

JOIN THESE RETAILERS



RETAIL FOR LEASE

- This retail project is sandwiched between Amazon's HQ2 and Virginia Tech's Innovation Hub.
- Located at the gateway to National Landing, a mixed-use development of 5,000 housing units, 3 million SF of office, retail and hotels.
- Market Square development includes: The Eclipse, 464 luxury condos & apartments between \$200,000 - \$1 million, located directly above the retail space.
- Transit stop located at site and nearby Metro stop.
- Easy and abundant indoor parking.
- Signage on Route 1 & South Glebe Road.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
2,349 SF	"MARKET"	"AS-IS" (existing medical space)	WITHIN 60 DAYS OF EXECUTED LEASE
7,505 SF	"MARKET"	"AS-IS" (former medical space)	IMMEDIATE
48,198 SF	"MARKET"	"AS-IS" (former Harris Teeter)	IMMEDIATE
OR IF DEMISED:			
±19,358 SF	"MARKET"	NEGOTIABLE	TBD
±22,840 SF	"MARKET"	NEGOTIABLE	TBD

*Est. NNN = \$11.44 PSF

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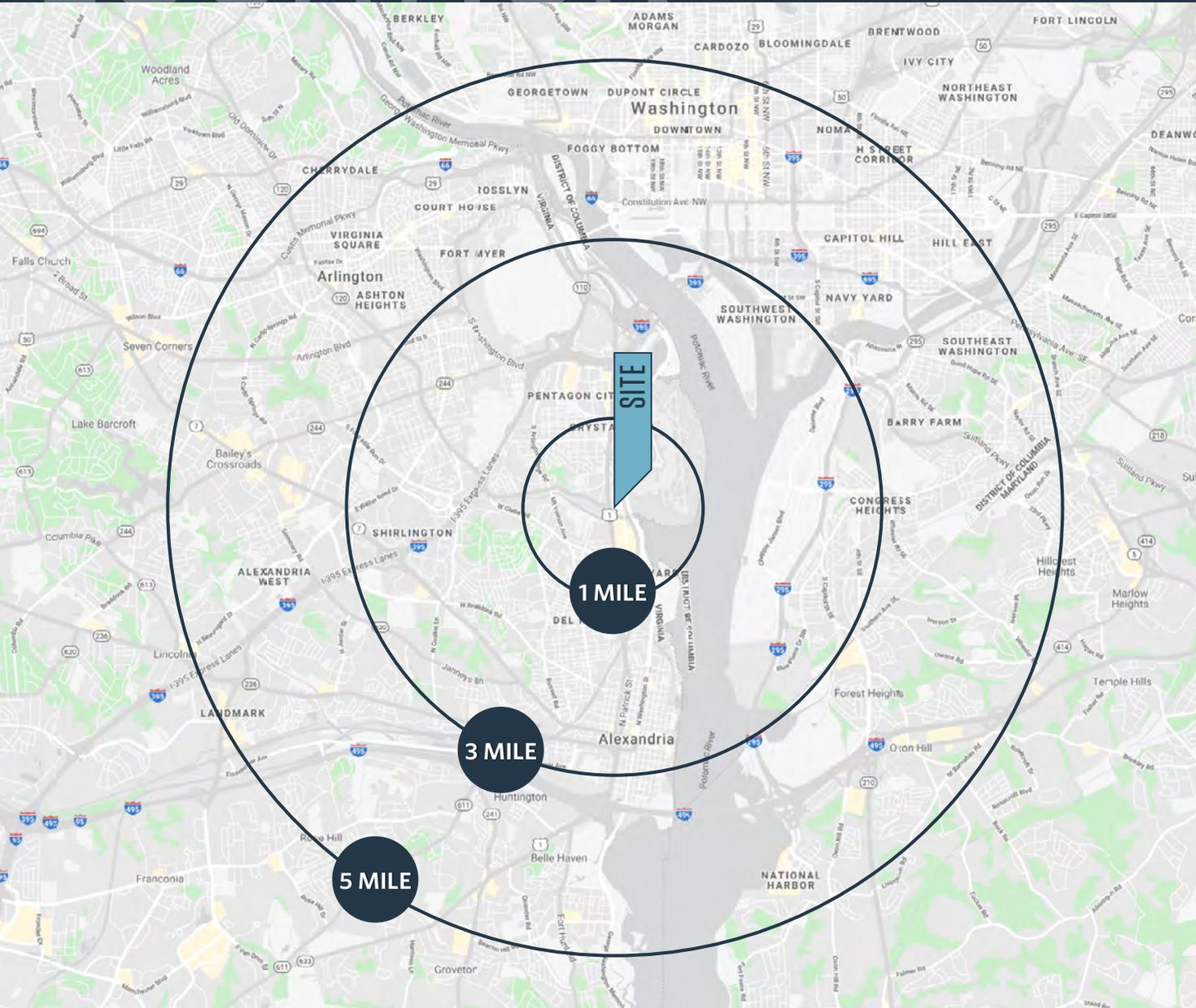
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LOCATION

