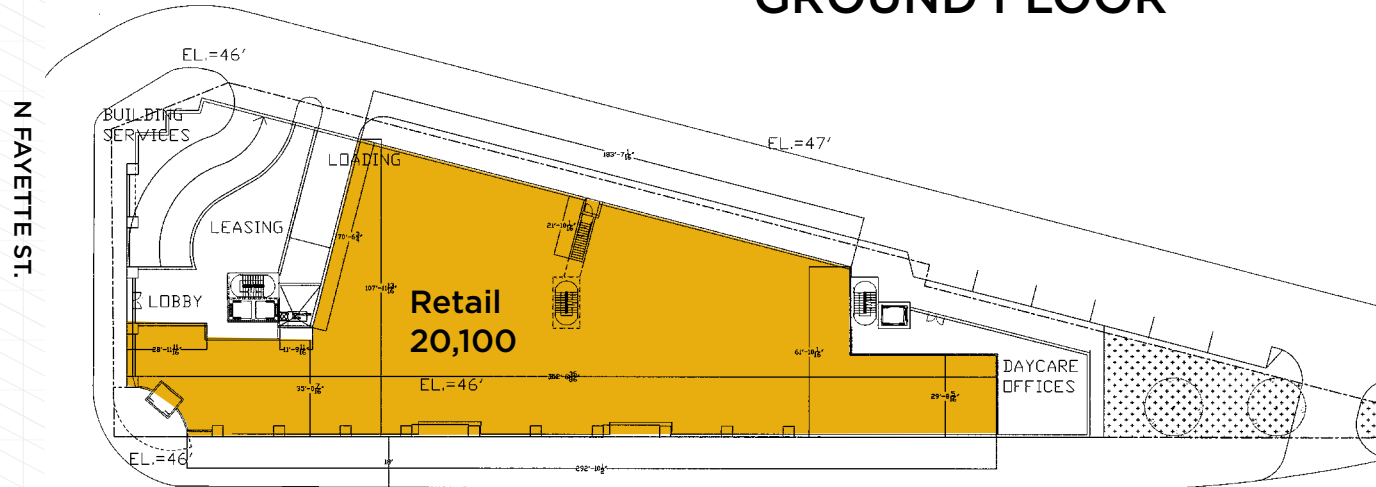
**Demographic Snapshot // 2017:**

	.25-Mile	1-Mile	2-Mile
Population	2,851	28,020	73,938
Daytime Population	1,552	37,888	74,242
Average HH Income	\$154,447	\$166,189	\$155,499

**Traffic Counts // 2017:**

Henry St (Route 1)	47,000 (ADT)
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**GROUND FLOOR**



