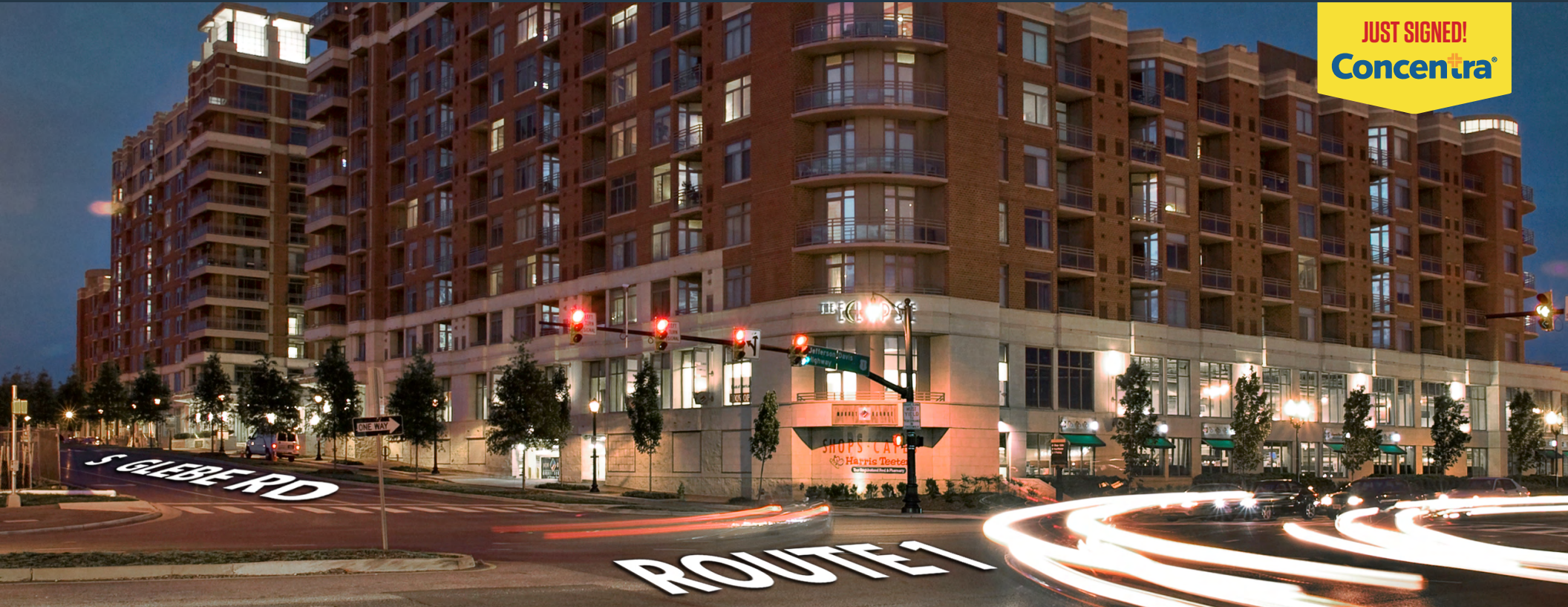


**JUST SIGNED!**  
**Concentra®**



## 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.
- 372 desired retail spaces.
- 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
48,936 SF	"MARKET"	"AS-IS" (former Harris Teeter)	IMMEDIATE
<b>OR IF DEMISED AS PROPOSED:</b>			
±23,000 SF	"MARKET"	NEGOTIABLE	TBD
±26,000 SF	"MARKET"	NEGOTIABLE	TBD

\*Est. NNN = \$11.44 PSF

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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

