



RELATIONSHIP
DRIVEN
REAL ESTATE

1502-1504 KING STREET ALEXANDRIA, VA

100% LEASED RETAIL UNIT FOR SALE



www.cohnpropertygroup.com

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Principal

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EXECUTIVE SUMMARY

CPG is pleased to present a rare investment opportunity along King Street, the heart of Old Town Alexandria's premier retail corridor — a market where retail rents routinely command \$50–\$60 PSF NNN.

The property is fully leased to two established tenants: a restaurant operating under a long-term lease, and a window and door showroom occupying a prominent corner unit through Summer 2029. The corner space is materially under-market and projected to capture approximately 150% more rent upon rollover, offering a clear and near-term path to outsized NOI growth.

With major new mixed-use developments reshaping the 1300 and 1500 blocks of King Street, this is a rare chance to acquire an irreplaceable retail asset in one of Northern Virginia's most coveted submarkets.

3 MILES



152,150
POPULATION



\$154,608
AVG INCOME



9,778
BUSINESSES

1502 KING STREET

UNIT SIZE	1,998 SF
RETAIL RENT	\$73,128, escalating 3% annually
LEASE EXPIRATION	7/29
TENANT	Window & Door Showplace

1504 KING STREET

UNIT SIZE	4,804 SF
RETAIL RENT	\$145,696, escalating 3% annually
LEASE EXPIRATION	2/34
TENANT	Namaste Jasta

COMMON AREA	944 SF (not currently being charged/ allocated to the Tenants)
TOTAL PREMISES	7,736 SF



