



REAL ESTATE INVESTMENT AND MANAGEMENT

FOR LEASE – 2ND GENERATION RESTAURANT TURNKEY

529 E HOWELL AVE, ALEXANDRIA, VA 22301



PROPERTY SUMMARY

A fully equipped second generation restaurant with extensive outdoor seating. This turnkey space includes everything you need to operate a restaurant immediately.

Lease Rate: \$44 PSF / NNN

Building Size: 2,882 SF

Land Size: 0.22 acres

Zoning: CSL (Commercial Service Low)

Parking: Private lot with 12 spaces. Street parking nearby and potential additional parking at a nearby lot

Year Built: 2015 (equipment installed mid-2017)

AREA HIGHLIGHTS

Less than half a mile from the planned Amazon HQ2 and the new Virginia Tech Innovation Campus. The VTI Campus includes 300,000 sf of academic space, 350,000 sf of residential space and 250,000 sf of office space.

High visibility on the Route 1 & Potomac Yard corridor averaging 50,000+ cars per day.

Easy access to GW Parkway, I-395 and RR National Airport. Located near the Potomac Yard Shopping Center / Potomac Yard Metro Station and within walking distance to an abundance of national retailers, restaurants and local amenities.

Near the Oakville Development project consisting of 572 residential units, 84 townhomes, 38,000 sf of retail and 105,000 sf for Inova Healthplex.

Close proximity to Old Town Alexandria

FOR MORE INFORMATION

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RENTAL INCLUDES THE FOLLOWING EQUIPMENT:

- Captive Aire 16' exhaust hood
- APW 36" countertop charbroil grill
- Bakers Pride 60" countertop flat top grill
- Frymaster 80lb gas fryers (2)
- Garland 36" range (6 burners)
- Nor Lake 7' x 11' walk-in refrigerator
- 3 compartment sink
- Grease trap
- Turbo Air 60" worktop refrigerator
- Turbo Air reach-in freezer
- Continental 79" bar worktop refrigerator
- Bev Air sliding door refrigerator
- 8' worktop beer refrigerator with taps
- Avantco glass door merchandiser refrigerator (2)
- Captive Aire 5' exhaust hood
- Matot dumbwaiter
- Indoor four-top tables and two-top table with chairs
- Outdoor patio tables and chairs
- Stainless steel prep tables
- Wire shelving for dry storage and walk-in cooker storage

