

**AVISON
YOUNG**

**HIGHLY VISIBLE
OWNER-OPERATOR
OR REDEVELOPMENT
OPPORTUNITY
LOCATED IN
ARLINGTON, VA**

2130 N GLEBE ROAD

CONFIDENTIAL OFFERING MEMORANDUM





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01 OPPORTUNITY

Avison Young is pleased to present the opportunity to acquire 2130 N Glebe Road, a strategically located commercial property in the heart of Arlington, VA.

This free-standing asset is ideal for an owner-user seeking a highly visible, easily accessible location or a potential redevelopment play for residential and/or commercial uses in one of the region's most affluent and walkable neighborhoods.



8,430 RSF

Freestanding commercial building



1.32 ACRES

Approximately 142' of frontage on N Glebe



STRATEGIC LOCATION

Prominent visibility and access to primary Arlington roadways (15,000+ avg daily traffic volume)



DESIRABLE MARKET

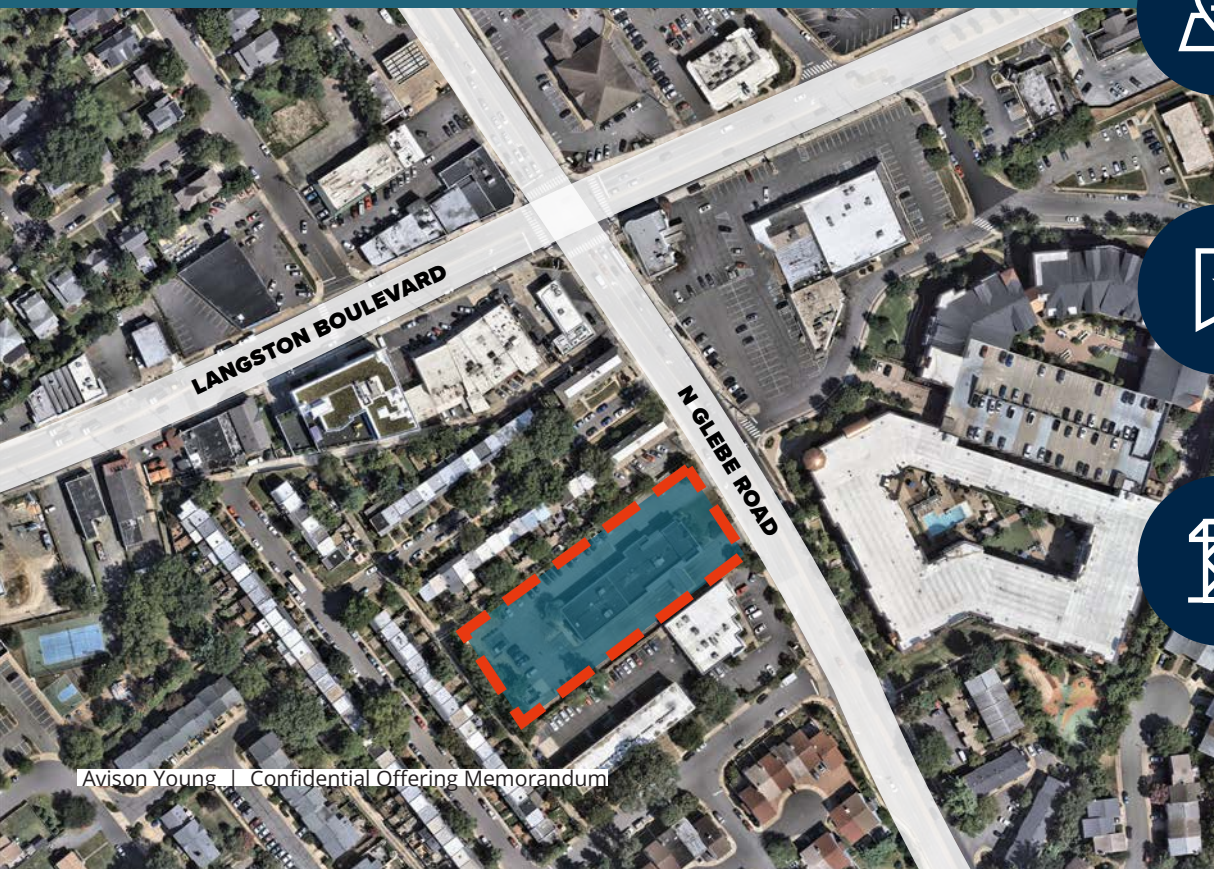
Home to highly educated and affluent households in Washington, D.C. region



REDEVELOPMENT PLAY*

Potential for Residential or Mixed-Use

**Pending re-zoning approval*



02 PROPERTY

2130 N Glebe Rd is a freestanding retail property consisting of an existing 8,430 square foot building situated on an approximate 1.32-acre parcel near the intersection of N. Glebe Rd and Langston Blvd in Arlington, Virginia.

