

**FAIRFAX DR
28,000 VPD**

**N GLEBE RD
29,000 VPD**

7,363 SF



Ballston Trade Area

Property Highlights

- 7,363 SF second generation restaurant space
- Expansive Outdoor seating
- Incredible Vehicle Counts in front of opportunity - 27,000 Vehicles Per Day
- Located four blocks away from Ballston Metro Station - 9,700 riders per day
- Situated only three blocks from the Ballston Quarter, Ballston's premier retail community.
- Highly dense and vibrant environment — 87 Walk Score
- Located in the vicinity of three universities
 - Marymount University: 2,000 Students
 - George Washington University College of Professional Studies: 200+ Students
 - Virginia Tech - Alexandria Campus: 100+ Students
- Outstanding demographics:
 - \$167,505 average household income within one mile.
 - 1,162 hotel rooms within one mile
 - 10.7 Million square feet of office space within one mile
 - 9,348 residential apartment units within one mile

Demographics

	1 mi	3 mi	5 mi
Population	42,566	252,334	612,529
Average HH Income	\$167,505	\$162,899	\$166,360
Households	20,771	108,608	275,585
Employees	34,398	152,976	610,317
Median Age	35.2	35.9	36.5

RESTAURANTS

- | | | |
|---------------------------|--------------------------|------------------------|
| 1. The Melting Pot | 10. Gallery Cafe | 20. Grand Cru Wine Bar |
| 2. SER | 11. Market Place & Cafe | 21. World of Beer |
| 3. Olive Lebanese Eatery | 12. Crafthouse Arlington | 22. Chipotle |
| 4. Booeymonger/Citibank | 13. P.F. Chang's | 23. Bangkok Bistro |
| 5. Starbucks | 14. The Commentary | 24. Zoe's Kitchen |
| 6. Bistro 1521 | 15. Starbucks | 25. Potbelly |
| 7. Mussel Bar & Grille | 16. Poke it Up | 26. Mike's Cafe |
| 8. Sweet Leaf | 17. Uncle Julio's | 27. WHINO |
| 9. Good Company Doughnuts | 18. Big Buns | 28. True Food Kitchen |
| | 19. Nando's Peri Peri | 29. bartaco |

- | |
|------------------------|
| 30. Ice Cream Jubilee |
| 31. Chick-fil-a |
| 32. Go Poke |
| 33. All About Burger |
| 34. Subway |
| 35. Pizza Roma |
| 36. First Down Bar |
| 37. Sushi2Go |
| 38. Tivoli |
| 39. Starbucks |
| 40. Dunkin |
| 41. We the Pizza |
| 42. Shake Shack |
| 43. Rus Uz |
| 44. IHOP |
| 45. Bronson Bierhall |
| 46. Natural Cafe |
| 47. CAVA |
| 48. Farmbird |
| 49. Punchbowl Social |
| 50. South Block |
| 51. Compass Coffee |
| 52. Pints & Pizza |
| 53. Randolph Deli |
| 54. One Liberty Center |
| 55. Sweetgreen |
| 56. Rustico |
| 57. Bruegger's Bagels |
| 58. Taco Bamba |
| 59. LebTav |
| 60. Sweet Leaf |
| 61. Super Pollo |
| 62. Lee's Sandwiches |
| 63. Urban Tandoor |
| 64. &Pizza |

SHOPPING

- | |
|----------------------|
| 65. Target |
| 66. Harris Teeter |
| 67. Ballston Quarter |

