



**P.V.I.M. Is Pleased to
Present...**

**117 N Fairfax St, Ste
201, Alexandria Va
22314;**

**A 10,750 Sf Standing Retail Building With
Three Unique Spaces
AVAILABLE FOR LEASE**

A. PAUL VOUTSAS
Paul@PVIM.CO | 703-973-9763

**207 Ramsay Alley,
Alexandria Va 22314**

P.V.I.M. General Disclosure

While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.

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.

We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

Managing Member and Principal Broker Of P.V.I.M llc,

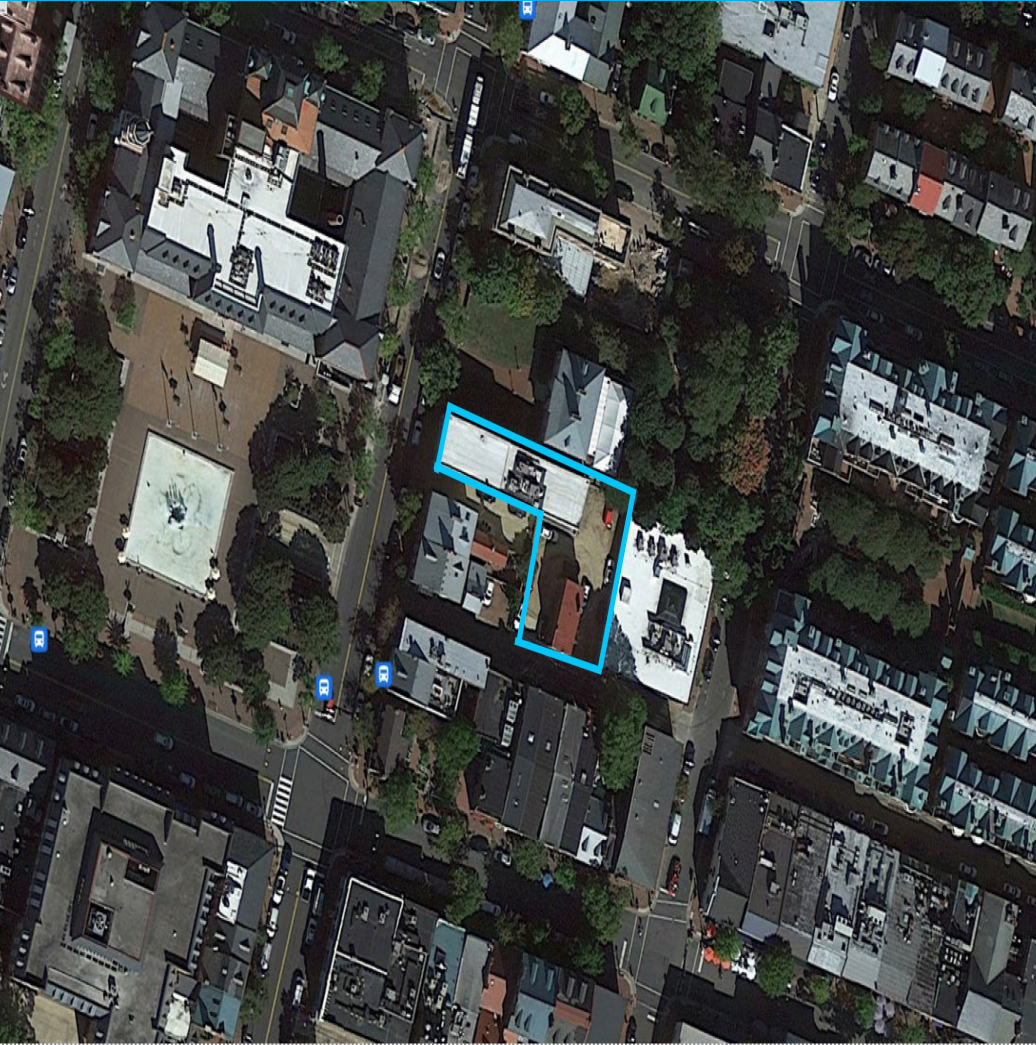
a Virginia Limited Liability Company

www.pvim.co | 703-973-9763 | paul@pvim.co

207 Ramsay Alley, Alexandria Va 22314

Property Overview

Market Square Retail
117 N Fairfax Street, Alexandria Virginia, 22314