MARKET SUMMARY

CALL YOUR MOTHER

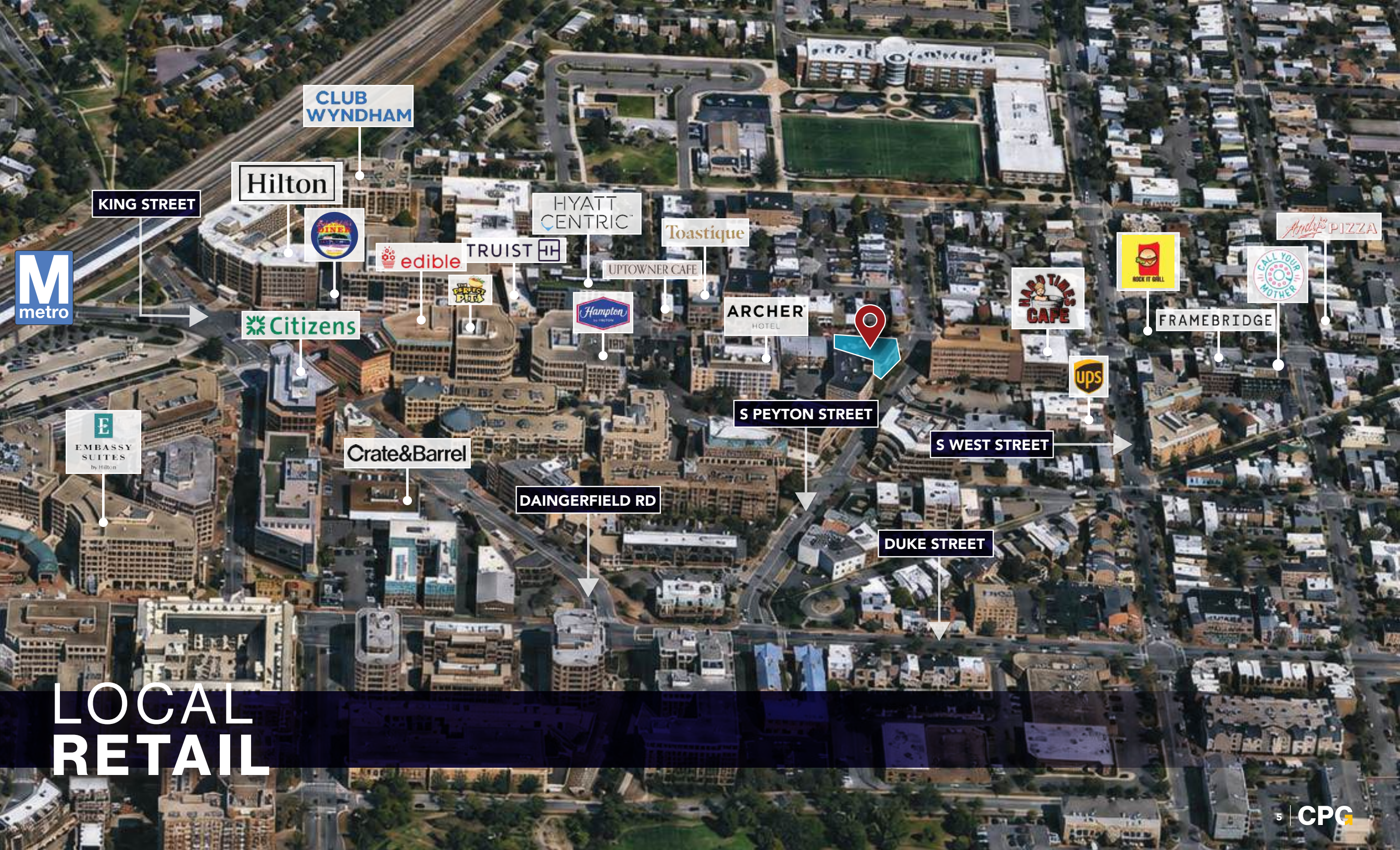
CALL YOUR MOTHER



1300

KING STREET | ALEXANDRIA VA

The **1200–1600 blocks** of King Street in Old Town Alexandria offer a dynamic blend of historic character, walkability, and transit-oriented accessibility. Anchored by the King Street–Old Town station and extending east toward the heart of Old Town, the corridor features a vibrant mix of boutique retail, chef-driven restaurants, hospitality, office, and multifamily uses within one of the Washington metropolitan area’s most affluent and supply-constrained submarkets.



CLUB WYNDHAM

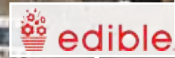
Hilton

KING STREET



HYATT CENTRIC

Toastique



TRUIST

UPTOWNER CAFE

Andy's PIZZA

Citizens



ARCHER HOTEL



FRAMEBRIDGE



S PEYTON STREET

S WEST STREET



Crate&Barrel

DAINGERFIELD RD

DUKE STREET

LOCAL RETAIL

SALES COMPARABLES | ALEXANDRIA, VA



2401 MOUNT VERNON AVE

SALE DATE: 4/29/2026
SALE PRICE: \$2,020,107 (\$464.39/SF)
CAP RATE: 6%
BUYER: Ganges Property Group
SELLER: Bonaventure Realty Group



629 KING STREET

SALE DATE: 2/17/2026
SALE PRICE: \$2,650,000 (\$1,040.85/SF)
CAP RATE: 6.63%
BUYER: Sang H Jeong
SELLER: Michael Zacharia



3800 FRANKLIN STREET

SALE DATE: 1/15/2026
SALE PRICE: \$3,785,050 (\$1,340.32/SF)
CAP RATE: 5.35%
BUYER: APTMCO
SELLER: Equitas Investments



1127 KING STREET

SALE DATE: 8/25/2025
SALE PRICE: \$3,671,513 (\$433.06/SF)
CAP RATE: 6.63%
BUYER: J & R Venture
SELLER: Goddin Janet S & Wellington