MARKET SQUARE - NATIONAL LANDING

ROUTE 1 & SOUTH GLEBE ROAD, ARLINGTON, VIRGINIA 22202, ARLINGTON COUNTY



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population 27,316	202,499	722,985
Daytime Population 40,559	249,079	1,178,162
Households 12,283	97,197	344,954
Average HH Income \$166,760	\$169,286	\$163,327

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Route 1	38,665 ADT
S Glebe Road	22,856 ADT

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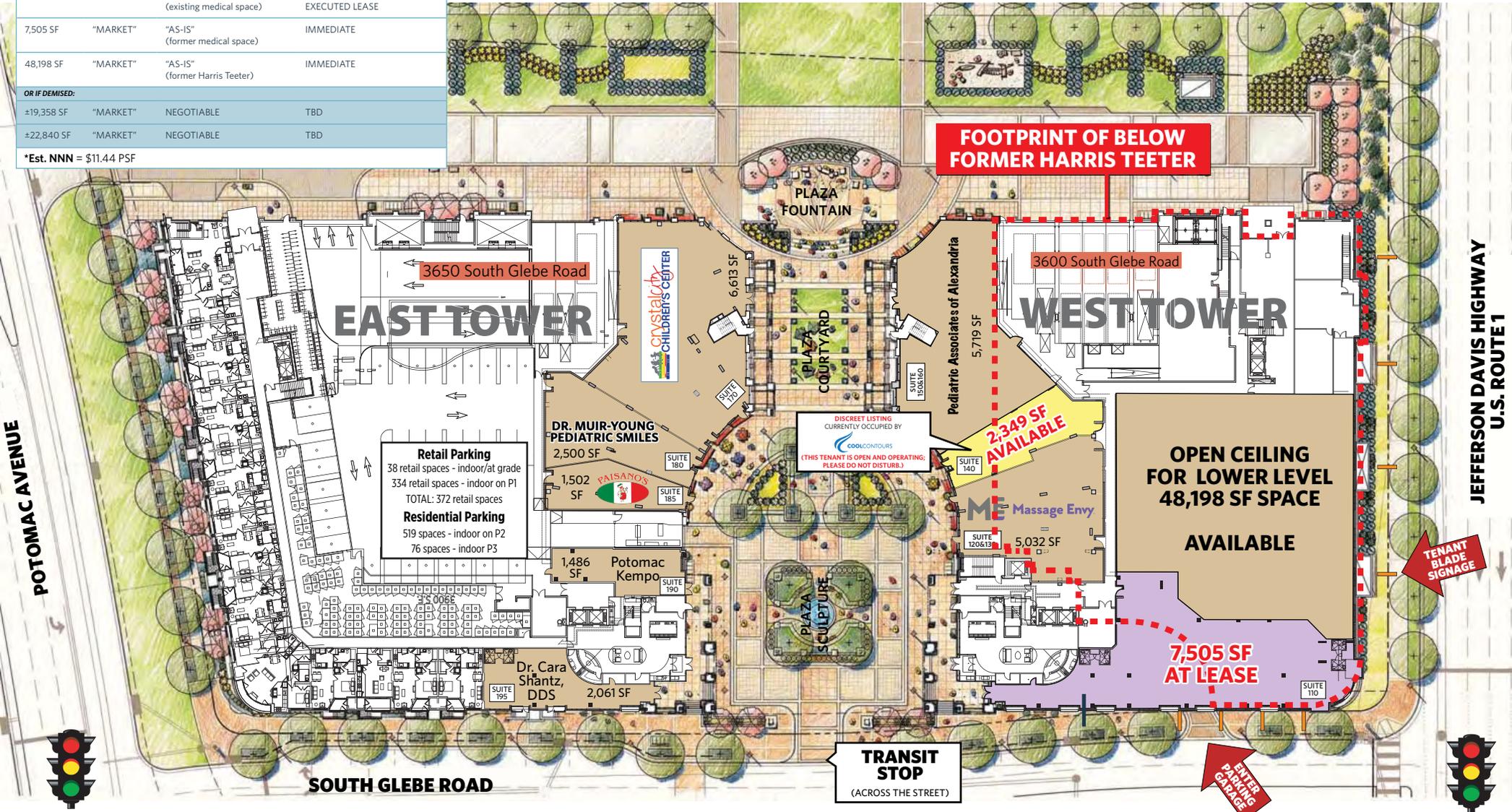
SITE PLAN