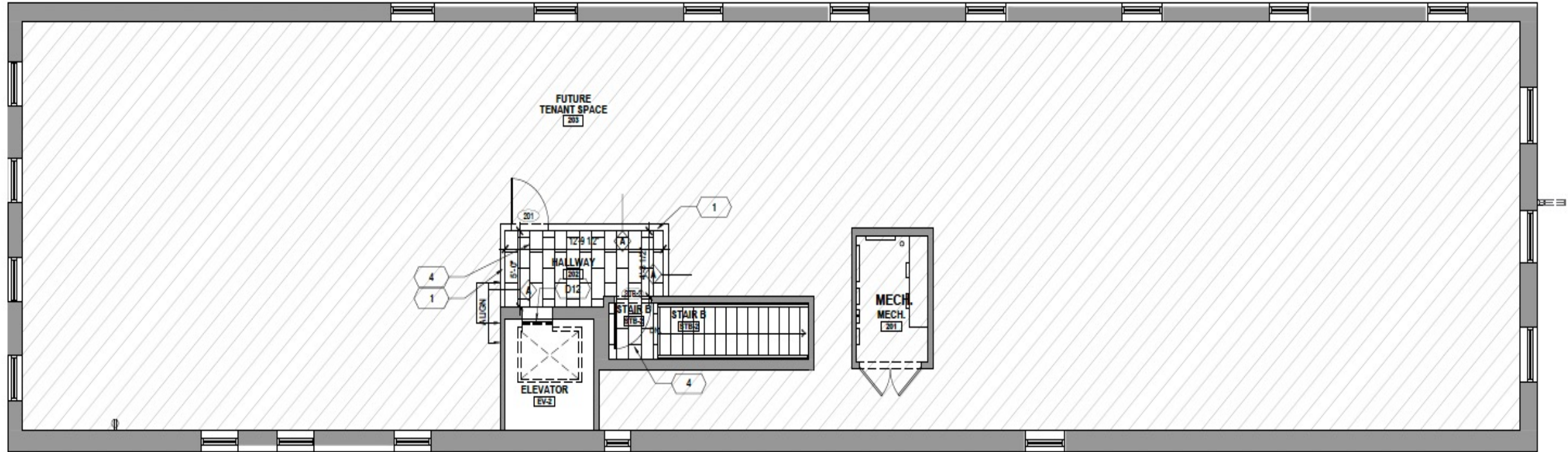


10,750 Sf Of Retail On Market Square in Old Town Alexandria

- Former Burke & Herbert Bank Corporate Head Quarters.
 - 2nd Floor 3,500 Sf - AVAILABLE
 - 1st Floor 3,000 Sf - LEASED
 - L.L. 1,000-2,400 SF - AVAILABLE
- Building Undergoing Total Renovation With Approved plans. Mid September completion expected.
- Prominent Signage Opportunity available on N Fairfax Street For Upper Level Tenant.
- Parking Available in Rear of property.
- Zoned CD in the City Of Alexandria.
- Join Recently Signed Tenant Today's Cargo (Jewelry Store).

2nd Floor Plan

Market Square Retail
117 N Fairfax Street, Alexandria Virginia, 22314



2 2ND FLOOR LEVEL - NEW PLAN
A-101 3/16"=1'-0"



About The City of Alexandria Virginia...