The property has been owned and operated by Arlington Community Federal Credit Union (ACFCU) as one of its retail branch locations since 2012. The rear portion of the property is currently leased to Patriot Crossfit on a short term lease and the property can be delivered fully vacant not later than early 2027.

Built in 1973, the site is currently zoned for commercial use (C-2) with 30 surface parking spaces available, two egress points, plus a drive-thru. By-right uses under current zoning include:

- Retail and Personal Services
- General Business
- Medical and Dental Clinics
- Food and Drink Establishments

The property boasts approximately 142 feet of frontage along N Glebe Rd, offering high visibility to up to 15,000 vehicles per day.

As a possible redevelopment opportunity, the property is located in the Langston Boulevard Area Plan which allows increased densities and uses including residential/multifamily development subject to the area plan guidelines, including set-backs, height restrictions and all required zoning and/or approvals.



PROPERTY SPECS + SITE PLAN

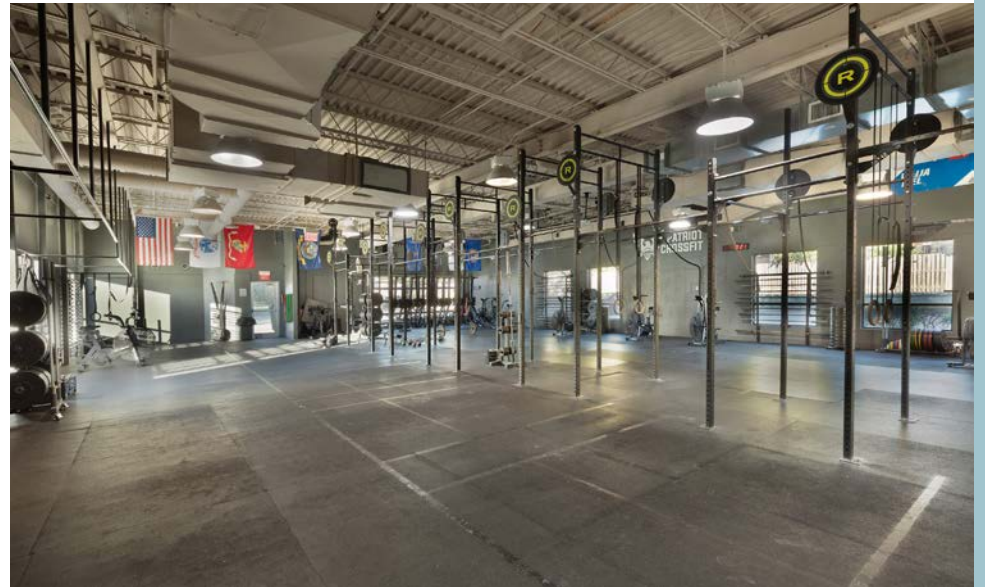
COMPONENT STRUCTURES	
Property Type	Retail
Year Built / Renovated	1973
Land Area	1.32 AC (57,399 SF)
Zoning / Parcel	C-2 / 07-007-038
GBA (SF)	8,430 SF
Number of Stories	1
Parking Type	Surface spaces
Parking Spaces	30
Parking Ratio <small>(per 1,000 SF NRA)</small>	3.56
Frontage	Approximately 142' on N Glebe Rd
Amenities	Drive-thru
Traffic Volume (Avg Daily)	15,000



