

Daycare Opportunity Available
with pick-up/
drop-off



JOIN THESE RETAILERS



RETAIL FOR LEASE

- 46,000 SF neighborhood shopping center with high visibility on South Washington Street in Old Town Alexandria.
- Rare access to free retail parking in the adjacent parking garage (110 spaces)

AVAILABLE SPACE

SPACE	SIZE	DELIVERY	EST. NNN
829	1,030 SF	IMMEDIATE	\$10.37 PSF
825	4,754 SF	IMMEDIATE	\$10.37 PSF
803	2,071 SF	IMMEDIATE	\$10.37 PSF
801	2,002 SF	IMMEDIATE	\$10.37 PSF

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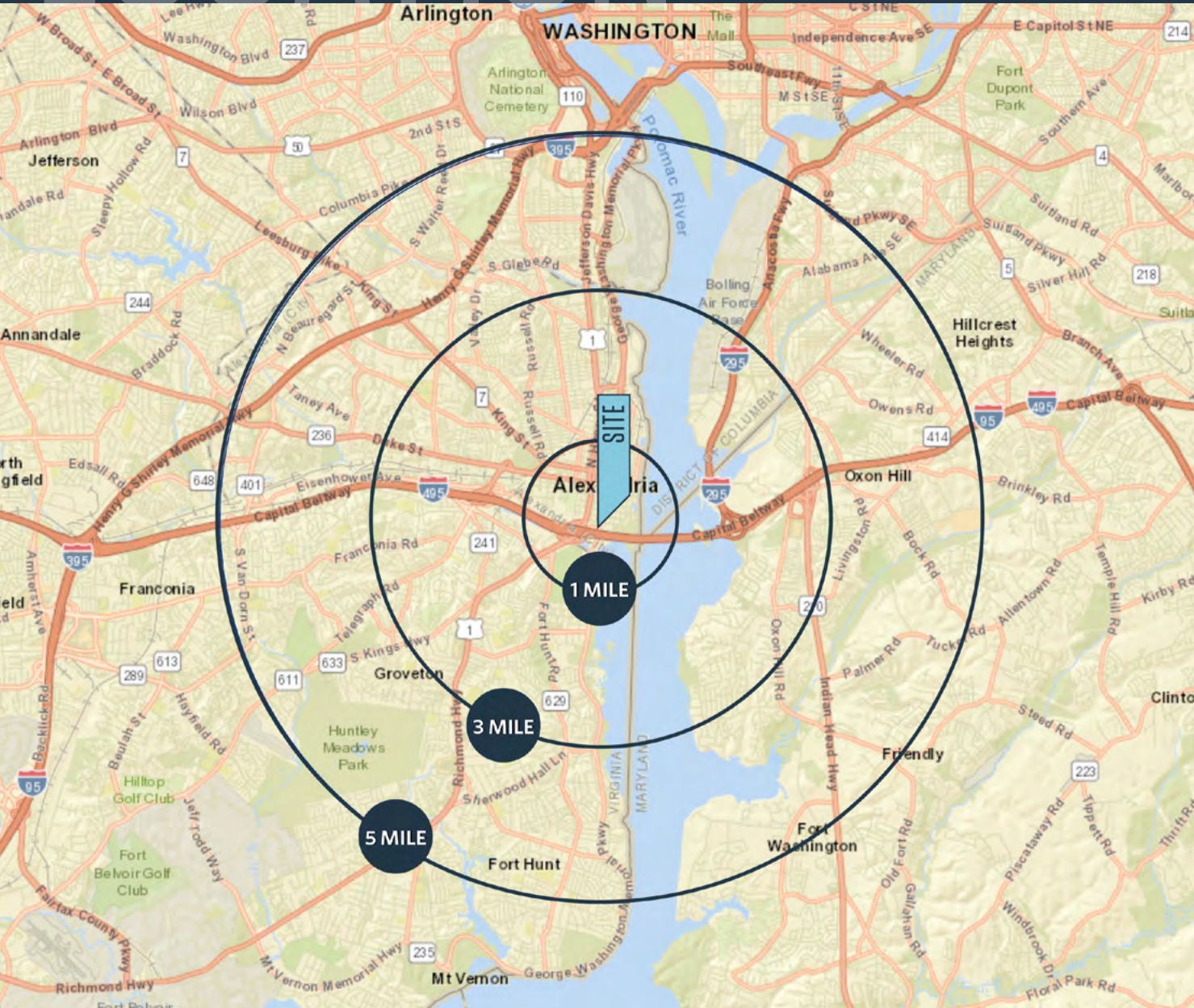
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OWNED AND MANAGED BY:
WASHINGTON REIT

