

COURTHOUSE PLAZA I AND II

ARLINGTON COUNTY



JBG SMITH



LOCATION

Arlington County
2200 and 2300 Clarendon Boulevard
Arlington, VA 22201

GROSS LEASABLE AREA

362,000 sq. ft.

SPACE AVAILABLE

728 sq. ft.

PROPERTY OVERVIEW

Arlington Courthouse Plaza I is part of an award-winning mixed-use project consisting of two office buildings and a luxury residential apartment property – all linked by an appealing European-style pedestrian courtyard full of restaurants, outdoor cafes, shops, services, and movie theaters. Beyond the build-in market, Arlington Courthouse Plaza is in the heart of the popular Courthouse/ Clarendon submarket, known for its high density of millennial residents and Fortune 500 companies.

CURRENT RETAILERS

AMC Theatres, Starbucks, FedEx Office and Print

DEMOGRAPHICS

| RADIUS | HH INCOME | POPULATION |
|---------|-----------|------------|
| 1 mile: | \$105,178 | 45,420 |
| 3 mile: | \$103,767 | 259,513 |
| 5 mile: | \$101,566 | 721,216 |

TRAFFIC COUNT

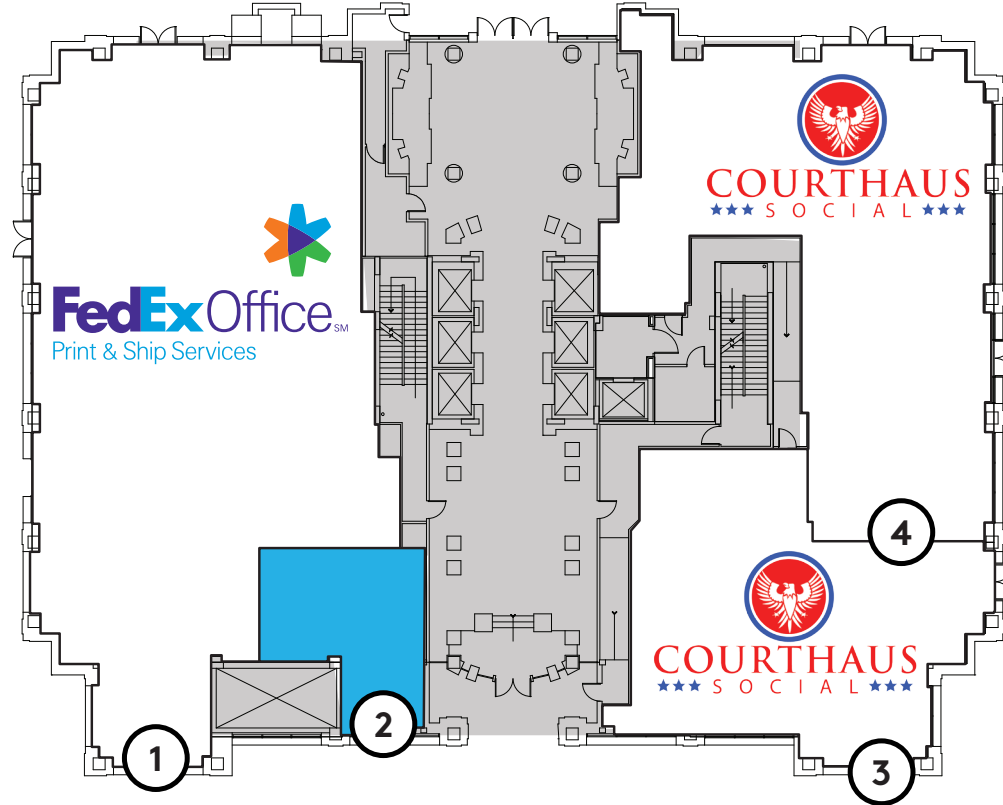
16,706 vehicles daily on Clarendon Boulevard