PHOTO GALLERY



PHOTO GALLERY



03 LOCATION

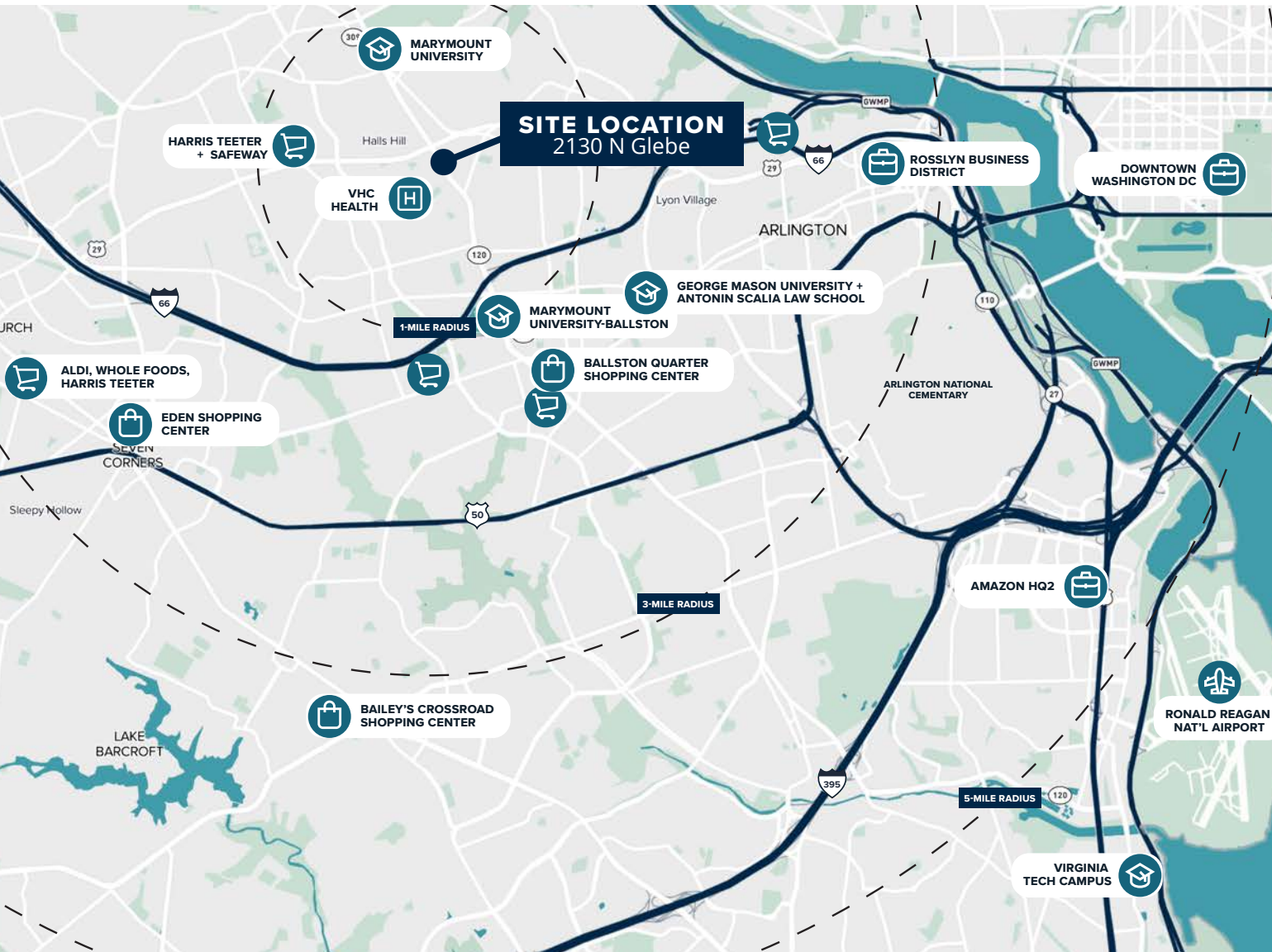
2130 N Glebe Rd offers a prime location within one of the most dynamic and well-connected urban communities in the Washington, D.C. metropolitan area.

Situated in Arlington County, the property is surrounded by a mix of residential neighborhoods, parks, and retail corridors. Its strategic position provides seamless access to major transportation routes including I-66, Langston Boulevard and Washington Boulevard, and is served by ART bus routes with Metro accessibility via the East Falls Church Station (Orange/Silver lines).


Beyond its immediate surroundings, the site benefits from exceptional regional connectivity. It is just minutes away from downtown Washington, D.C. as well as a 12-minute drive to Reagan National Airport. To the west, Fairfax County and Loudoun County — two of the fastest-growing and most affluent counties in the nation — are also easily accessible, providing a deep pool of potential customers, residents, and workforce.



