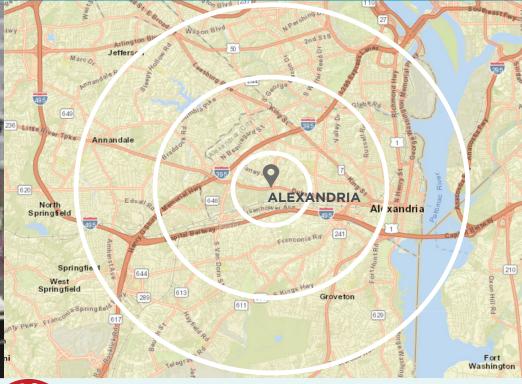
# mfi realty

### **RETAIL SPACE FOR LEASE**

## 4580 DUKE STREET ALEXANDRIA, VIRGINIA 22304





## **NEIGHBORING RETAILERS:**





# OF EMPLOYEES:





261,337

90,443

#### **PROPERTY HIGHLIGHTS**

- 1.45 acre site
- Great access and visibility
- Site sits at a signalized intersection
- Over 43,000 cars passing the site daily

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:	26,303	221,381	518,960
AVERAGE HH INC:	\$156,270	\$155,914	\$161,040

11,350





## mfi realty

# AERIAL 4580 DUKE STREET ALEXANDRIA, VA 22304

