

2,200 SF RETAIL OPPORTUNITY AVAILABLE AT BALLSTON METRO CENTER

901 N STUART STREET, ARLINGTON VA

HIGHLIGHTS

- Highly desirable 2,200 SF corner retail opportunity with existing restaurant conditions, fully vented, and located directly in front of Metro (Ballston - MU Station - 5,127 riders per day) serving the Orange & Silver line.
- ~25 to 30 outdoor seats viable.
- Ceiling height: Slab to slab is 12ft- 4in.
- Direct access to the 277 unit Alta Vista Condominium, 210 key Hilton Arlington Hotel and connected to Ballston Quarter.
- Within close proximity to major universities including but not limited to Marymount University, George Washington, and Virginia Tech.
- High-end market demographics represented by an average household income of \$170,500 within a one-mile radius.
- Extremely dense daytime population with ~14 million square feet of office and 38,545 employees within one mile of opportunity.



NEARBY RETAIL

CAVA

TARGET

Orangetheory

UNCLE JULIO'S
MEXICAN
from Scratch

corepower
YOGA

SHAKE SHACK

TED'S
BULLETIN

Capital One

Bank of America

macy's

STARBUCKS
COFFEE

DEMOGRAPHICS

(Radius of one, three, and five miles)

POPULATION

43,596	253,994	631,956
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AVERAGE HOUSEHOLDS INCOME

\$170,533	\$162,323	\$168,087
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HOUSEHOLDS

14,303	100,228	242,640
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EMPLOYEES

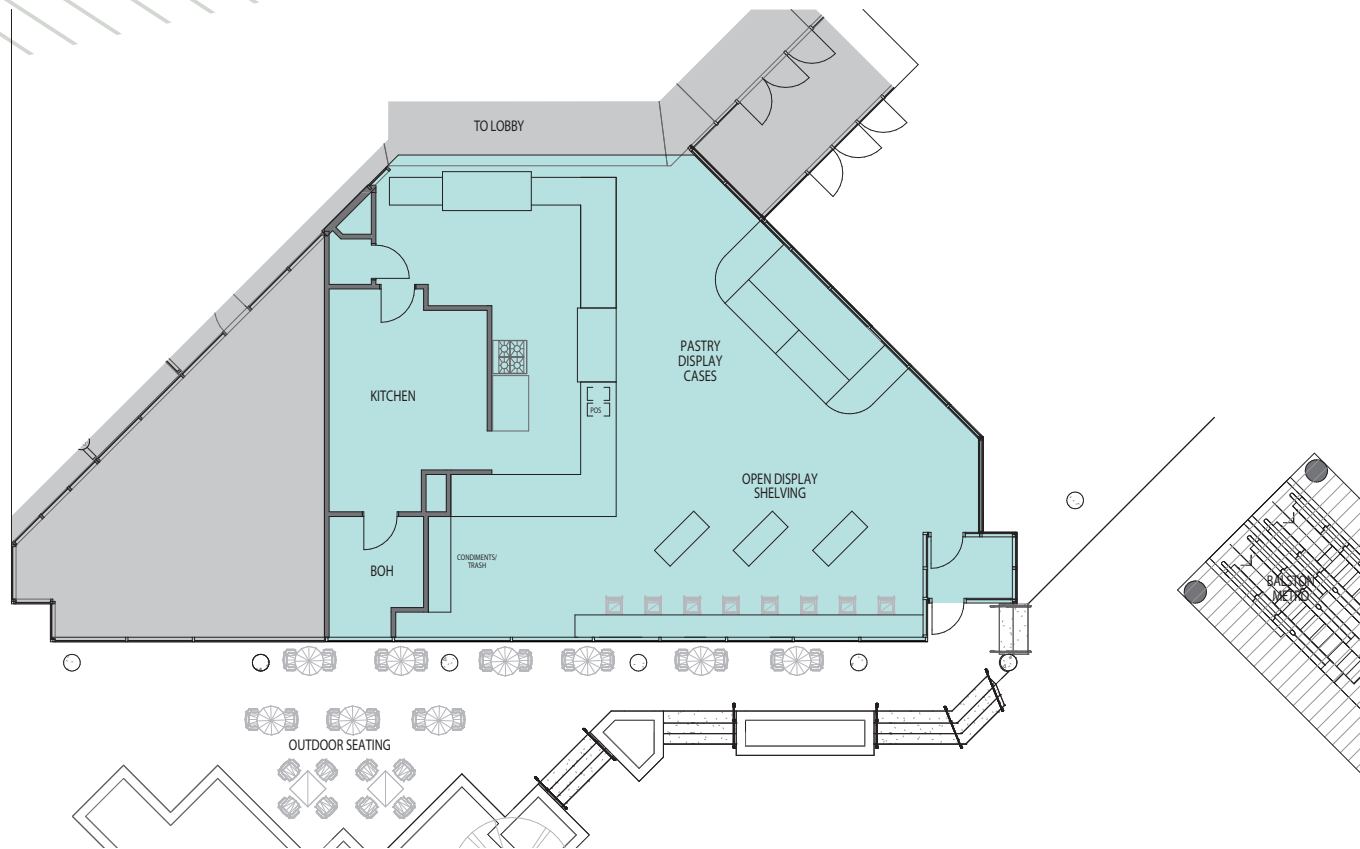
38,545	178,538	588,757
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MEDIAN AGE

34.9	35.7	36.5
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PROPOSED FLOOR PLAN

