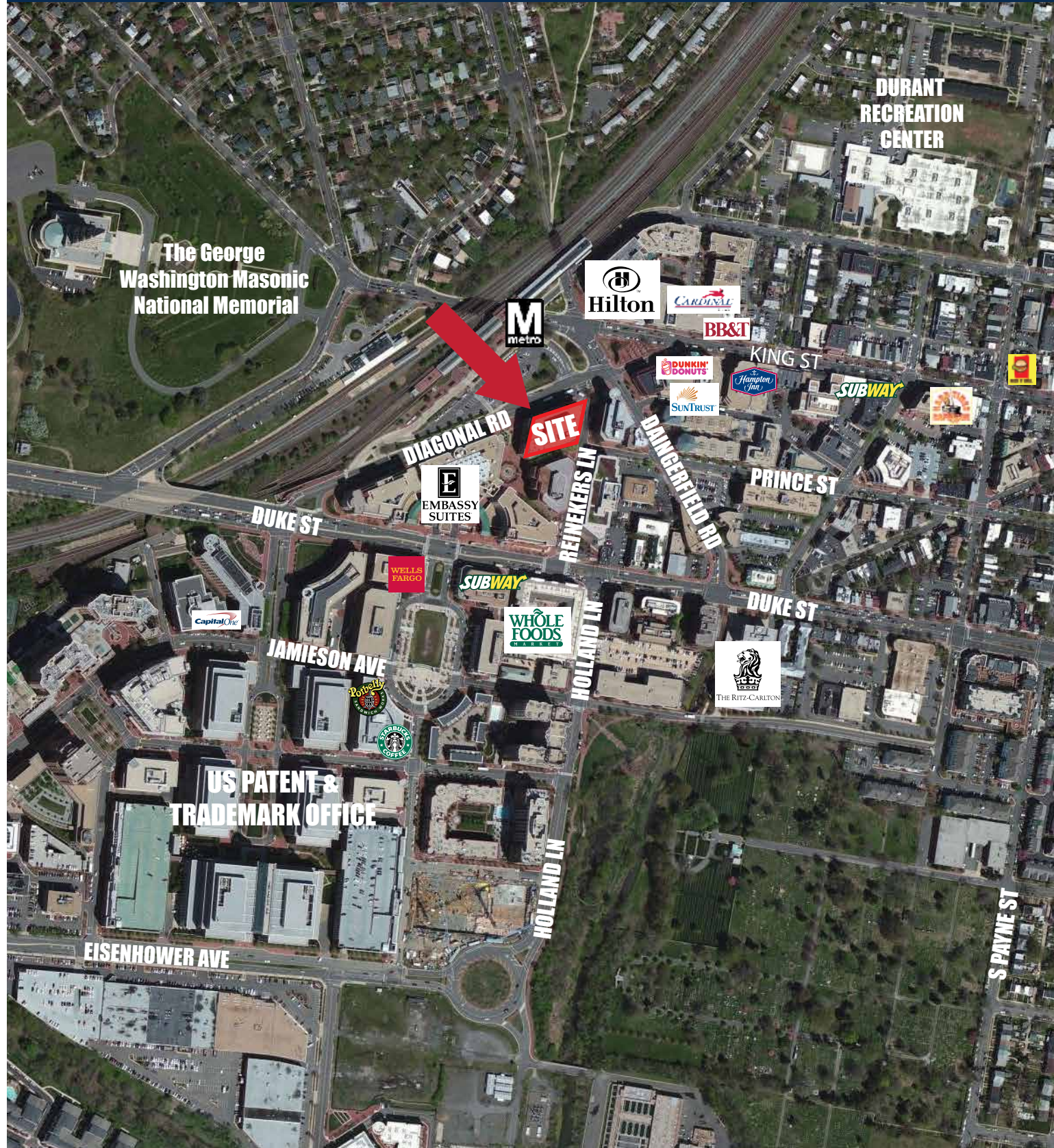


# RAPPAPORT

**1800 DIAGONAL ROAD**  
Alexandria, Virginia

1,747 SF of Retail Space Available



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## STATISTICAL SNAPSHOT 3 MILE RADIUS, 2013 DEMOS



POPULATION AVERAGE HH INCOME  
**140,411 \$123,516**



TRAFFIC COUNTS  
**5,800 VPD**  
(DIAGONAL & DUKE)



DAYTIME POPULATION  
**86,169**



KING STREET METRO RIDERSHIP  
**8,898 WEEKDAY RIDERS**  
**7,830 WEEKEND RIDERS**



LOCAL HOTELS  
**Embassy Suites Old Town,**  
**Hampton Inn Old Town,**  
**The Westin Alexandria,**  
**Residence Inn Alexandria**