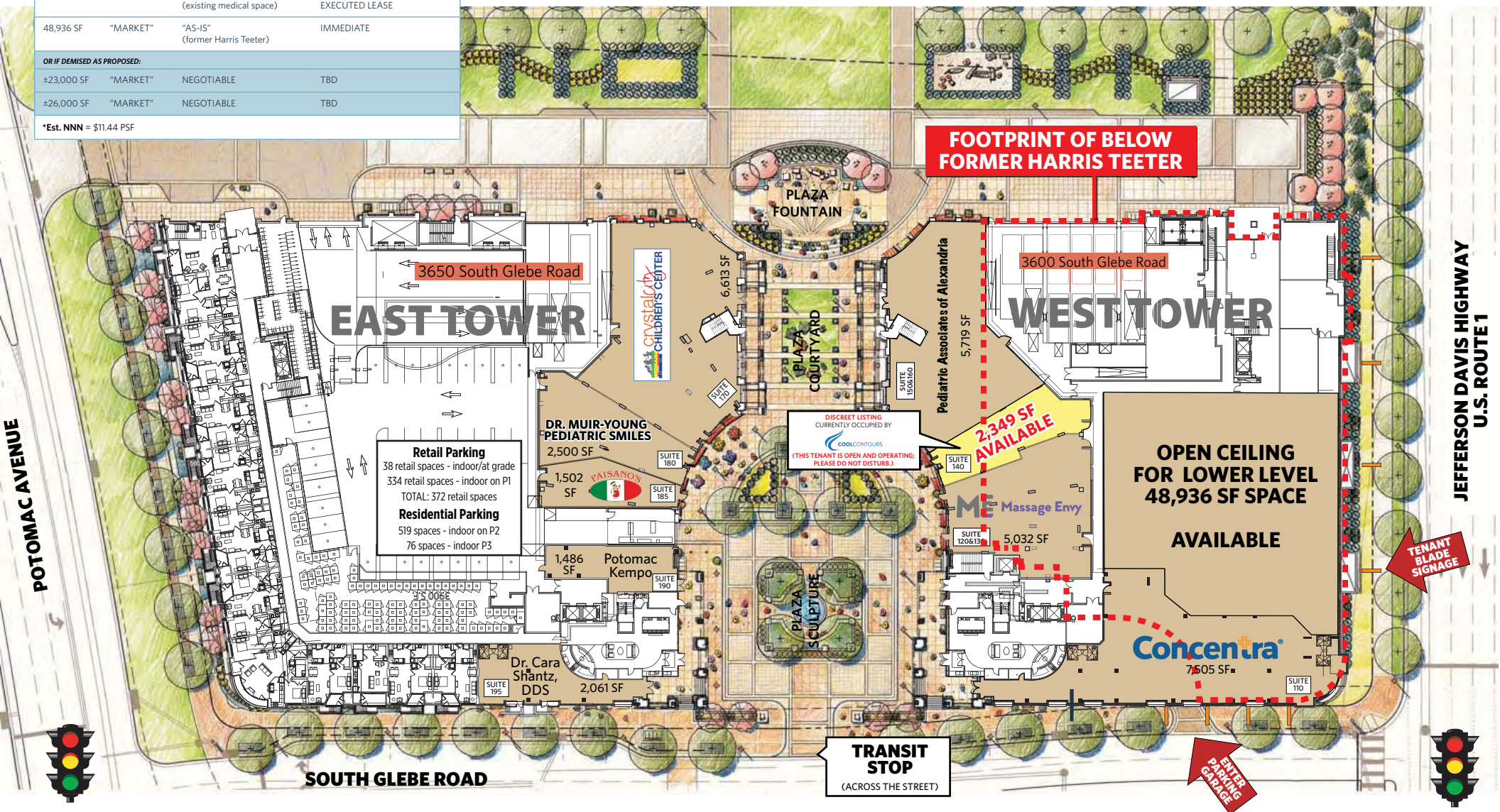
# MARKET SQUARE - NATIONAL LANDING

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

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AVAILABLE
  AT LEASE
  EXECUTED LEASE



