

This retail project is sandwiched between **amazon HQ2**

and



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.

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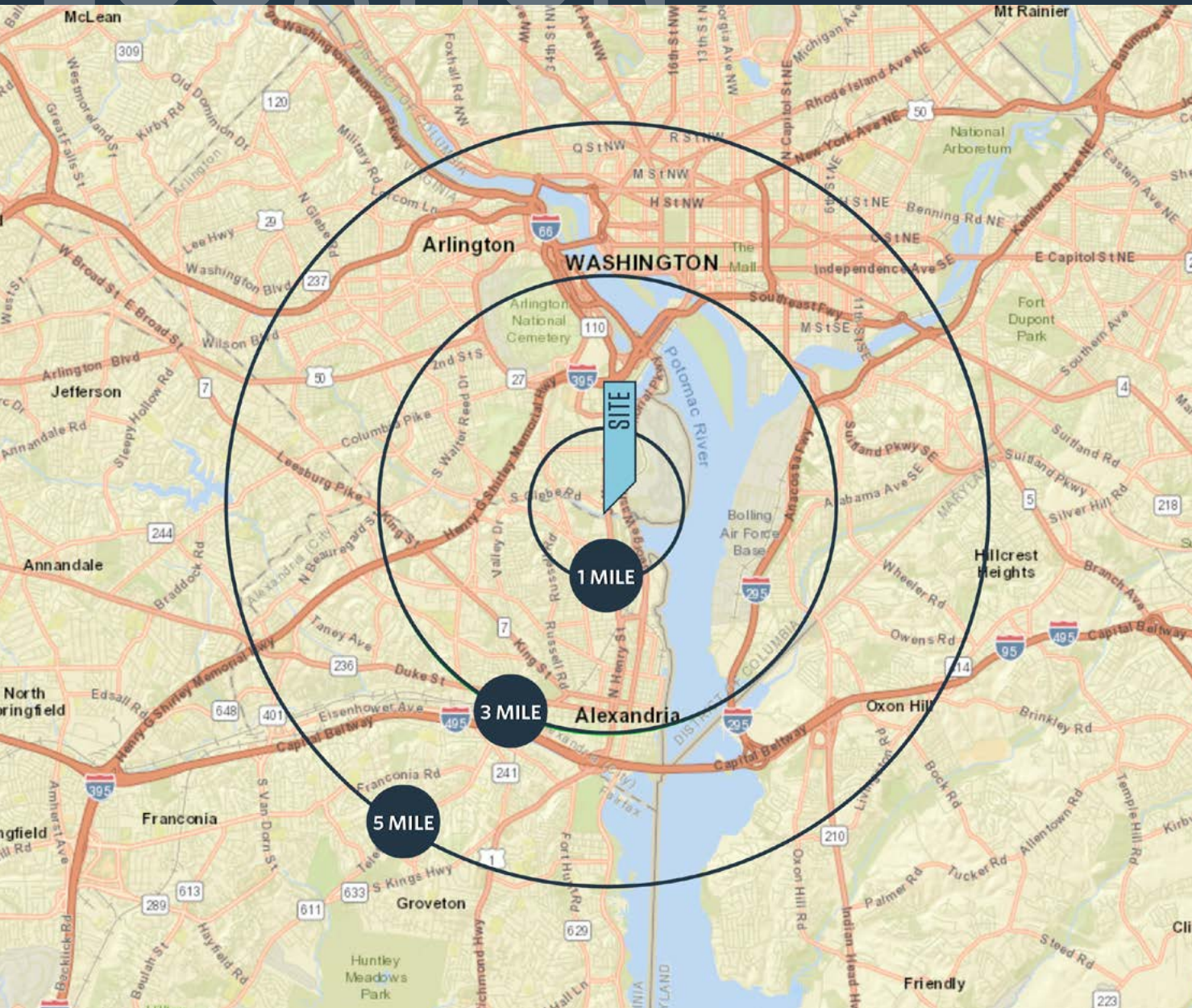
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LOCATION

MARKET SQUARE - NATIONAL LANDING

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



AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY	EST. NNN
1,966 SF	\$46.00 PSF NNN	"AS-IS" (VANILLA SHELL)	IMMEDIATE	\$9.34 PSF
2,500 SF	\$45.00 PSF NNN	"AS-IS" (BUILT-OUT SALON & SPA)	OCT. 1, 2019	\$9.34 PSF
7,413 SF	NEGOTIABLE	"AS-IS" (MEDICAL OFFICE BUILD-OUT)	IMMEDIATE	\$9.34 PSF