LOCAL RETAILERS

**Whole Foods, Crate & Barrel,**  
**Potbelly, Starbucks, Jimmy**  
**John's, Dunkin Donuts**

## 1800 DIAGONAL ROAD FACTS AT-A-GLANCE

- Visibility to King Street Metro Station
- Surrounded by a variety of hotels including Embassy Suites, The Hampton Inn and The Westin
- High pedestrian traffic with a high daytime population of 86,169 people within 3 miles
- In close proximity to a variety of Class A office buildings including the U.S. Patent & Trademark Office
- Located one block away from Whole Foods

### DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2013)	1 MILE	3 MILES	5 MILES
POPULATION	27,606	140,411	441,902
AVG HH INCOME	\$140,405	\$123,516	\$101,695
EMPLOYEES	31,871	86,169	191,809

### SITE FACTS:

**SPACE:** 1,747 SF Available

**TRAFFIC COUNTS:** 5,800 VPD (Diagonal & Duke) 6,000 (Daingerfield Rd)

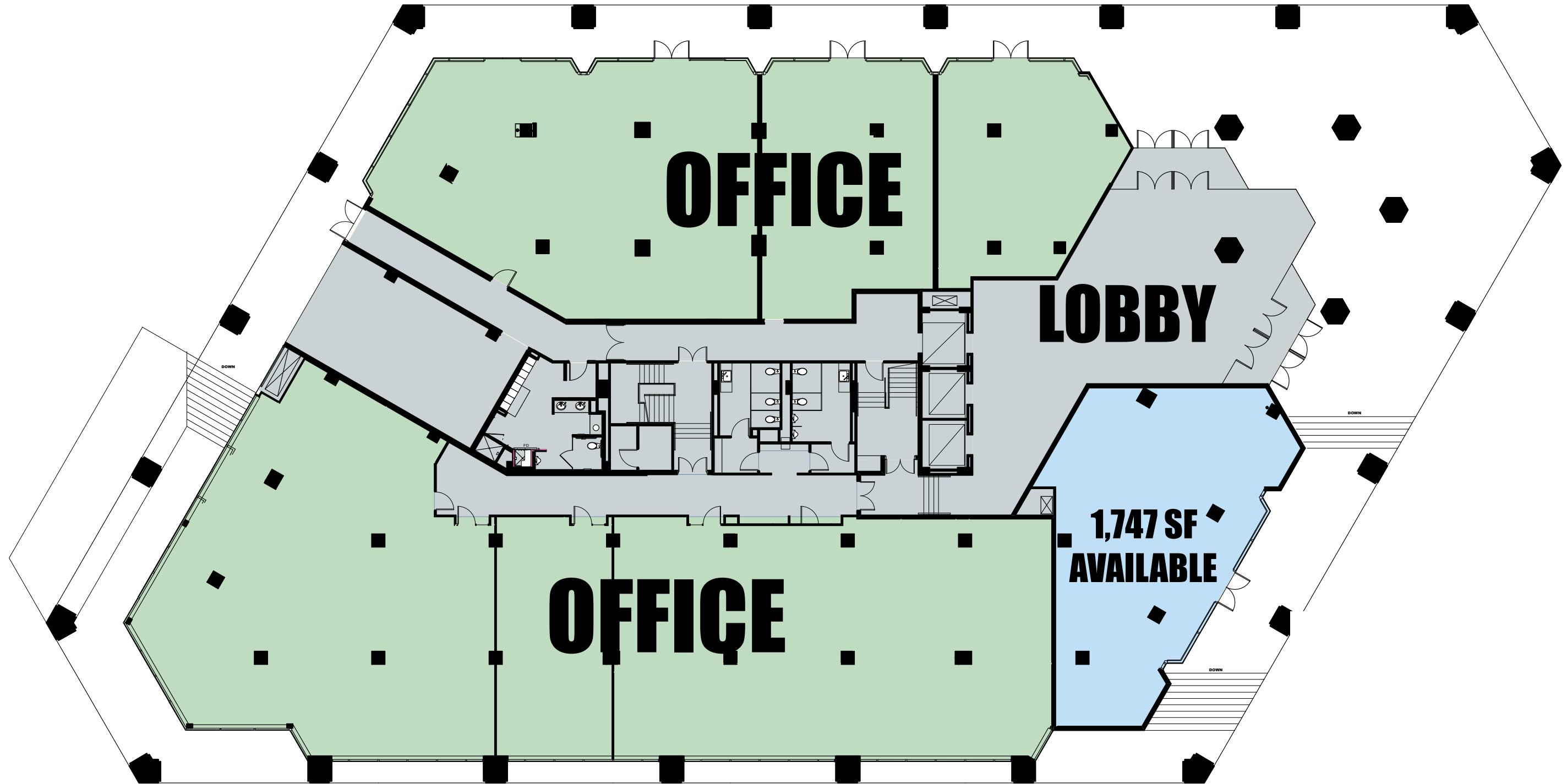
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**FIRST FLOOR PLAN**