MARKET SQUARE - NATIONAL LANDING

ROUTE 1 & SOUTH GLEBE ROAD, ARLINGTON, VIRGINIA 22202, ARLINGTON COUNTY

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AVAILABLE
 AT LEASE
 EXECUTED LEASE



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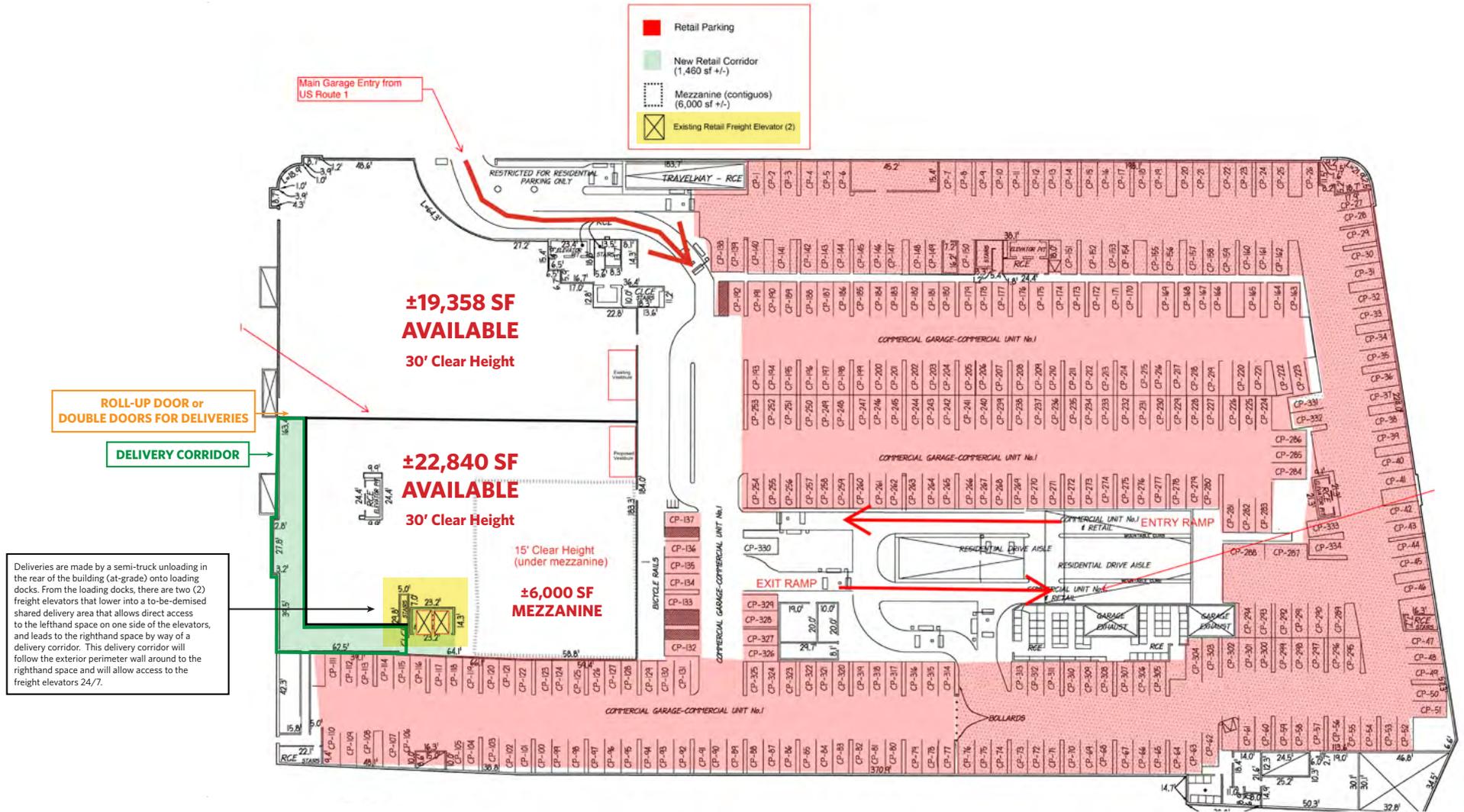


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POTENTIAL FLOOR PLAN (DEMISING OPTION)