CONTACT

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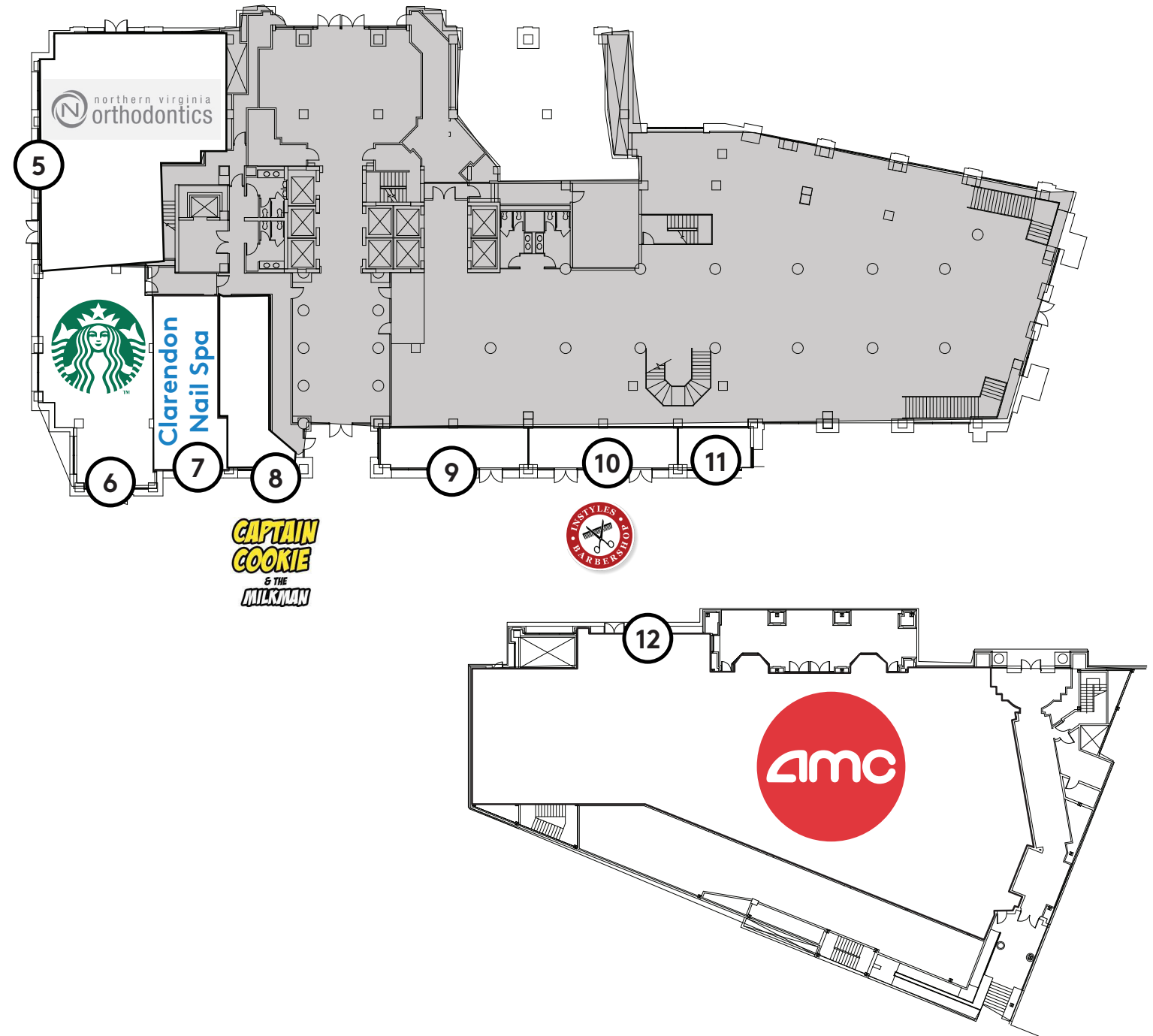
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2300 Clarendon Blvd.
COURTHOUSE II



2200 Clarendon Blvd.
COURTHOUSE I

Clarendon Blvd.