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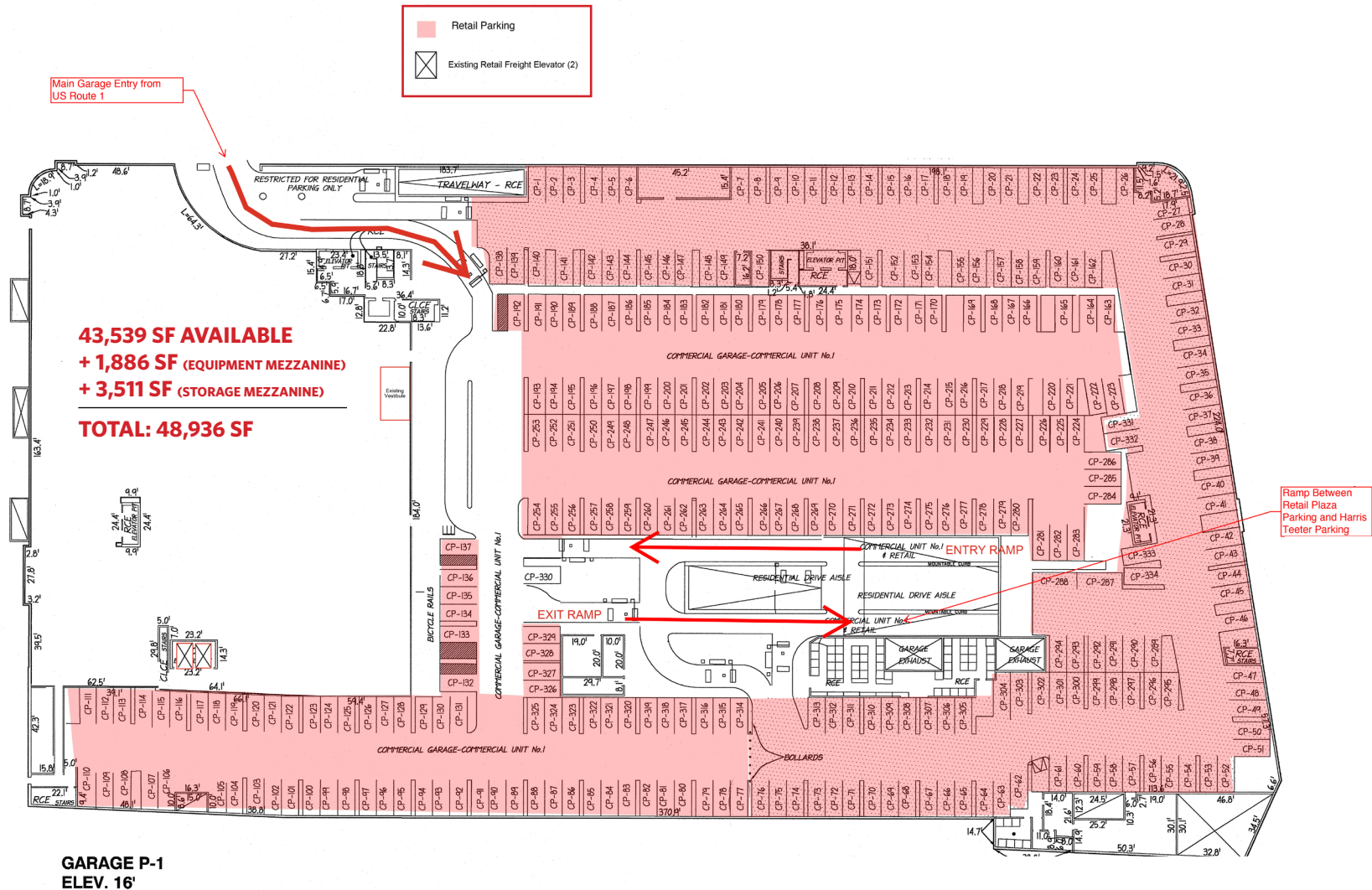