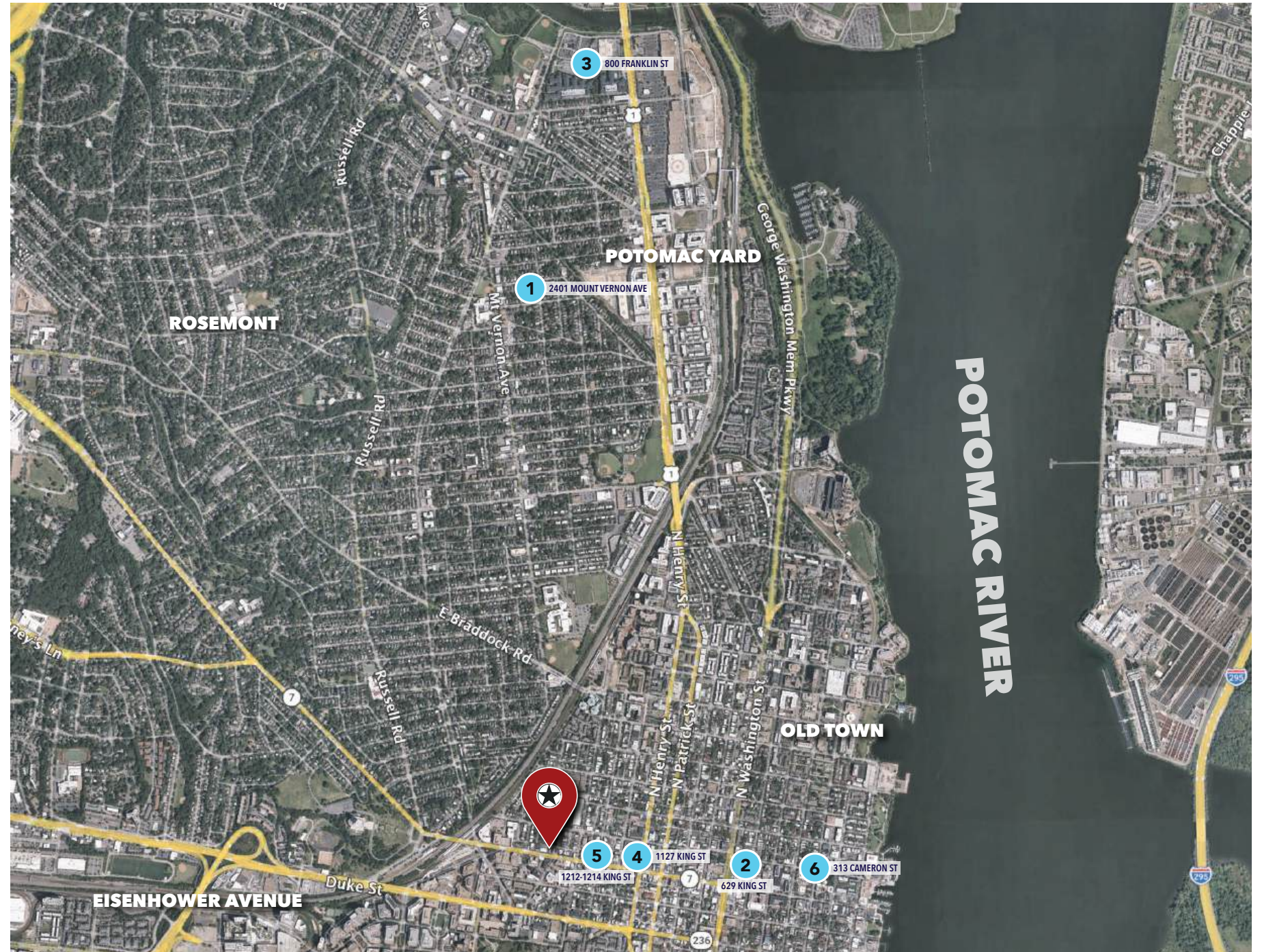
1212-1214 KING STREET

SALE DATE: 7/31/2025
SALE PRICE: \$1,525,000 (\$345.80/SF)
CAP RATE: 6.25%
BUYER: William D. Cammack
SELLER: Craig A. Lemeshewky



313 CAMERON STREET

SALE DATE: 1/28/2025
SALE PRICE: \$1,395,000 (\$767.75/SF)
CAP RATE: 6.63%
BUYER: Weinberg, Irving N.
SELLER: Cyrous Abedi Tarky



CONTACT



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