BANKING

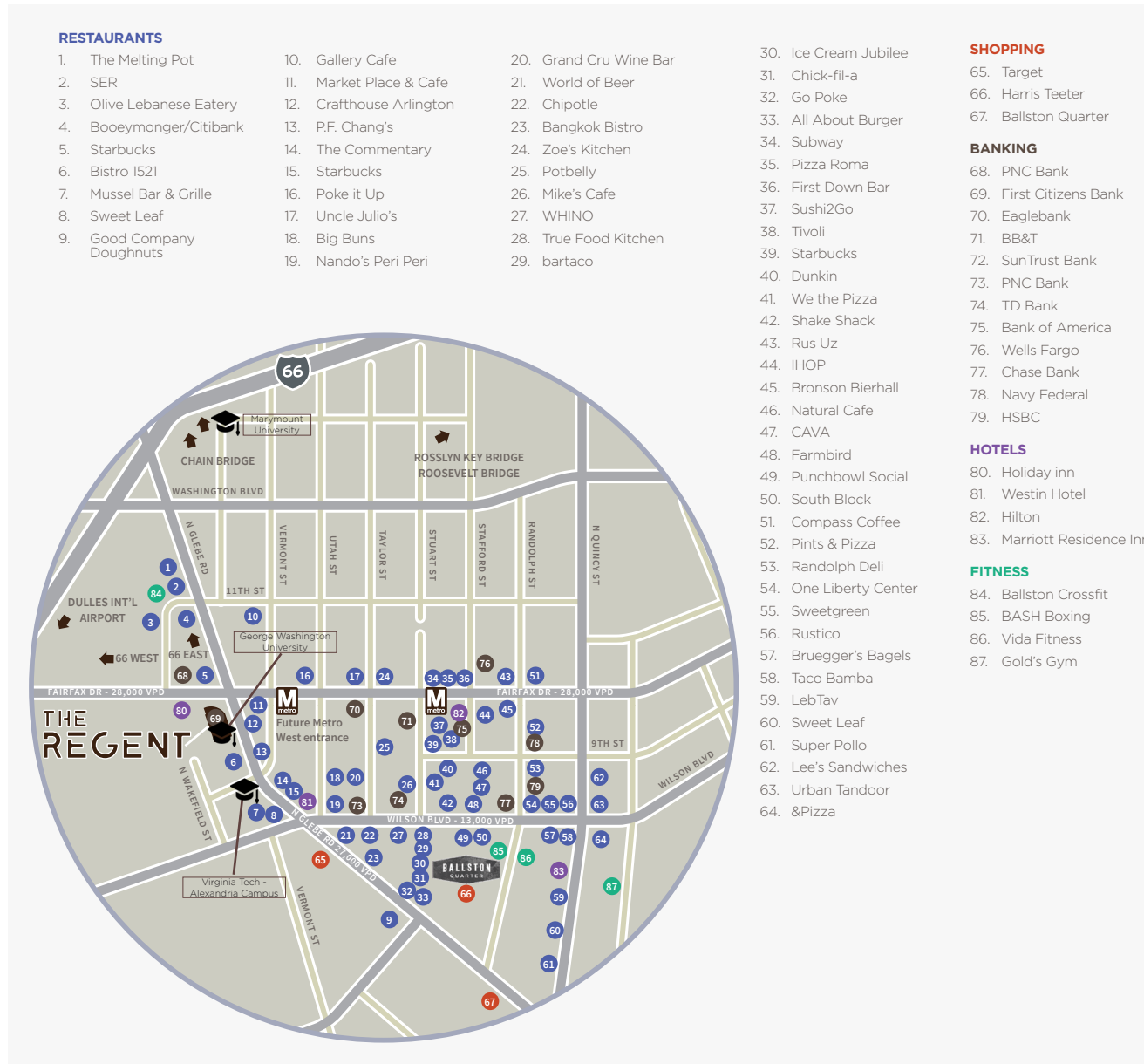
- | |
|-------------------------|
| 68. PNC Bank |
| 69. First Citizens Bank |
| 70. Eaglebank |
| 71. BB&T |
| 72. SunTrust Bank |
| 73. PNC Bank |
| 74. TD Bank |
| 75. Bank of America |
| 76. Wells Fargo |
| 77. Chase Bank |
| 78. Navy Federal |
| 79. HSBC |