# SITE PLAN

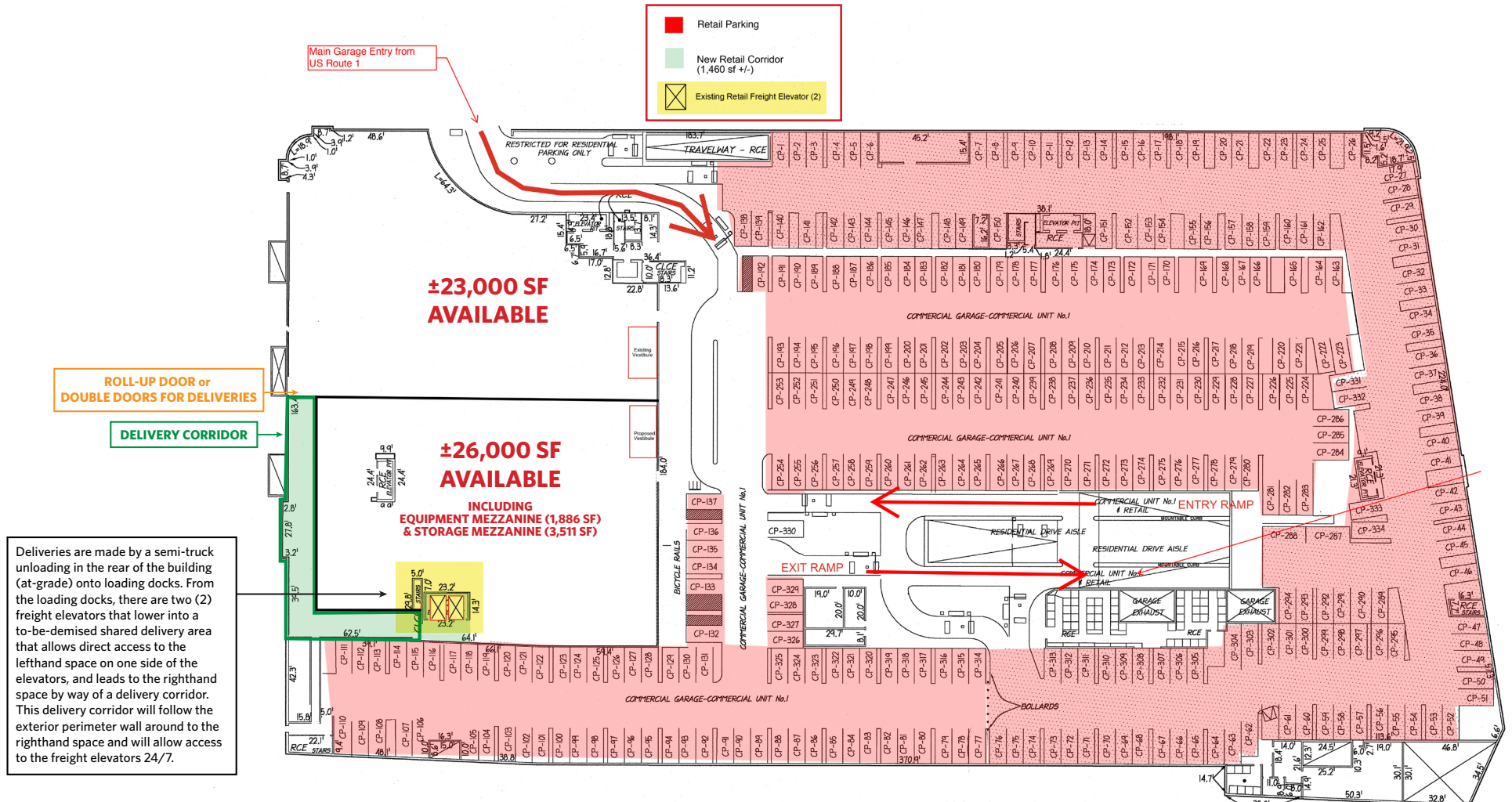
# MARKET SQUARE - NATIONAL LANDING

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

## EXISTING FLOOR PLAN



## POTENTIAL FLOOR PLAN (DEMISING OPTION)

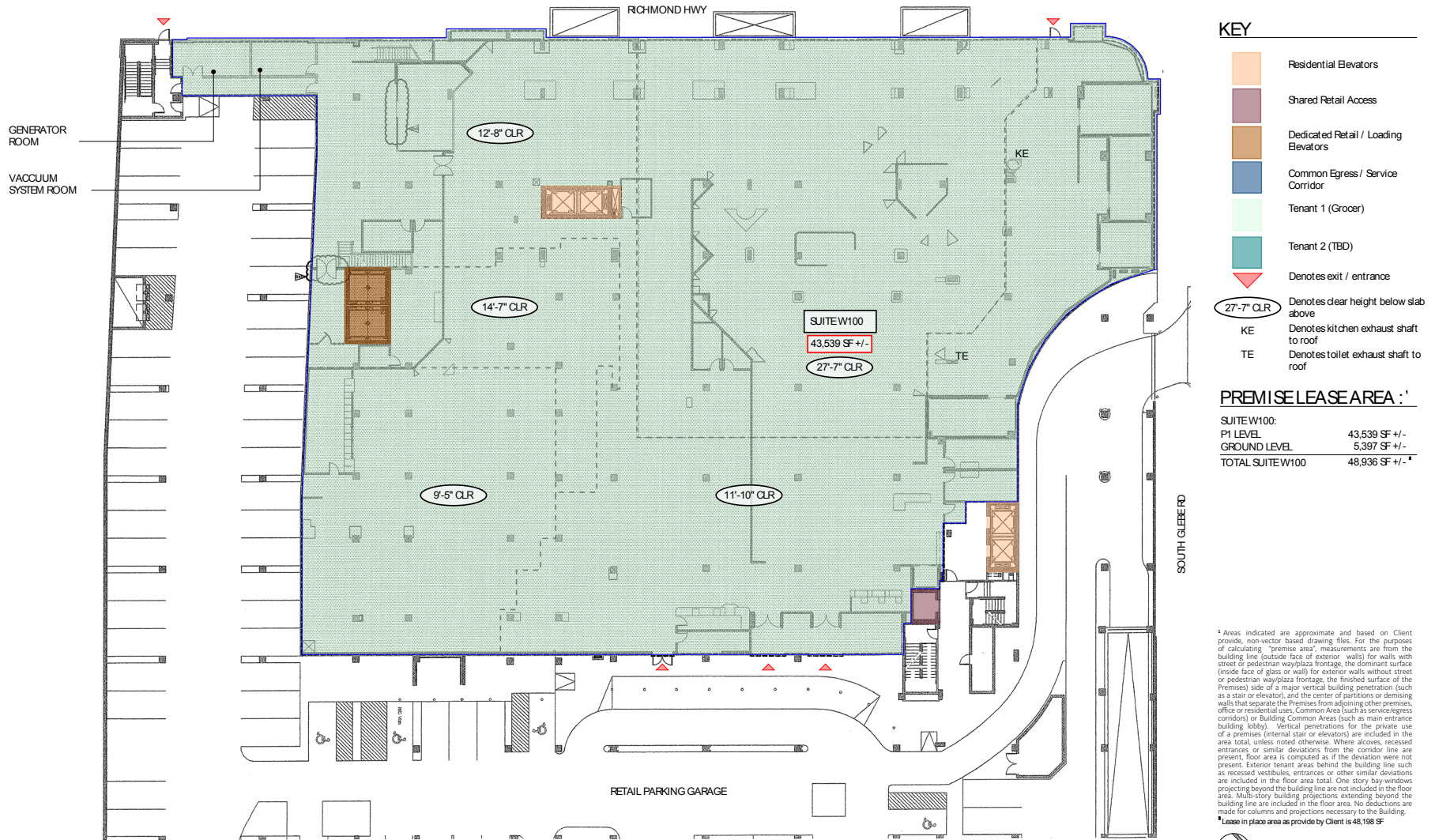


# SITE PLAN

# MARKET SQUARE - NATIONAL LANDING

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