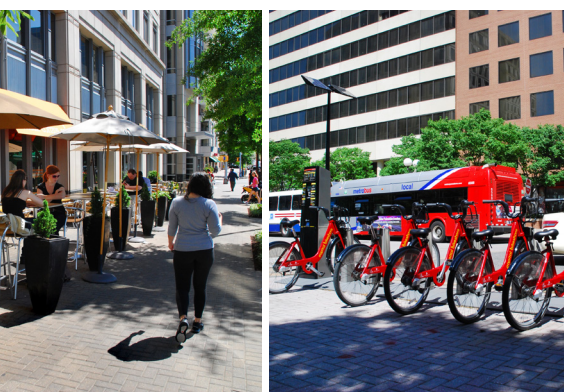


FOR LEASING
INFORMATION,
CONTACT:

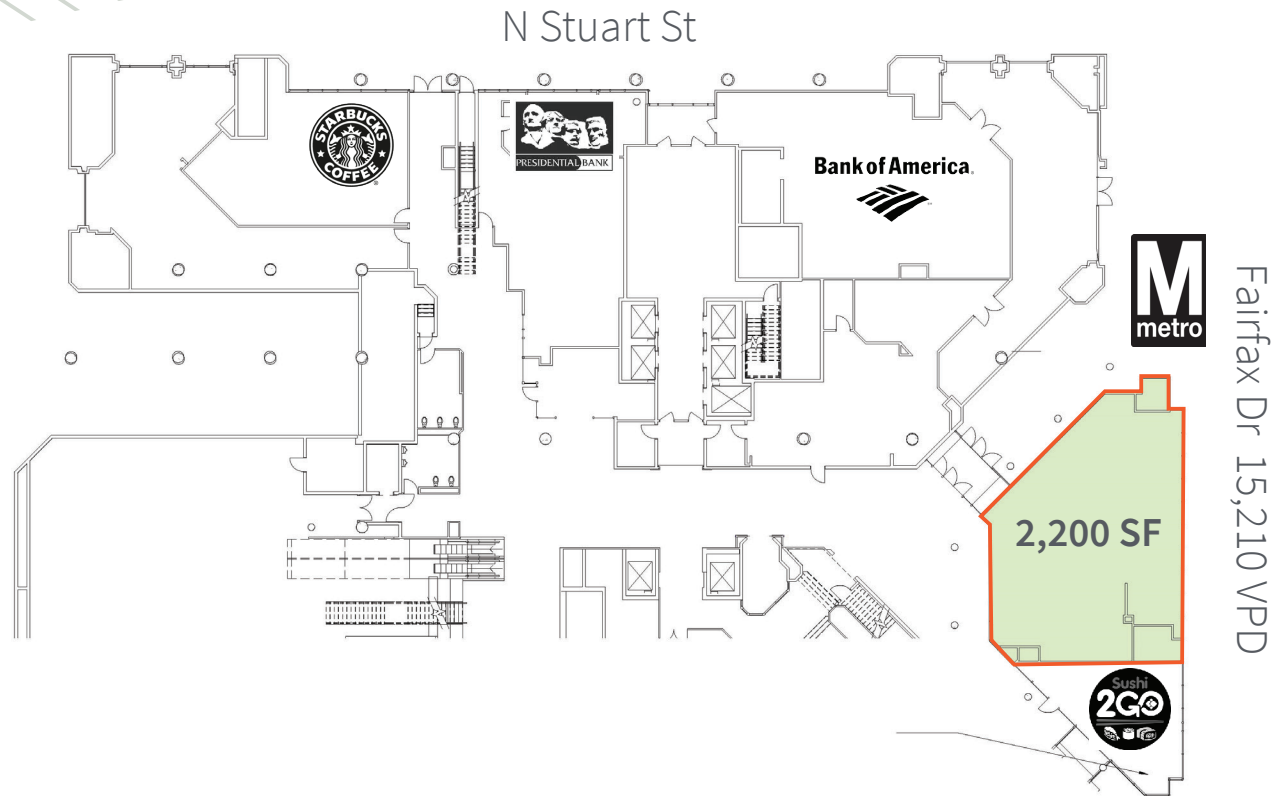
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SITE PLAN

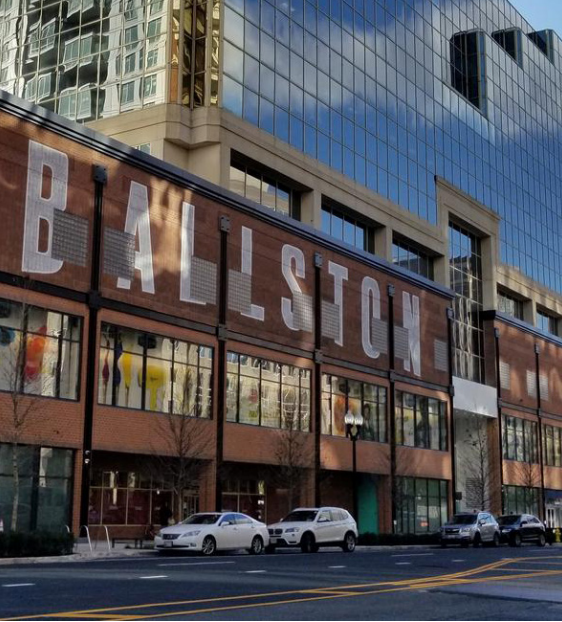


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SURROUNDING AREA MAP



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