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FOR LEASE – 2ND GENERATION RESTAURANT TURNKEY EXTERIOR PHOTOS



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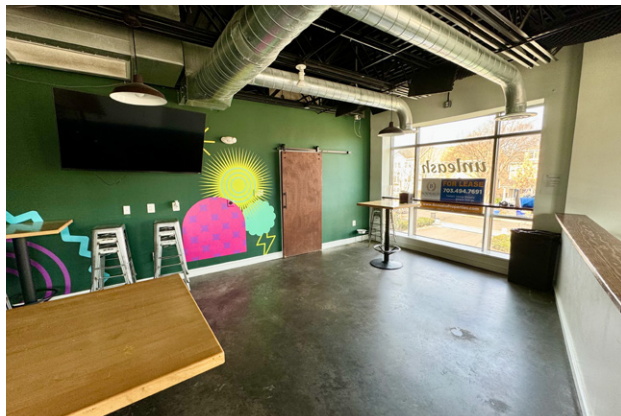
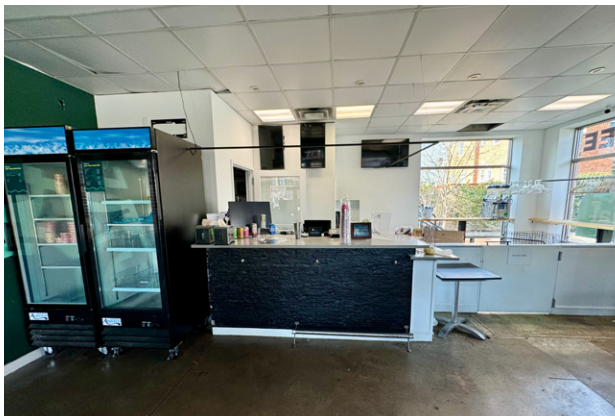
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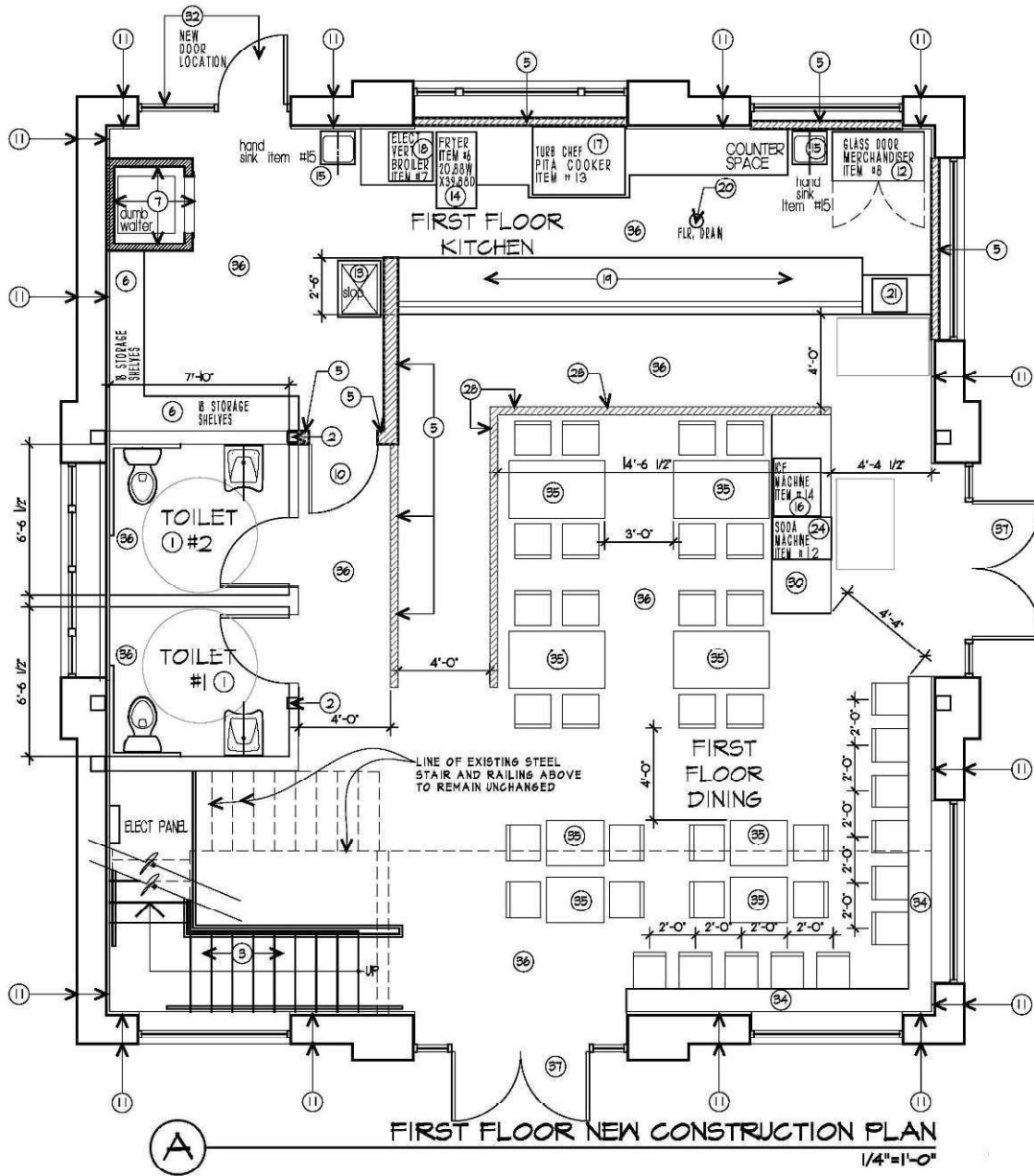