## EXISTING FLOOR PLAN



**KEY**

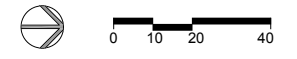
- Residential Elevators
- Shared Retail Access
- Dedicated Retail / Loading Elevators
- Common Egress / Service Corridor
- Tenant 1 (Grocer)
- Tenant 2 (TBD)
- Denotes exit / entrance
- 27'-7" CLR Denotes clear height below slab above
- KE Denotes kitchen exhaust shaft to roof
- TE Denotes toilet exhaust shaft to roof

**PREMISE LEASE AREA :<sup>1</sup>**

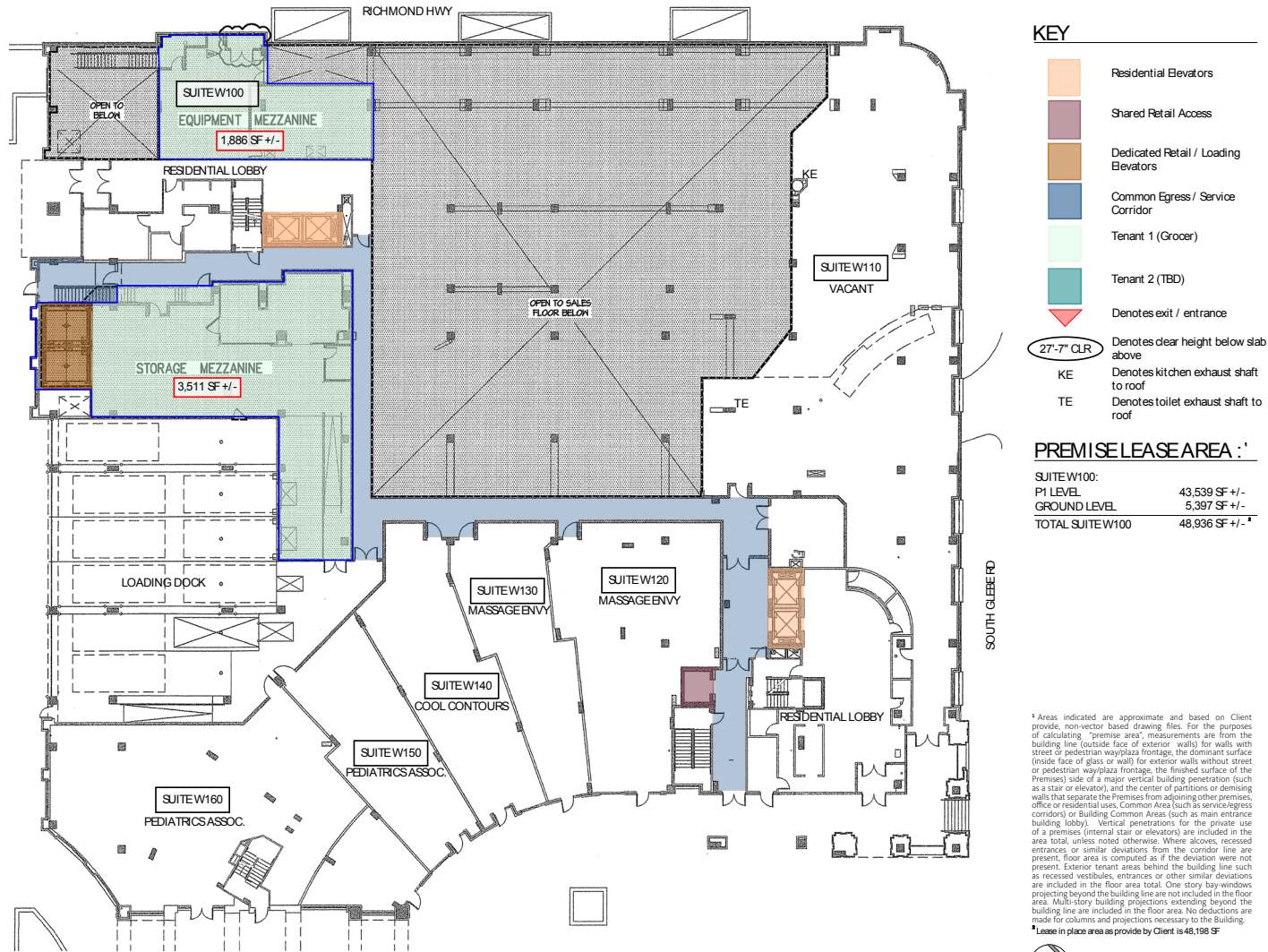
SUITEW100:	
P1 LEVEL	43,539 SF +/-
GROUND LEVEL	5,397 SF +/-
<b>TOTAL SUITEW100</b>	<b>48,936 SF +/-<sup>2</sup></b>