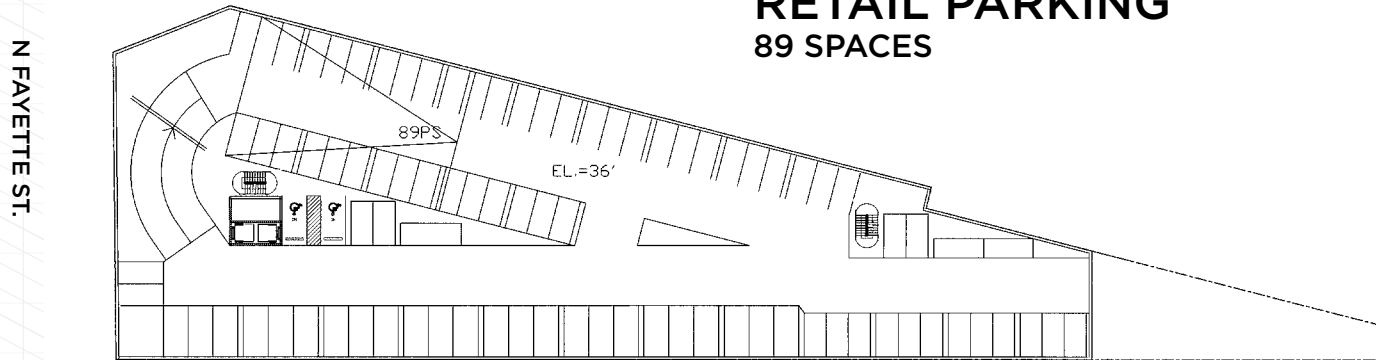
**PROPOSED**



**FULL ACCESS**

**NORTH HENRY (ROUTE 1) 47,00 ADT**

**RETAIL PARKING  
89 SPACES**



**PROPOSED**



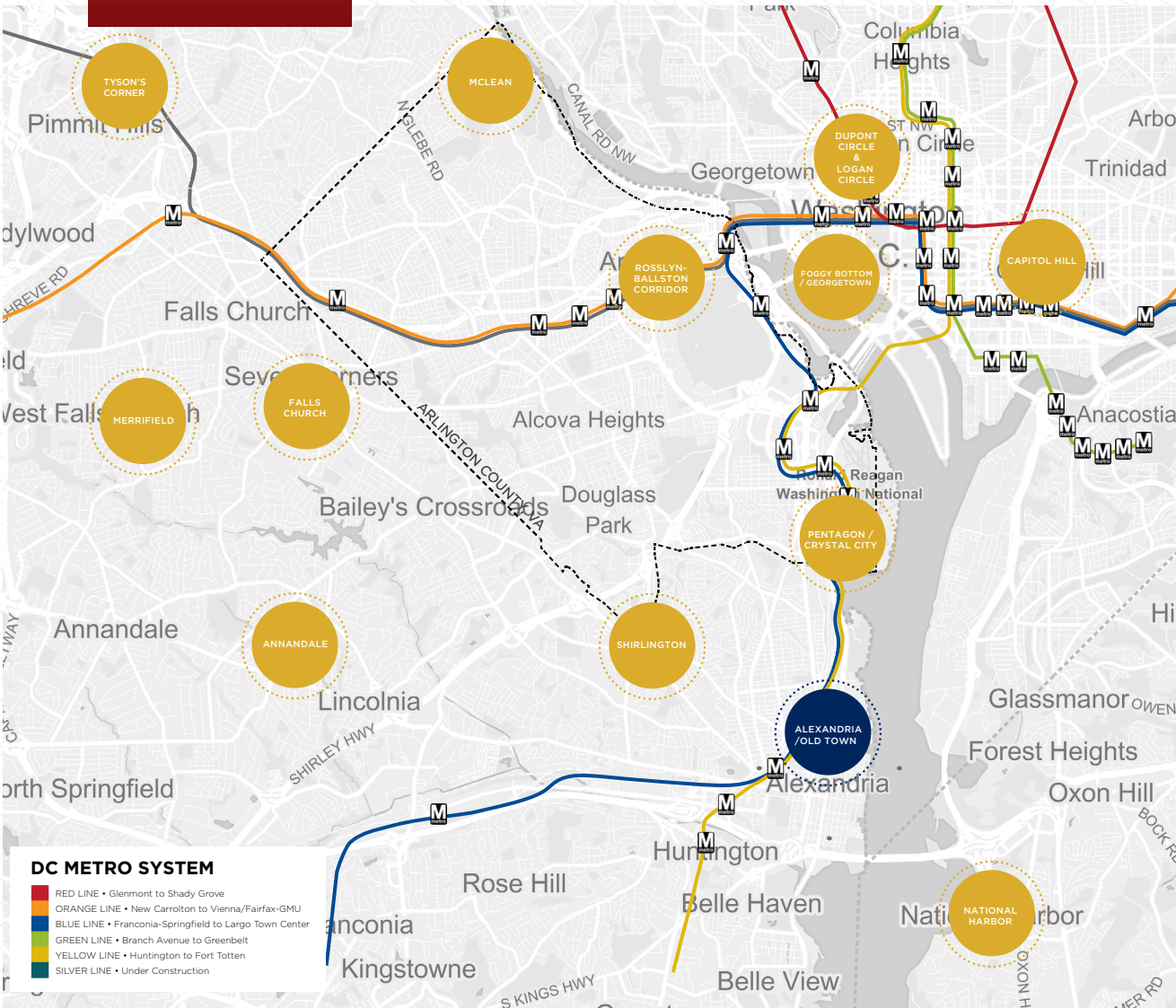
**FULL ACCESS**

**NORTH HENRY (ROUTE 1) 47,00 ADT**



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## 1200 N Henry St (Route 1) // Old Town Alexandria, VA 22314



## Regional Map

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## Area Map - Close Up

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**DEMOGRAPHICS (DRIVETIMES):**

	5 MIN	10 MIN	15 MIN
POPULATION	21,708	84,365	263,259
HOUSEHOLDS	11,200	41,181	126,332
AVG HH INCOME	\$160,966	\$148,349	\$126,313
DAYTIME POP.	26,878	92,685	223,803