- Founded in 1749
- *Sites of Interest:* George Washington Masonic Memorial, Torpedo Factory Art Center, Gadsby's Tavern Museum, Fort Ward Museum & Historic Site, Christ Church, and many more!
- Mean household income for total households in Alexandria in U.S. dollars is approximately \$110,671.
- There are over 64,500 households here.
- The average household size is 2.15 people.
- ~26% of the city's population is aged 25-34.
- Almost 10,000 veterans live in Alexandria.
- The top two public employers in Alexandria are the United States Patent and Trademark Office, and the United States Department of Defense. They have over 9,000 and 7,500 employees respectively.

About Old Town Virginia...

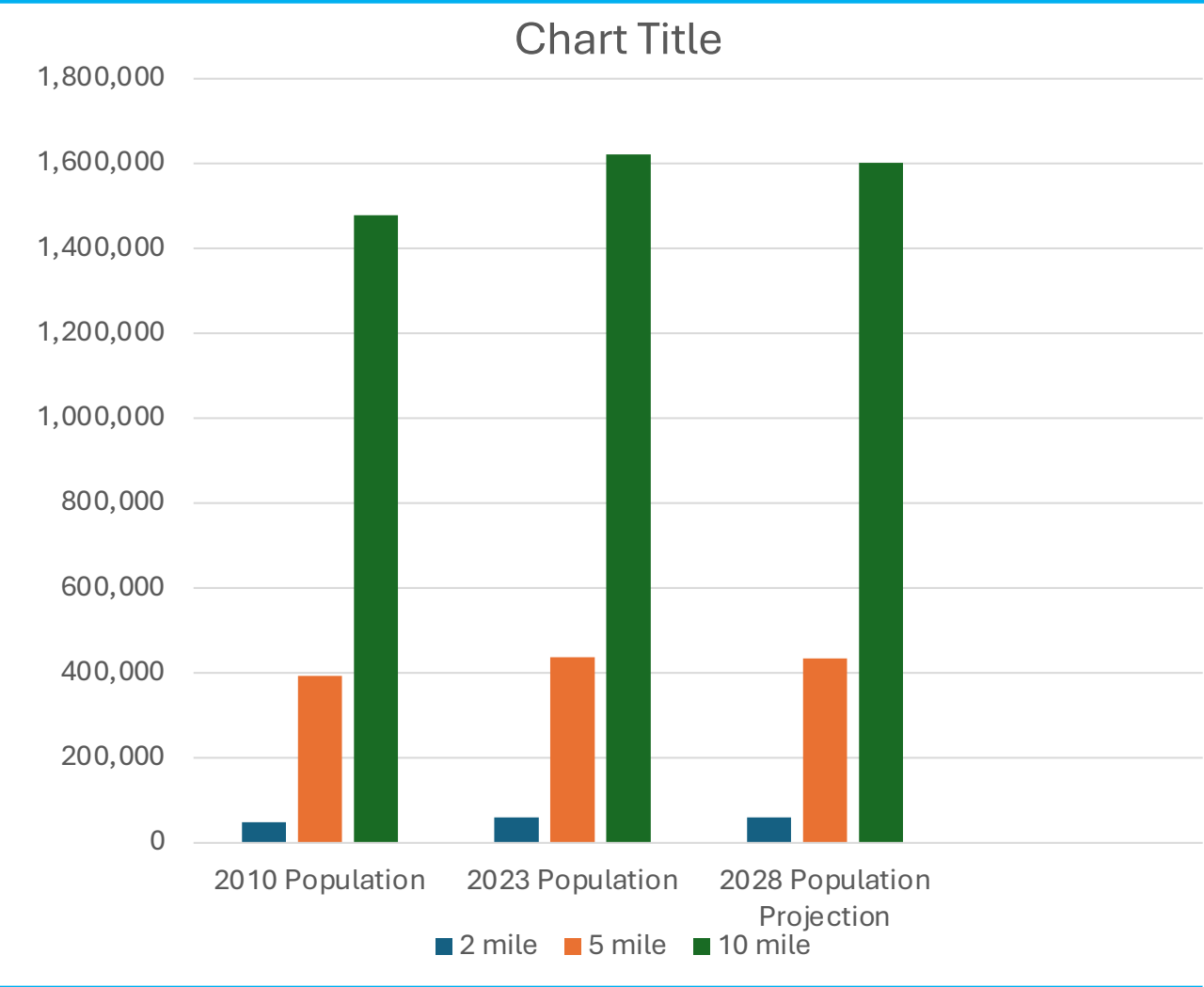


- Alexandria's Old Town district was established in 1946 as only the third historic district designated in the United States.
- The median travel time to work here is 29 minutes, with most residents (76%) driving to work.
- There are over 200 day care centers within Alexandria.
- There are over 170 city parks, pocket parks, and natural areas here. Using 2010 Census data, that is 1 park per 1249 residents.
- There are 30 polling locations in Alexandria – this means that, on average, for every 0.59 mi squared there is a polling location.
- There are 13 elementary schools here (Charles Barrett, Cora Kelly, George Mason, Maury, Lyles-Crouch, Mt. Vernon, Samuel Tucker, William Ramsay, John Adams, Polk, Patrick Henry, Douglas MacArthur, and Jefferson Houston), three middle schools (George Washington, Minnie Howard, and Francis Hammond), and one high school (T.C. Williams).