<sup>1</sup> Areas indicated are approximate and based on Client provide, non-vector based drawing files. For the purposes of calculating "premise area", measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/plaza frontage; the dominant surface (inside face of glass or wall) for exterior walls without street or pedestrian way/plaza frontage; the finished surface of the Premises' side of a major vertical building penetration (such as a stair or elevator); and the center of partitions or demising walls that separate the Premises from adjoining other premises, office or residential uses, Common Area (such as service/egress corridors) or Building Common Areas (such as main entrance building lobby). Vertical penetrations for the private use of a premises (internal stair or elevators) are included in the area total, unless noted otherwise. Where alcoves, recessed entrances, or similar deviations from the corridor line are present, floor area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the floor area total. One story bay-windows projecting beyond the building line are not included in the floor area. Multi-story building projections extending beyond the building line are included in the floor area. No deductions are made for columns and projections necessary to the Building.

<sup>2</sup> Leasee in place area as provided by Client is 48,198 SF



## EXISTING MEZZANINE FLOOR PLAN



# AERIAL

# MARKET SQUARE - NATIONAL LANDING

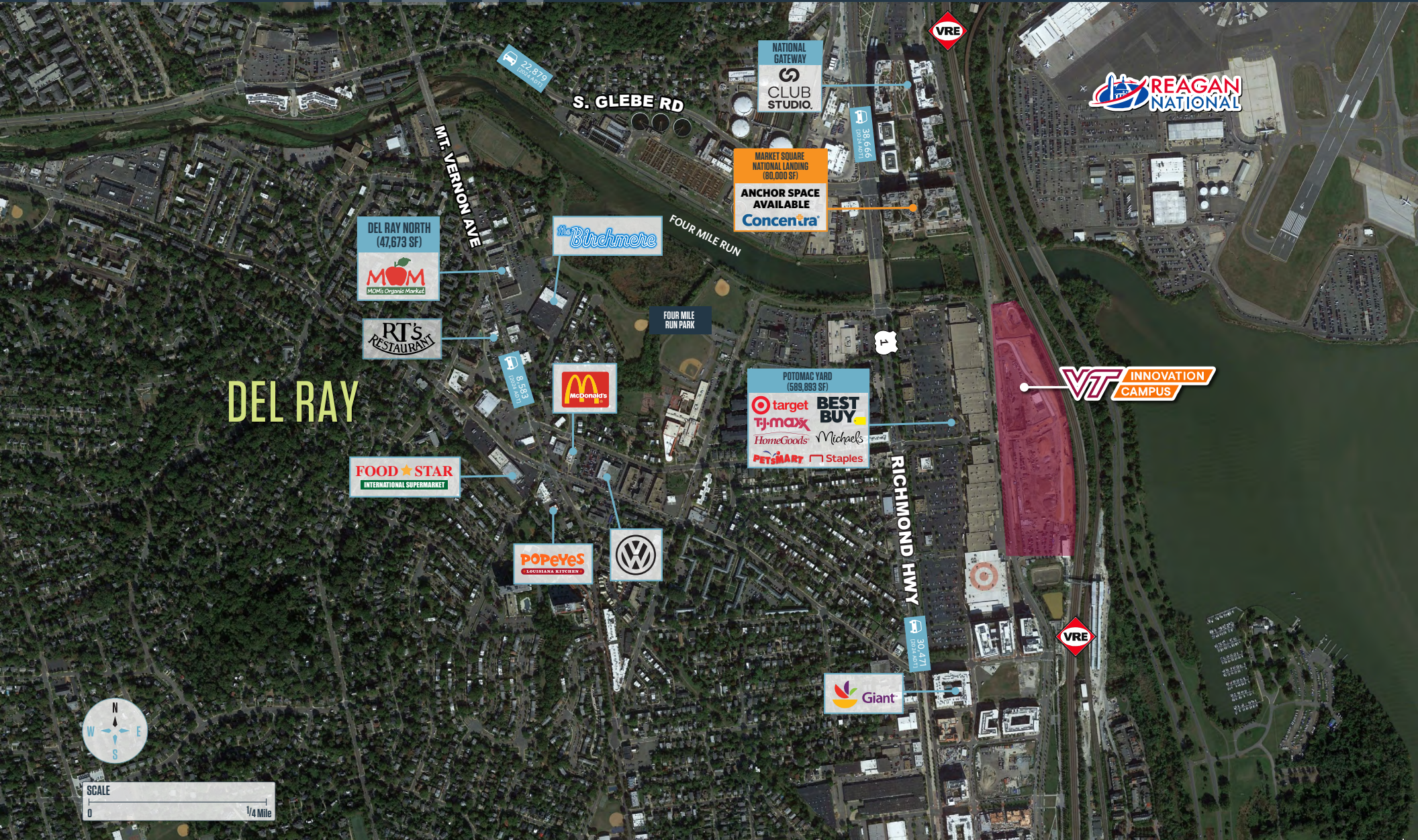
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# OVERVIEW