HOTELS

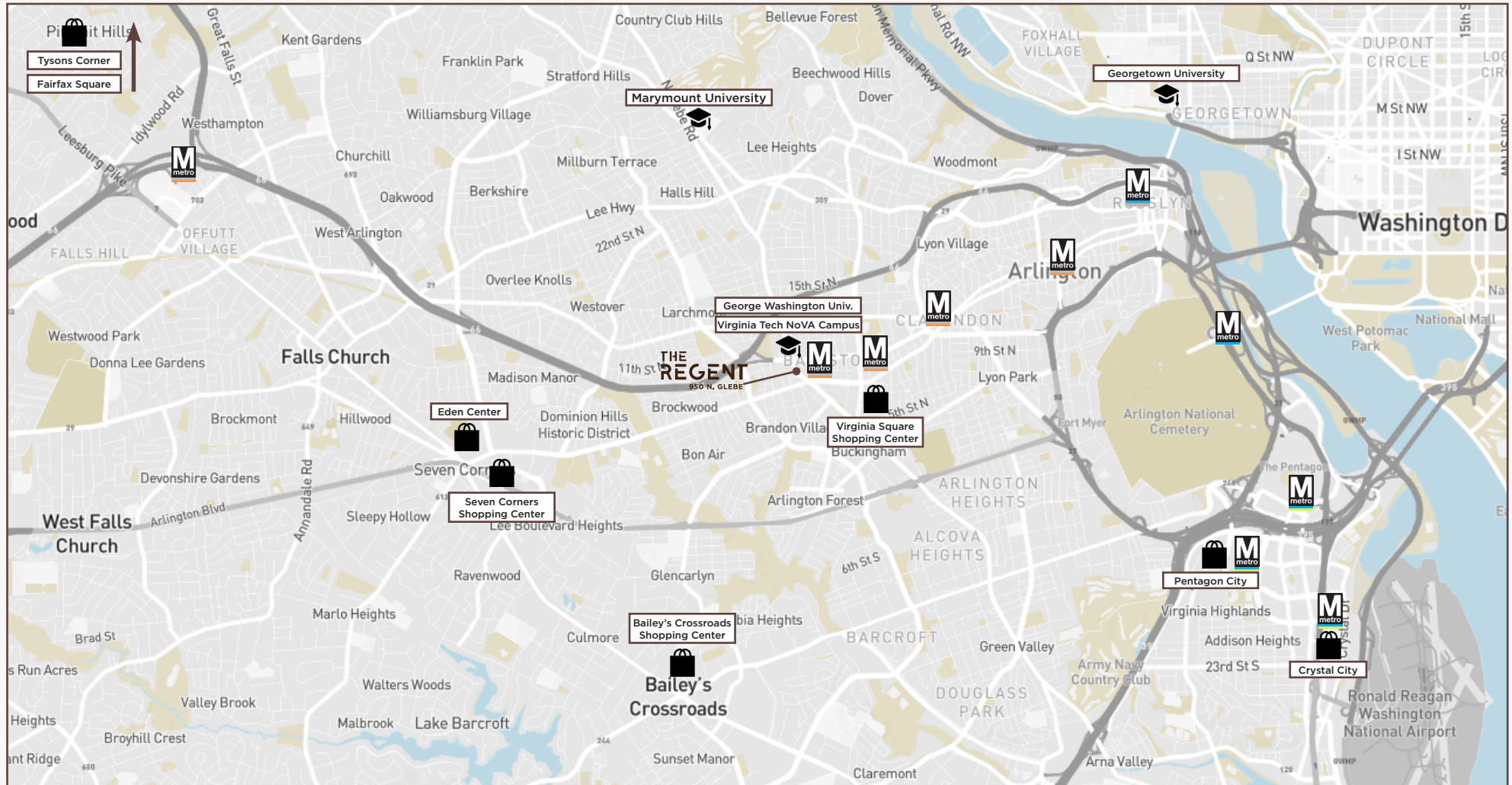
- | |
|----------------------------|
| 80. Holiday inn |
| 81. Westin Hotel |
| 82. Hilton |
| 83. Marriott Residence Inn |