## RESIDENTIAL GROWTH

■ UNDER CONSTRUCTION   
 ■ APPROVED   
 ■ PRELIMINARY

- |   |   |
|---|---|
| 1 East Reed AHC Multifamily<br>78 Units           | 15 Braddock Metro Place<br>165 Units          |
| 2 Potomac Yard Landbay G - Block D<br>Units TBD   | 16 800 N. Washington Street<br>Units TBD      |
| 3 Tony's Corner<br>Units TBD                      | 17 North Washington Street @ 700<br>31 Units  |
| 4 Potomac Yard Partial I&J West, L<br>344 Units   | 18 Ramsey Homes<br>43 Units                   |
| 5 Oakville Triangle Infrastructure<br>1,073 Units | 19 The Park Residences<br>18 Units            |
| 6 National Industries For The Blind<br>Units TBD  | 20 North Saint Asaph Street @ 509<br>16 Units |
| 7 Mount Vernon at 1800<br>47 Units                | 21 Robinson Terminal North<br>77 Units        |
| 8 Slater's Lane Residences<br>33 Units            | 22 South Patrick Street Residences<br>5 Units |
| 9 Powhatan Street @ 1505<br>16 Units              | 23 Cummings Hotel<br>121 Units                |
| 10 Braddock Gateway Phase II<br>185 Units         | 24 Robinson Terminal South<br>95 Units        |
| 11 Braddock Gateway Phase I<br>Units TBD          | 25 West Parc Townhomes<br>22 Units            |
| 12 Old Colony Inn<br>Units TBD                    | 26 Carelyle Plaza Two<br>Units TBD            |
| 13 ABC Giant/Edens<br>232 Units                   | 27 Hoffman Block 2 Stage II<br>Units TBD      |
| 14 Carpenter's Shelter<br>116 Units               | 28 The Dalton<br>270 Units                    |
|   | 29 Braddock Gateway<br>600 Units              |

**TOTAL RESIDENTIAL UNITS: 3,587**

# Residential Growth Study

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**DEMOGRAPHICS (WALKTIMES):**

	5 MIN	10 MIN	15 MIN
<b>POPULATION</b>	1,979	7,087	13,082
<b>HOUSEHOLDS</b>	939	3,571	6,858
<b>AVG HH INCOME</b>	\$139,685	\$161,667	\$161,866