LOCAL MAP





LOCATION HIGHLIGHTS

 **< 5 MINUTES**
from I-66 Interchange

 **< 5 MINUTES**
from Marymount University
and George Mason University

 **< 5 MINUTES**
from VHC Health

 **< 8 MILES**
from Ronald Reagan
Washington Nat'l Airport

 **< 10 MINUTES**
from downtown
Washington, D.C.

 **88 WALK SCORE**
Ample amenities
within walking distance

AERIAL MAP

A RARE OPPORTUNITY FOR OWNER-OPERATORS OR REDEVELOPMENT
WITHIN A CENTRALLY LOCATED COMMERCIAL ZONE IN THE LANGSTON BLVD CORRIDOR

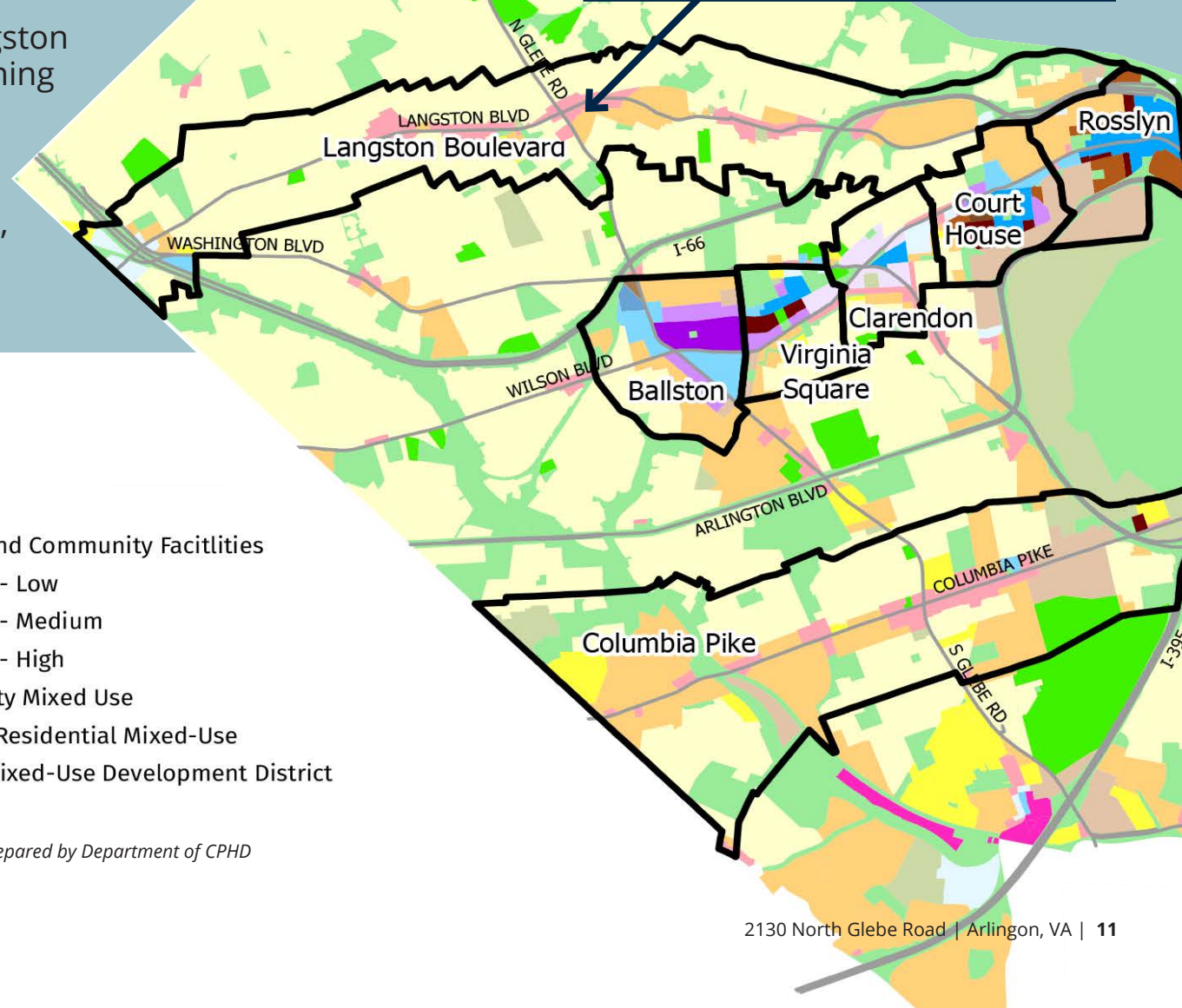
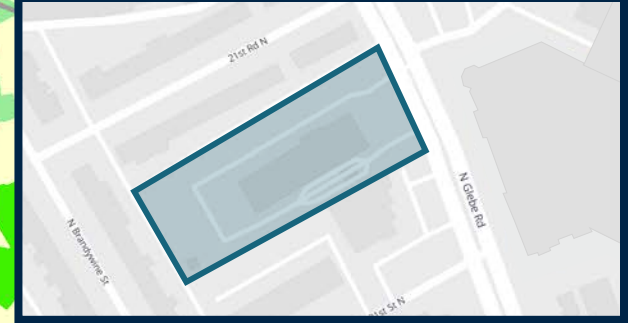