# MARKET SQUARE - NATIONAL LANDING

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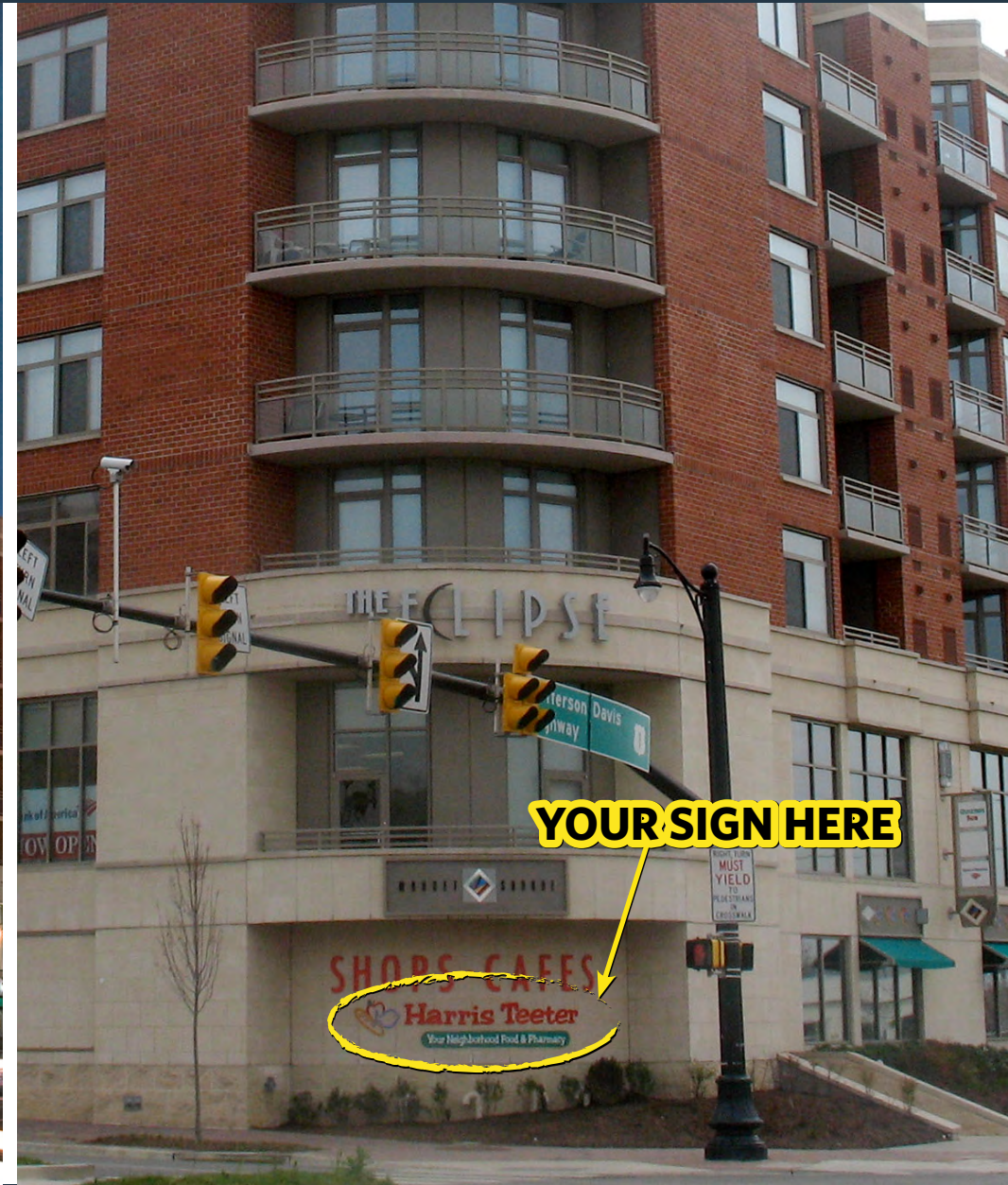
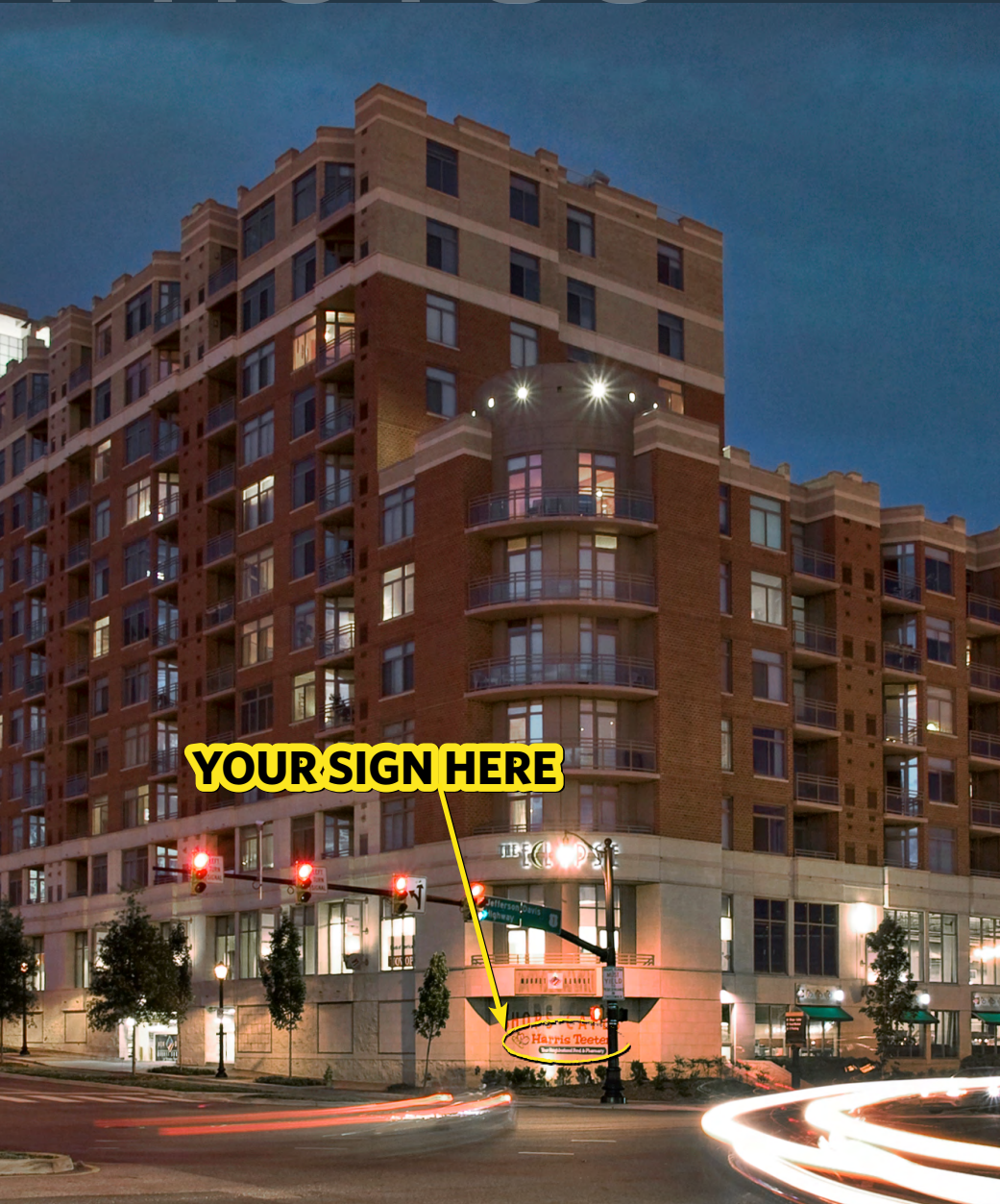
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# PHOTOS

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