LOCATION

800 SOUTH WASHINGTON STREET

800 SOUTH WASHINGTON STREET, ALEXANDRIA, VA 22314, CITY OF ALEXANDRIA



DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	19,124	129,619	419,802
Daytime Population	32,523	92,053	189,183
Households	10,811	58,370	186,273
Average HH Income	\$184,985	\$166,279	\$130,947

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

South Washington St	28,242 ADT
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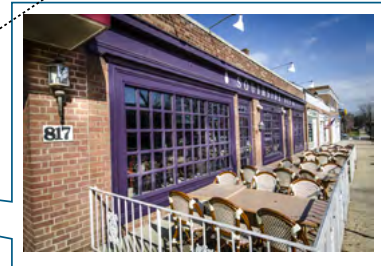
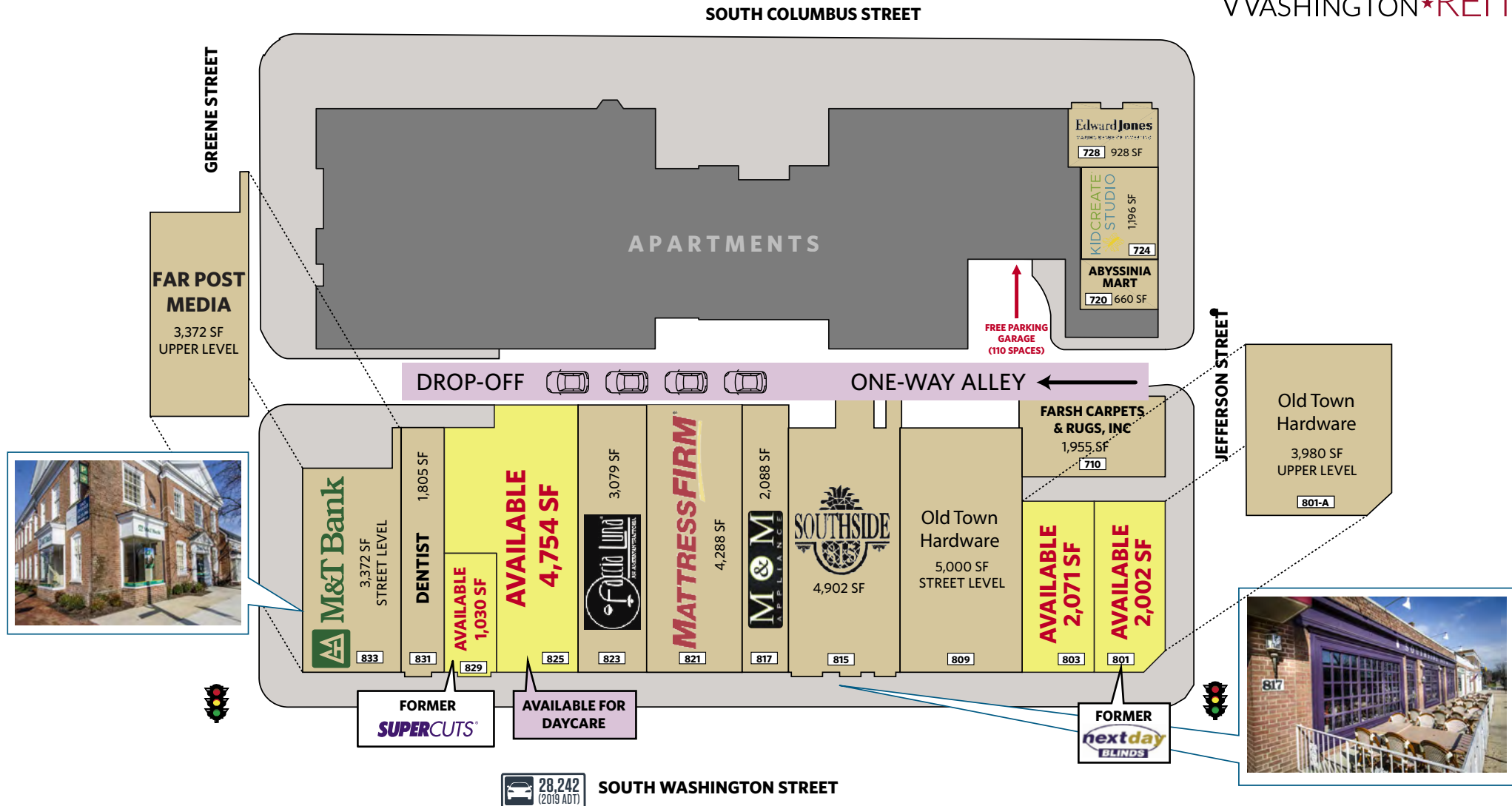
SITE PLAN