Demographics

Market Square Retail

117 N Fairfax Street, Alexandria Virginia, 22314



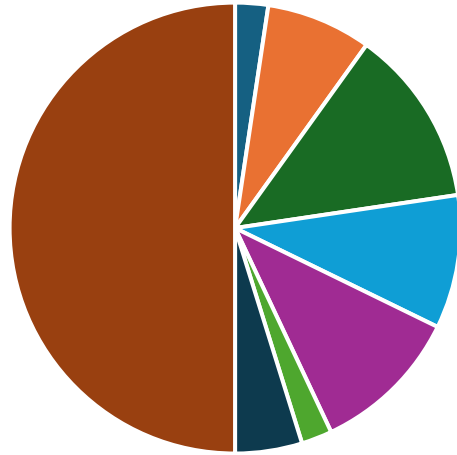
	2 mile	5 mile	10 mile
2010 Population	49,044	393,547	1,478,587
2023 Population	60,617	437,888	1,622,012
2028 Pop. Projection	60,664	434,885	1,601,712
Annual Growth 2010-2023	1.80%	0.90%	0.70%

Sales

Market Square Retail

117 N Fairfax Street, Alexandria Virginia, 22314

Total Spending – 1 Mile



- Apparel
- Entertainment, Hobbies & Pets
- Food & Alcohol
- Household
- Transportation & Maintenance
- Health Care
- Education & Daycare
- Total Specified Consumer Spending (\$)

Expand All	Total Spending	Avg Household	Per Capita	Total Spending
Apparel	\$60,995,506	\$1,943	\$1,006	\$345,648,118
Entertainment, Hobbies & Pets	\$194,390,063	\$6,192	\$3,207	\$978,628,154
Food & Alcohol	\$328,311,197	\$10,457	\$5,416	\$1,729,187,200
Household	\$246,813,441	\$7,862	\$4,072	\$1,154,260,771
Transportation & Maintenance	\$277,395,438	\$8,836	\$4,576	\$1,513,576,809
Health Care	\$56,854,228	\$1,811	\$938	\$275,003,837
Education & Daycare	\$123,761,263	\$3,942	\$2,042	\$529,844,380
Total Specified Consumer Spending (\$)	\$1,288,521,136	\$41,042	\$21,257	\$6,526,149,269

EST. 2024

P.V.I.M.

C.R.E.
Brokerage &
Management

For More Information, Please Contact:

A. Paul Voutsas

Principal Broker

paul@pvim.co

C: 703-973-9763

207 Ramsay Alley, Ste 101 Alexandria Va, 22314

WWW.PVIM.CO

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.