

# 4100 N FAIRFAX DR

Arlington, VA



Jones Lang LaSalle Brokerage, Inc.

~90 ft

3,240 SF

Bronson

N Fairfax  
VPD 17,555



# PROPERTY HIGHLIGHTS



## HIGHLY DESIRABLE

3,240 SF retail opportunity with existing restaurant conditions



## VENTING

~24 ft hood, fully vented location next to Bronson Bierhall



## CEILING HEIGHT

Slab to slab is 14 ft



## LOCATION

Located near 255k sf Class A office building just blocks away from Metro (Ballston - MU Station - 5,127 riders per day) serving the Orange & Silver line



## WITHIN CLOSE PROXIMITY

to major universities including but not limited to Marymount University, George Washington, and Virginia Tech



## POPULATION

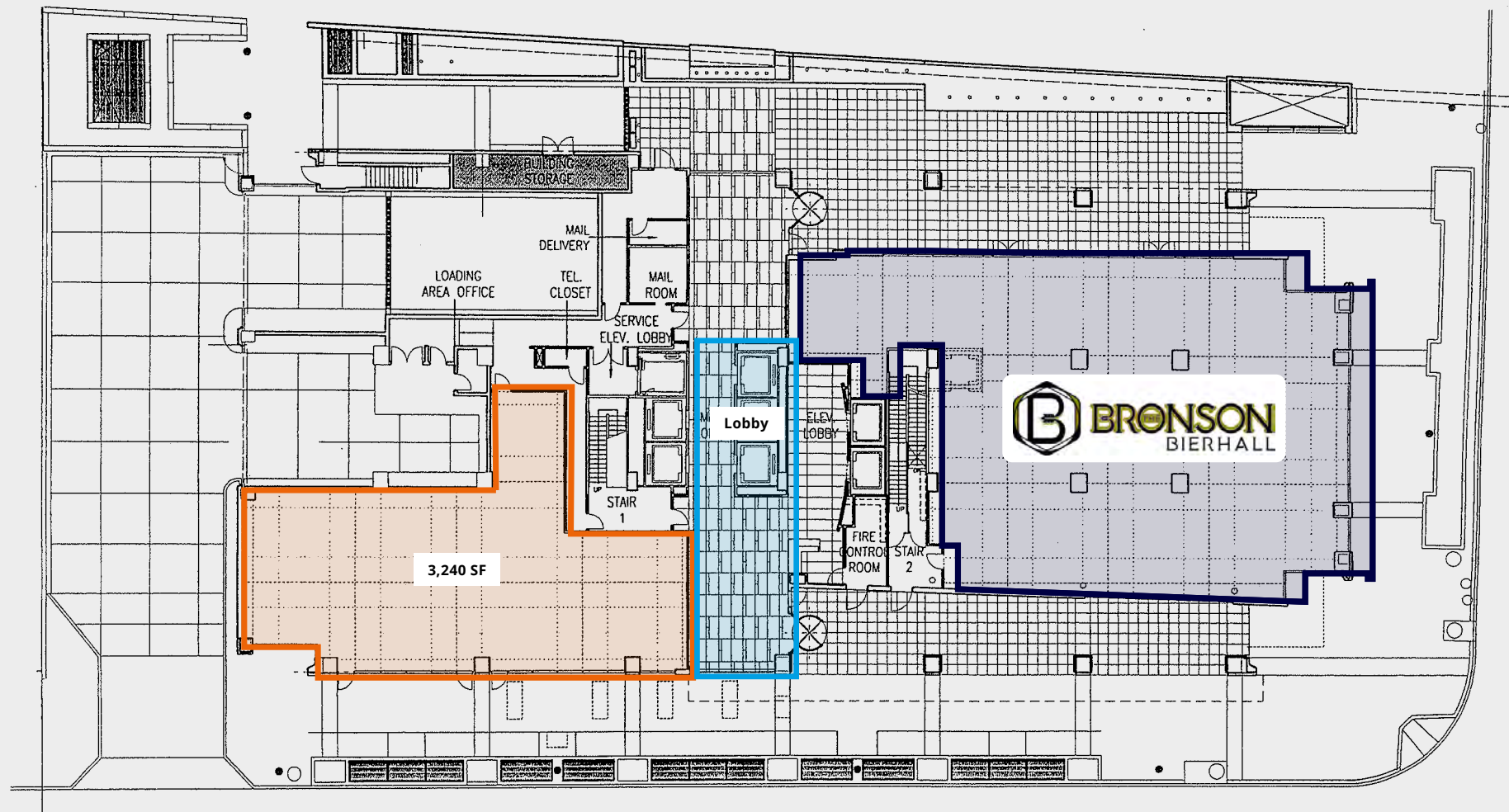
Extremely dense daytime population with ~14 million square feet of office and 38,545 employees within one mile of opportunity



## HIGH-END MARKET

demographics represented by an average household income of \$170,500 within a one-mile radius