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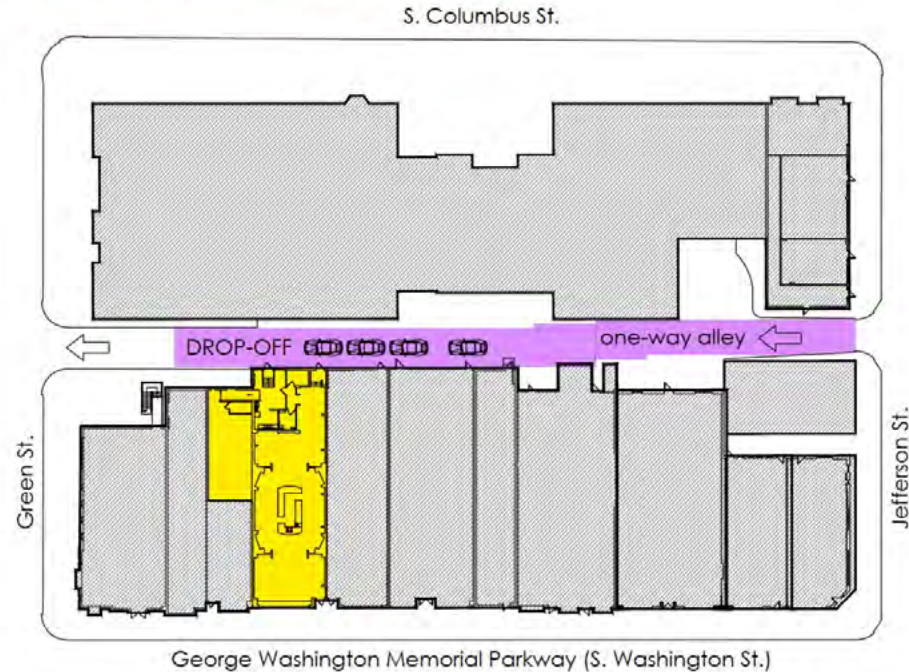
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DAYCARE USE GUIDE

825 S. Washington St., Alexandria, VA

PROPOSED DROP-OFF/PICK-UP DIAGRAM



ZONING CODE

- Authority having jurisdiction: City of Alexandria, VA
- Daycare center is a permitted use at this address.
- In Historic District, so subject to Board of Architectural Review (BAR) review for any exterior changes
- Wall signs: 1sf/linear foot of frontage; signs >100 sf shall have each letter or symbol installed as a separately mounted unit
- Off-street parking: 0.25 min to 3.0 max spaces per 1,000 sf
- Must submit a pick-up and drop-off application, including a site plan indicating the movement of vehicles (see proposed diagram)

BUILDING CODE

- Building code reference: 2015 Virginia Construction Code
- Change of Use requires ADA compliance (current use is Mercantile)
 - Restrooms must be fully compliant (current are not compliant)
 - At least one accessible entry (one in front and two in rear are not compliant)
- Occupancy Use group (Education v. Institutional), fire protection measures (sprinkler & fire alarm currently not existing) & panic hardware requirements will depend on several factors, including:
 - Whether the children's room opens to the exterior
 - Number of children being served
 - Ages

DAYCARE OVERSIGHT & LICENSING

- Authority having jurisdiction: Virginia Department of Social Services
- Outside time is a requirement, but a dedicated playground is not.
- Min. one toilet & sink per 20 preschool children; min. one toilet & sink per 30 school age children.
- Adult/staff toilets may be counted in the number of required toilets for children only if children are allowed unrestricted access to them.



VIEW LOOKING WEST
TOWARDS GREEN ST.



VIEW LOOKING EAST
TOWARDS JEFFERSON ST.

AERIAL

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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