ARLINGTON LAND USE PLAN & PLANNING CORRIDORS MAP

2130 N Glebe is currently zoned Service Commercial per the 2025 Arlington County Profile Report.

The property is located within the Langston Boulevard Corridor, a designated planning area undergoing a transformation guided by Arlington's General Land Use Plan, which emphasizes smart growth, mixed-use development, and transit-oriented planning.

SITE LOCATION | 2130 N Glebe



LAND USE CATEGORY

Res - Low	Semi-Public
Res - Low	Government and Community Facilities
Res - Low-Medium	Off/Apt/Hotel - Low
Res - Medium	Off/Apt/Hotel - Medium
Res - High-Medium	Off/Apt/Hotel - High
Res - High	Medium Density Mixed Use
Service Commercial	High-Medium Residential Mixed-Use
Service Industry	Coordinated Mixed-Use Development District
Public	

Source: Arlington County Profile Report 2025, www.arlingtonva.us; Prepared by Department of CPHD

A BRIGHT FUTURE WITH ANTICIPATED GROWTH

The area’s long-term appeal continues to attract residents seeking walkable neighborhoods, access to top schools, and connectivity to both downtown D.C. and Northern Virginia.

Arlington’s population is estimated by grow more than 61,000+ between 2025 and 2050, according to the latest forecast conducted by Metropolitan Washington Council of Governments (MWCOG) Cooperative Forecasting program with Langston Boulevard Corridor expected to see the highest percent changes across total housing units, households, and population.

61K

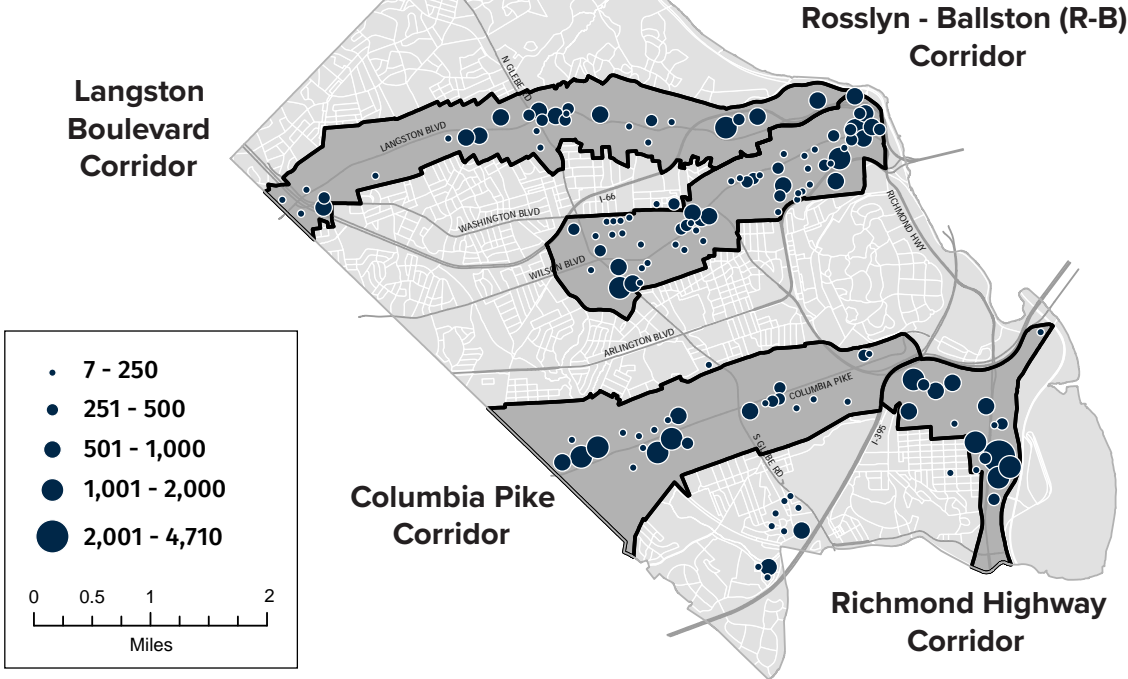
POPULATION GROWTH
Estimate between 2025 - 2050