N Fairfax - 17,000 VPD



Available - 3,240 SF

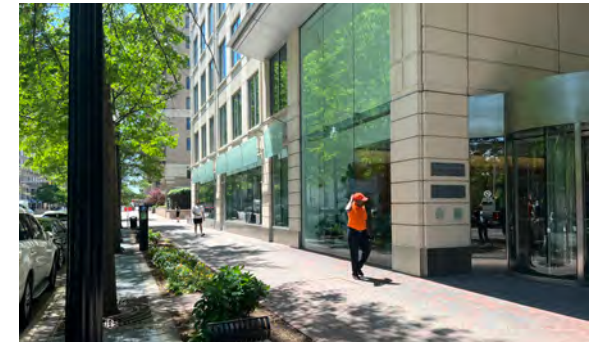
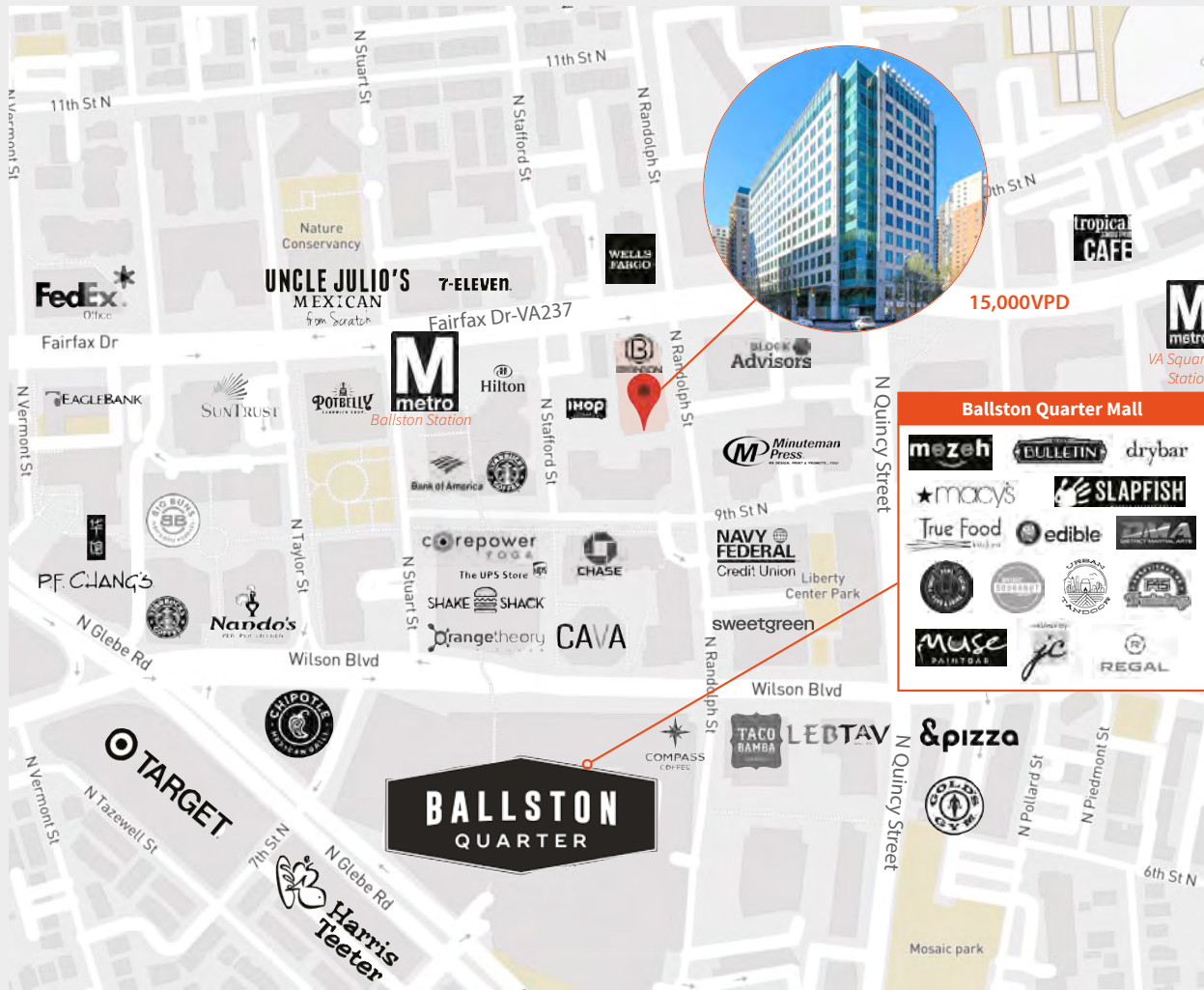


Lobby - Potential Connection

N Randolph - 5,861 VPD

# SITE PLAN





# AREA MAP



# AREA DEMOGRAPHICS



## POPULATION

1 Mile: 43,596  
3 Miles: 253,994  
5 Miles: 631,956



## HOUSEHOLDS

1 Mile: 14,303  
3 Miles: 100,228  
5 Miles: 242,640



## AVG HH INCOME

1 Mile: \$170,533  
3 Miles: \$162,323  
5 Miles: \$168,087



## EMPLOYEES

1 Mile: 38,545  
3 Miles: 178,538  
5 Miles: 588,757



## MEDIAN AGE

1 Mile: 34.9  
3 Miles: 35.7  
5 Miles: 36.5

# NEARBY RETAIL

SHAKE  SHACK®

CAVA

Bank of America.  


★ macy's

corepower YOGA®

UNCLE JULIO'S  
MEXICAN  
from Scratch

TARGET

Capital One

TED'S  
BULLETIN  
RESTAURANT

Orangetheory®





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