FITNESS

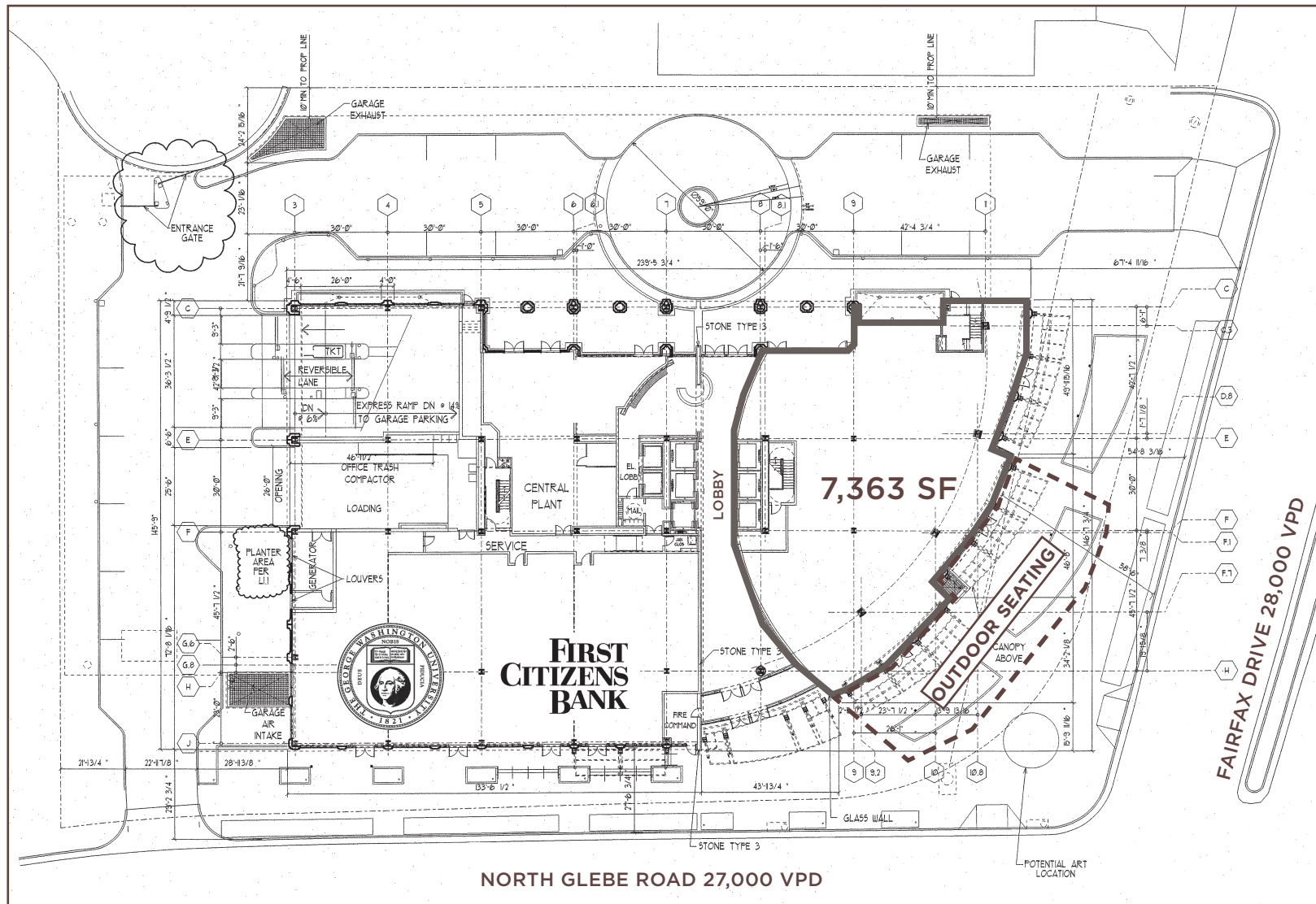
- | |
|-----------------------|
| 84. Ballston Crossfit |
| 85. BASH Boxing |
| 86. Vida Fitness |
| 87. Gold's Gym |



Surrounding Area



1ST FLOOR AVAILABILITY - 7,363 SF FACING FAIRFAX DRIVE



**THE
REGENT**
950 N. GLEBE



R

Andy Corno
202 719 6137
andy.corno@am.jll.com

Thomas Jackman
202 719 5624
thomas.jackman@am.jll.com