#3
of 129

BEST SCHOOL DISTRICTS
IN VIRGINIA
Arlington Public School ranking

Source: Niche, <https://www.niche.com/k12/d/arlington-public-schools-va/>

ARLINGTON COUNTY FORECAST POPULATION GROWTH 2025-2050



	HOUSING UNITS	HOUSEHOLDS	POPULATION	JOBS
2020 Census	119,085	109,912	238,643	221,600*
2025	126,000	120,700	247,400	220,500
2030	133,900	127,100	258,800	233,500
2035	141,800	133,700	269,800	250,500
2040	149,700	141,100	283,100	257,300
2045	157,100	147,900	295,400	261,800
2050	165,000	155,400	308,600	266,100

* CPHD Estimate
Source: Arlington County Profile Report 2025, prepared by Department CPHD, www.arlingtonva.us;
For more information visit: www.arlingtonva.us/Government/Projects/Data-Research/Future-Forecasts

ARLINGTON, VA: ONE OF THE BEST CITIES TO LIVE IN THE U.S.

Consistently ranking among the best places to live in the United States, Arlington, VA earns top marks for its exceptional quality of life from Niche.com.

In 2025, Arlington was rated #4 Best City to Live in America and #3 Best Place to Raise a Family, with its Colonial Village neighborhood taking the #1 spot nationally for livability.

This recognition reflects Arlington's unique blend of urban vibrancy, walkability, and access to world-class amenities. Residents enjoy close proximity to Washington, D.C., a robust public transit system, and a thriving mix of parks, restaurants, and cultural institutions.

2025 DEMOGRAPHICS + AWARDS



243,760
Population



120,050
Households (HH)



\$140,160
Median HH Income



77% COLLEGE-EDUCATED
Residents w/ Bachelor's or higher



*Source: Niche, www.niche.com/places-to-live/arlington-arlington-va;
Arlington County Profile Report 2025, prepared by Department CPHD,
www.arlingtonva.us*

EMPLOYMENT & ECONOMIC DRIVERS

Arlington County is a cornerstone of economic vitality in the Washington, D.C. region, offering a robust and diversified employment base across technology, defense, consulting, and consumer goods sectors.

The area is home to major employers such as Amazon, Nestlé, Deloitte, Booz Allen, and Accenture, which contribute to a dynamic business ecosystem and attract top-tier talent.

Its proximity to the nation's capital further enhances Arlington's strategic importance, with over 25,000 federal employees working in the county — excluding military personnel at the Pentagon — making it a critical hub for government operations, policy development, and national security.

Additionally, Arlington benefits from access to leading academic institutions including Marymount University, George Mason University, and the University of Virginia's Darden School of Business, which support a highly educated and diverse workforce.

EMPLOYMENT OVERVIEW



221,200
2025 Employment Estimate



15,000+
Small Businesses (*50 Employees or Fewer*)



161,462
Resident Civilian Labor Force

TOP PRIVATE EMPLOYERS

 **accenture**

 **amazon**

Deloitte.

**Booz
Allen.**

VHC HEALTH


Nestlé

LIDL

**Bloomberg
Industry Group**

Gartner.

 **Guidehouse**

Source: Arlington Economic Development's Strategic Report 2024, arlingtoneconomicdevelopment.com; Arlington County Profile Report 2025, prepared by Department CPHD, www.arlingtonva.us

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