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AERIAL

MARKET SQUARE - NATIONAL LANDING

ROUTE 1 & SOUTH GLEBE ROAD, ARLINGTON, VIRGINIA 22202, ARLINGTON COUNTY



Alexandria
Fairfax County | Virginia

klnb

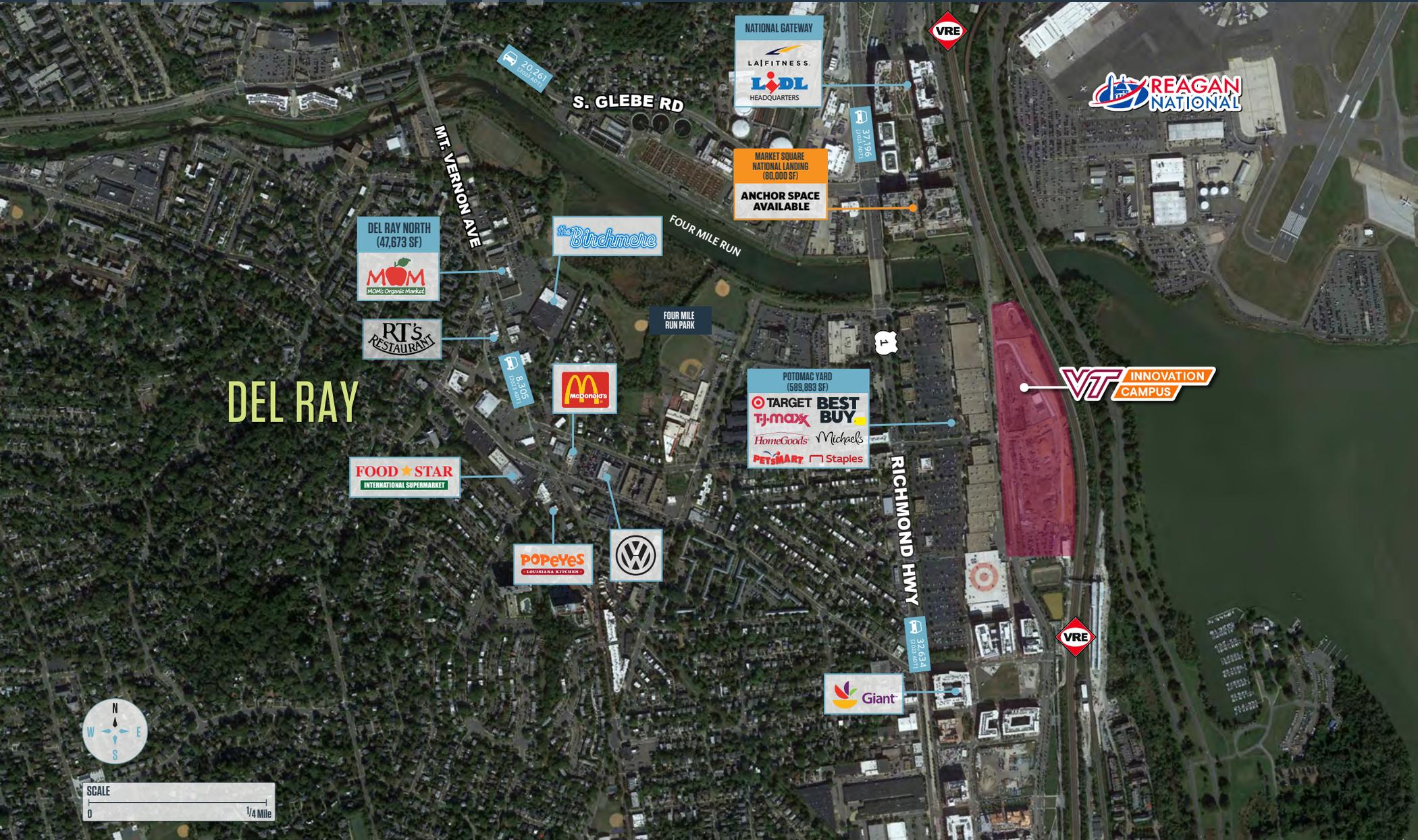
- Google Earth Pro -

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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OVERVIEW

MARKET SQUARE - NATIONAL LANDING

ROUTE 1 & SOUTH GLEBE ROAD, ARLINGTON, VIRGINIA 22202, ARLINGTON COUNTY



WASHINGTON D.C.

The Pentagon

POTOMAC RIVER

Ronald Reagan
Washington
National Airport

NATIONAL LANDING.
HOME OF amazon HQ 2

Market Square
National Landing

Virginia Tech
Innovation Campus
1.1 Miles

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PHOTOS

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