## Area Map - Close Up

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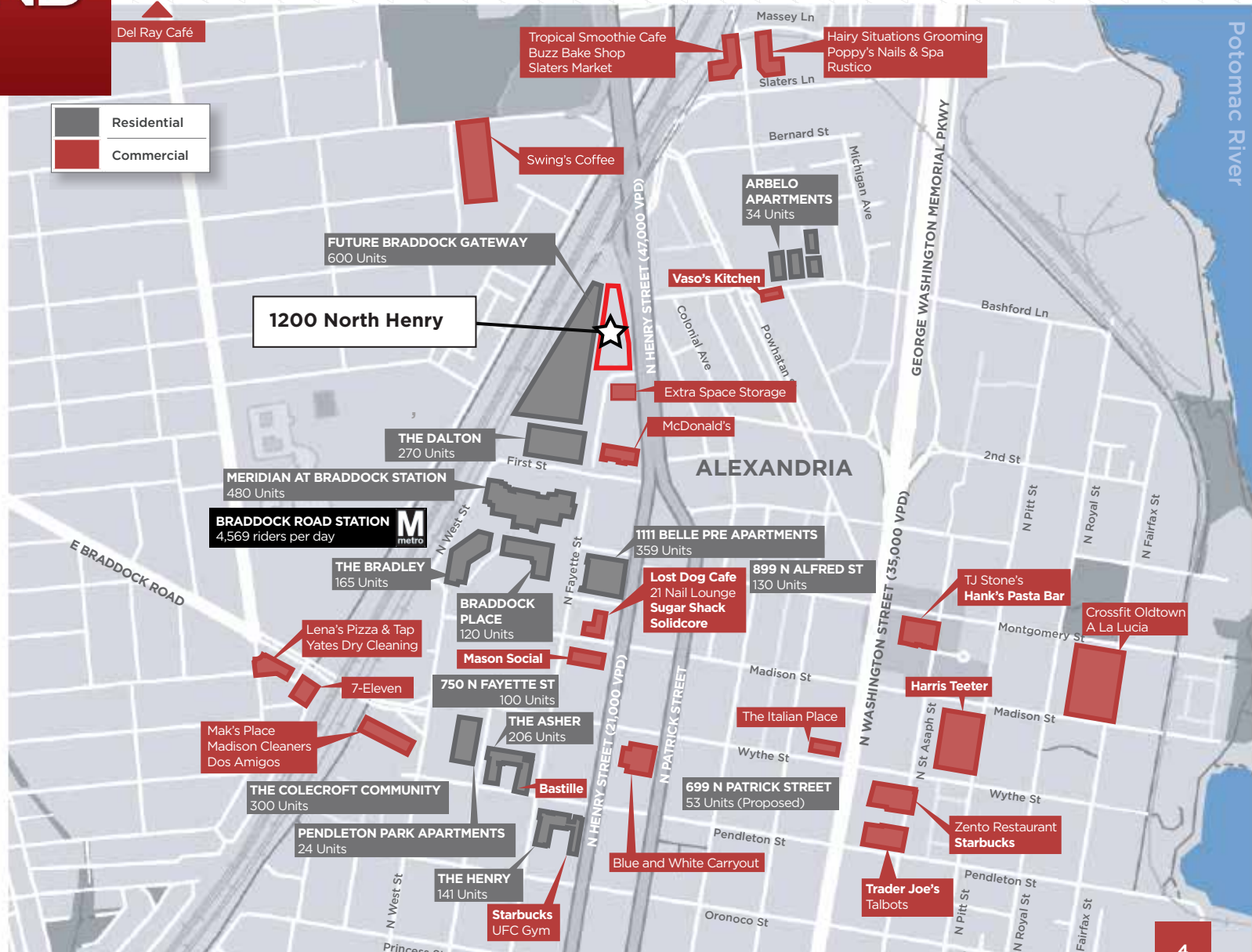
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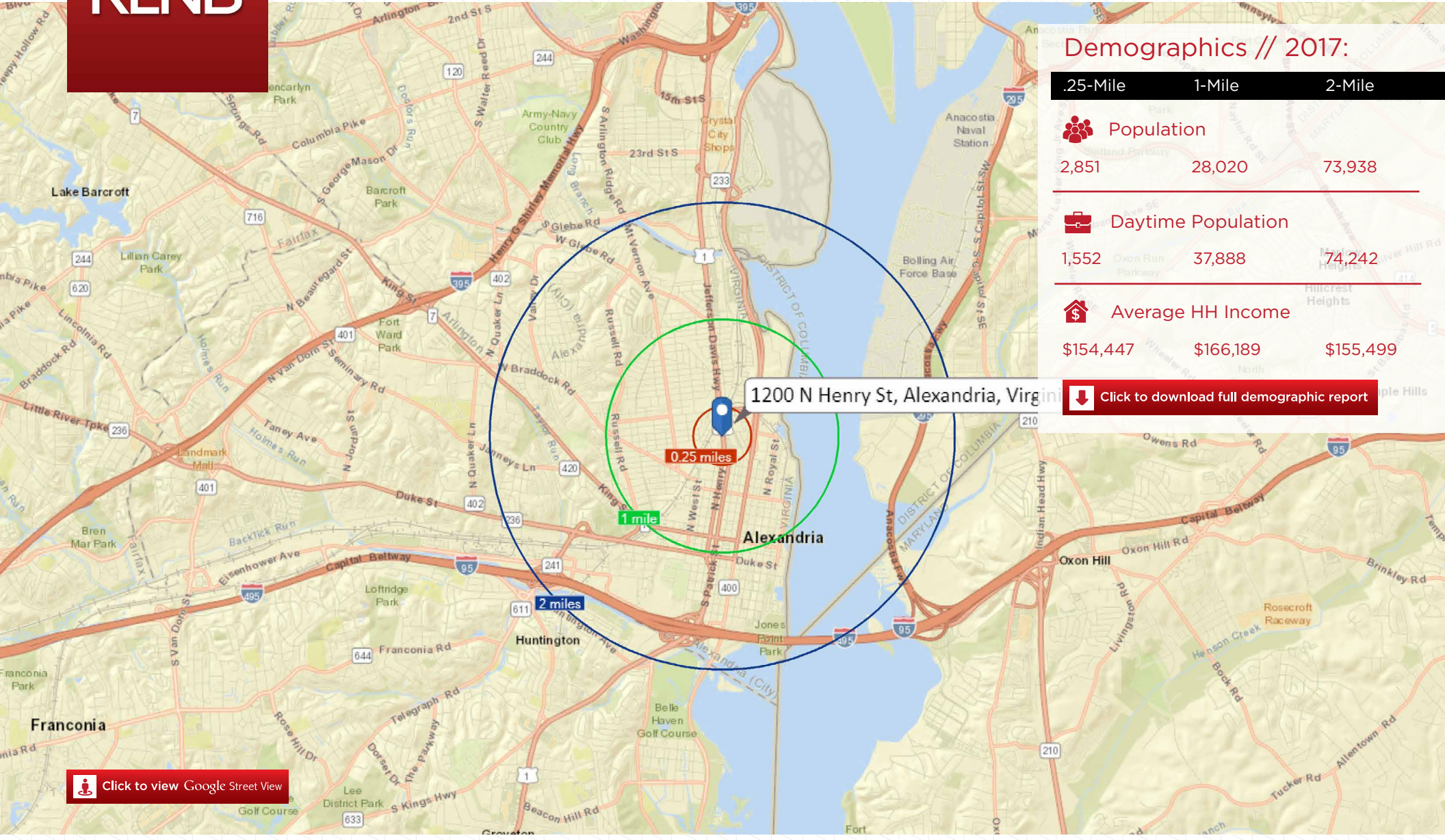
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[Click to download full demographic report](#)

1200 N Henry St, Alexandria, Virginia

[Click to view Google Street View](#)

## Location & Demographics

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# KLNB

## 1200 N Henry St (Route 1)

Old Town Alexandria, VA 22317



Click here to visit  
property website

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