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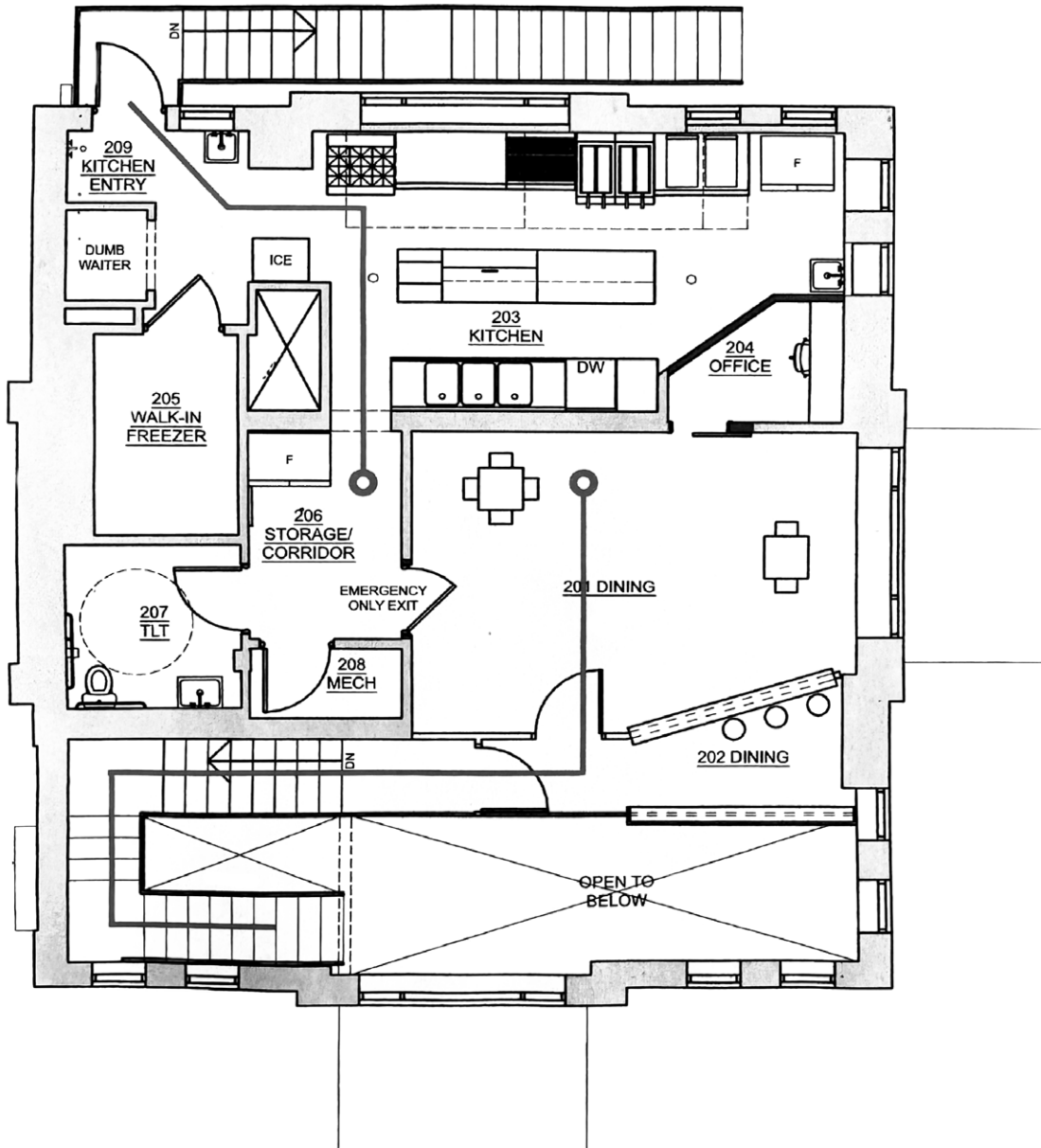
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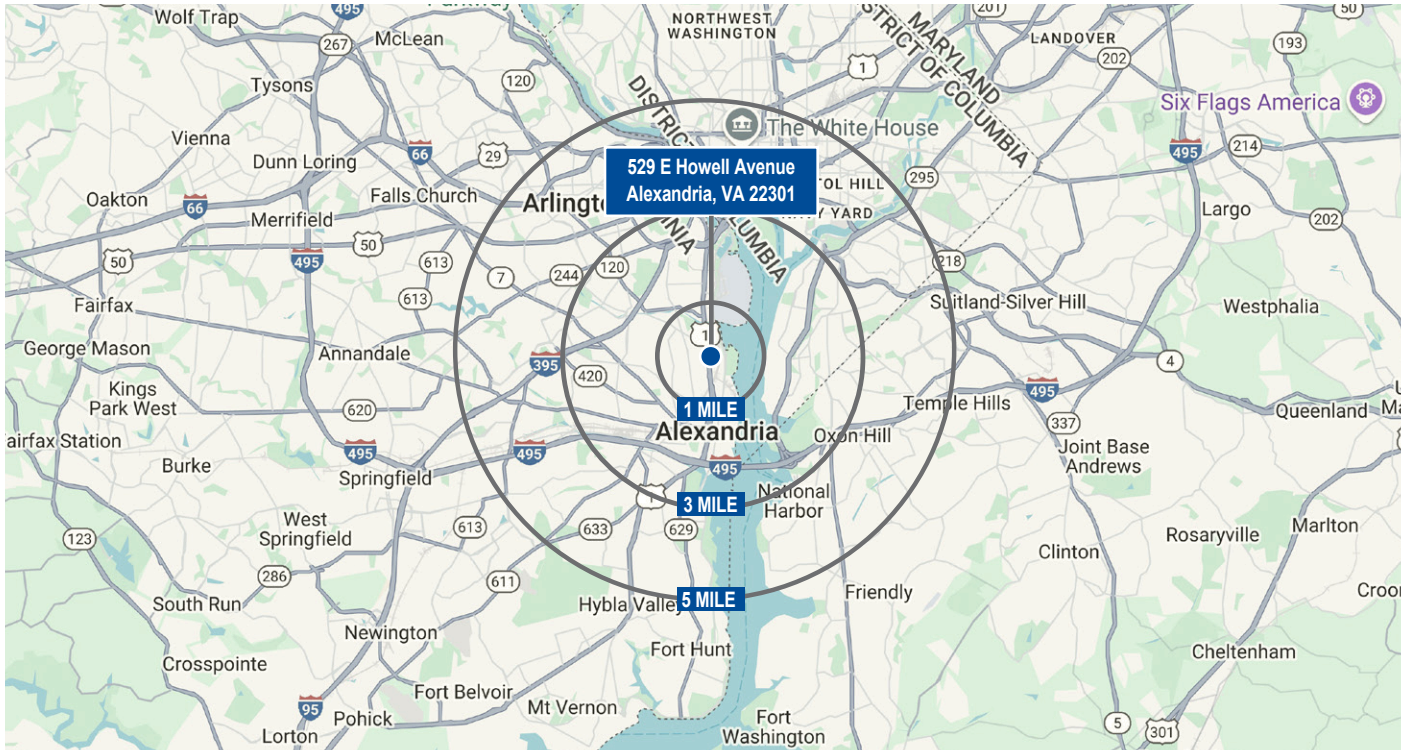
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2024	1 MILE	3 MILES	5 MILES
Population	27,102	185,995	569,934
Daytime Population	24,254	236,783	891,488
Households	13,173	90,313	261,285
Average HH Income	\$165,672	\$140,701	\$127,478
Median HH Income	\$142,322	\$115,082	\$99,847
Median Home Value	\$779,613	\$673,485	\$574,419
Owner Occupied	5,541	31,879	87,681
Renter Occupied	7,287	55,975	166,004

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