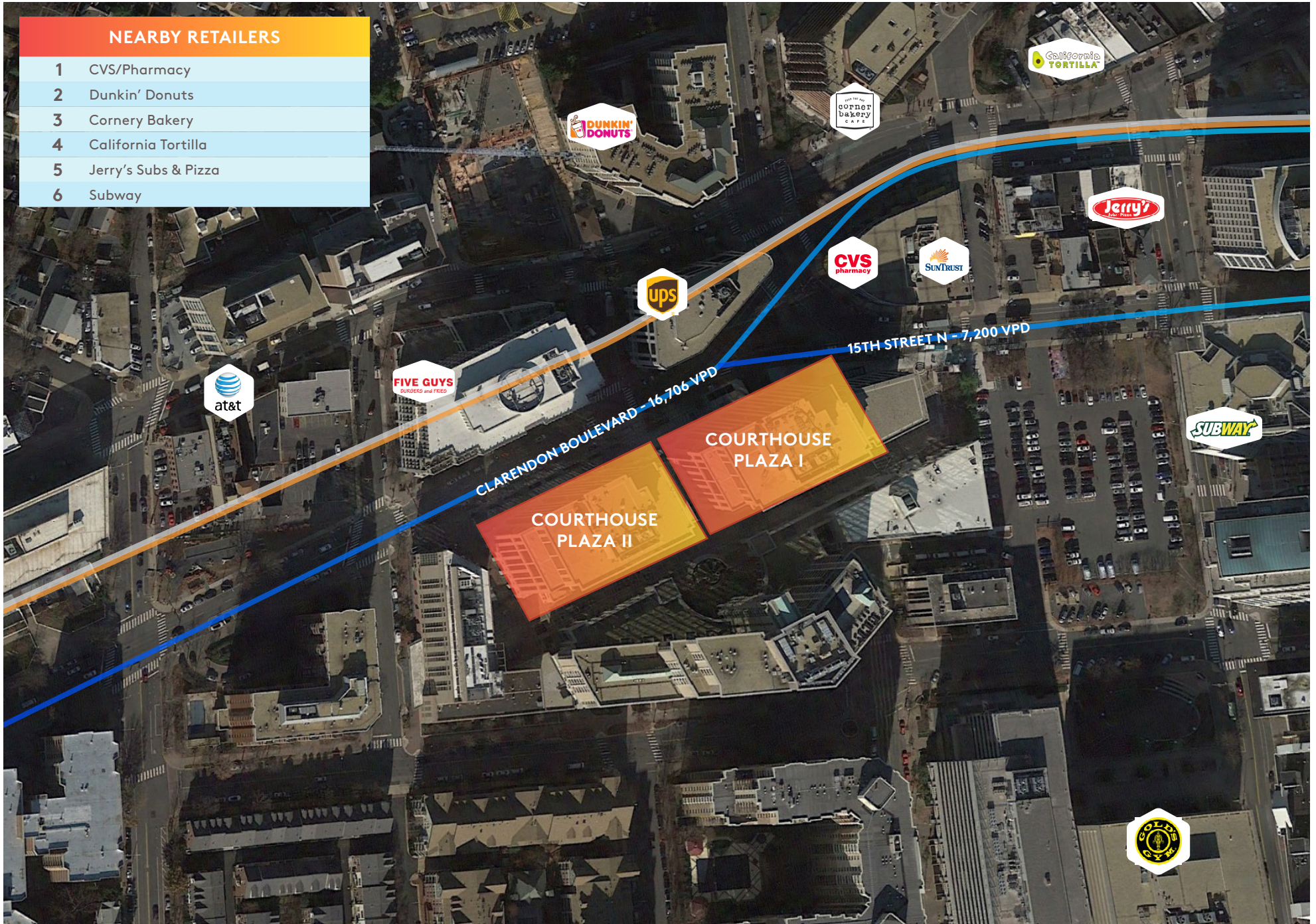
SHOPPING CENTER RETAILERS

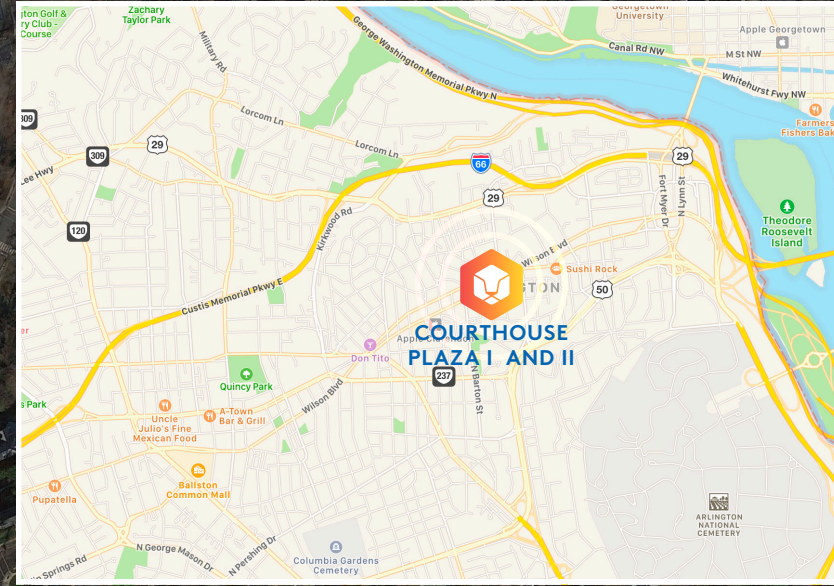
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|---|------------------------------|----------|---|-------------------|----------|---|--------------------|--------|----|------------------------|-----------|
| 1 | FedEx Kinko's Office & Print | 5,964 SF | 4 | Courthaus Social | 4,321 SF | 7 | Clarendon Nail Spa | 834 SF | 10 | Instyles Barbershop | 460 SF |
| 2 | Available | 728 SF | 5 | NoVa Orthodontics | 2,571 SF | 8 | Captain Cookie | 683 SF | 11 | Avrasya Market | 230 SF |
| 3 | Courthaus Social | 2,502 SF | 6 | Starbucks | N/A SF | 9 | KTM Momo | 436 SF | 12 | AMC Courthouse Plaza 8 | 36,795 SF |

COURTHOUSE PLAZA / AERIAL

NEARBY RETAILERS

- 1 CVS/Pharmacy
- 2 Dunkin' Donuts
- 3 Cornery Bakery
- 4 California Tortilla
- 5 Jerry's Subs & Pizza
- 6 Subway





THE MARKET COMMON, CLARENDON

Apple | Crate&Barrel | POTTERY BARN | WSC

The Container Store | BARNES & NOBLE | ANN TAYLOR

PSA BANK | ANN TAYLOR | LOFT