DEMOGRAPHICS | 2018:

1-MILE	3-MILE	5-MILE
Population 25,038	184,900	670,064
Daytime Population 12,678	125,172	745,523
Households 11,452	89,559	315,280
Average HH Income \$120,570	\$132,972	\$124,808

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Route 1	43,000 ADT
S Glebe Road	23,000 ADT

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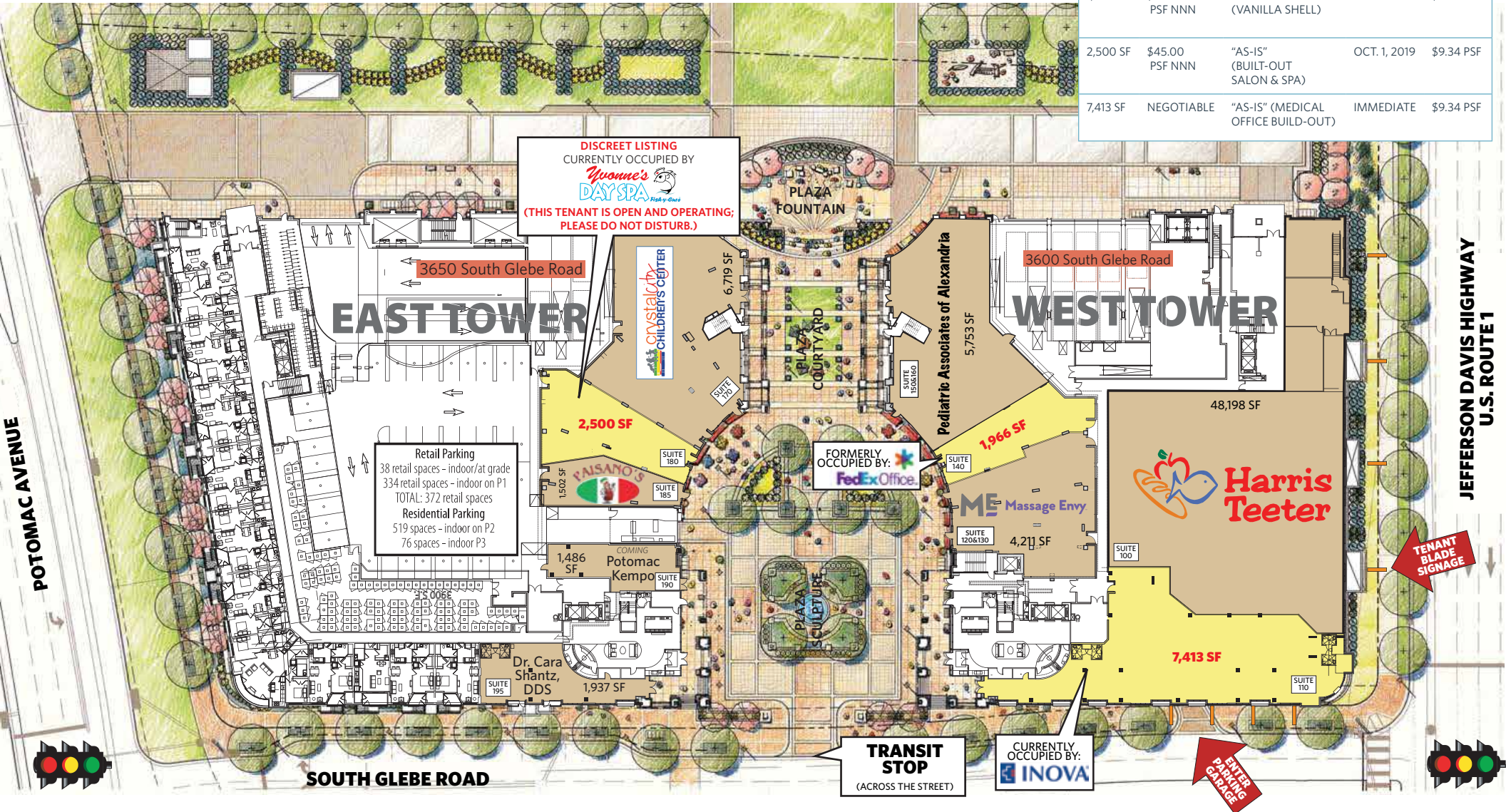


SITE PLAN

MARKET SQUARE - NATIONAL LANDING

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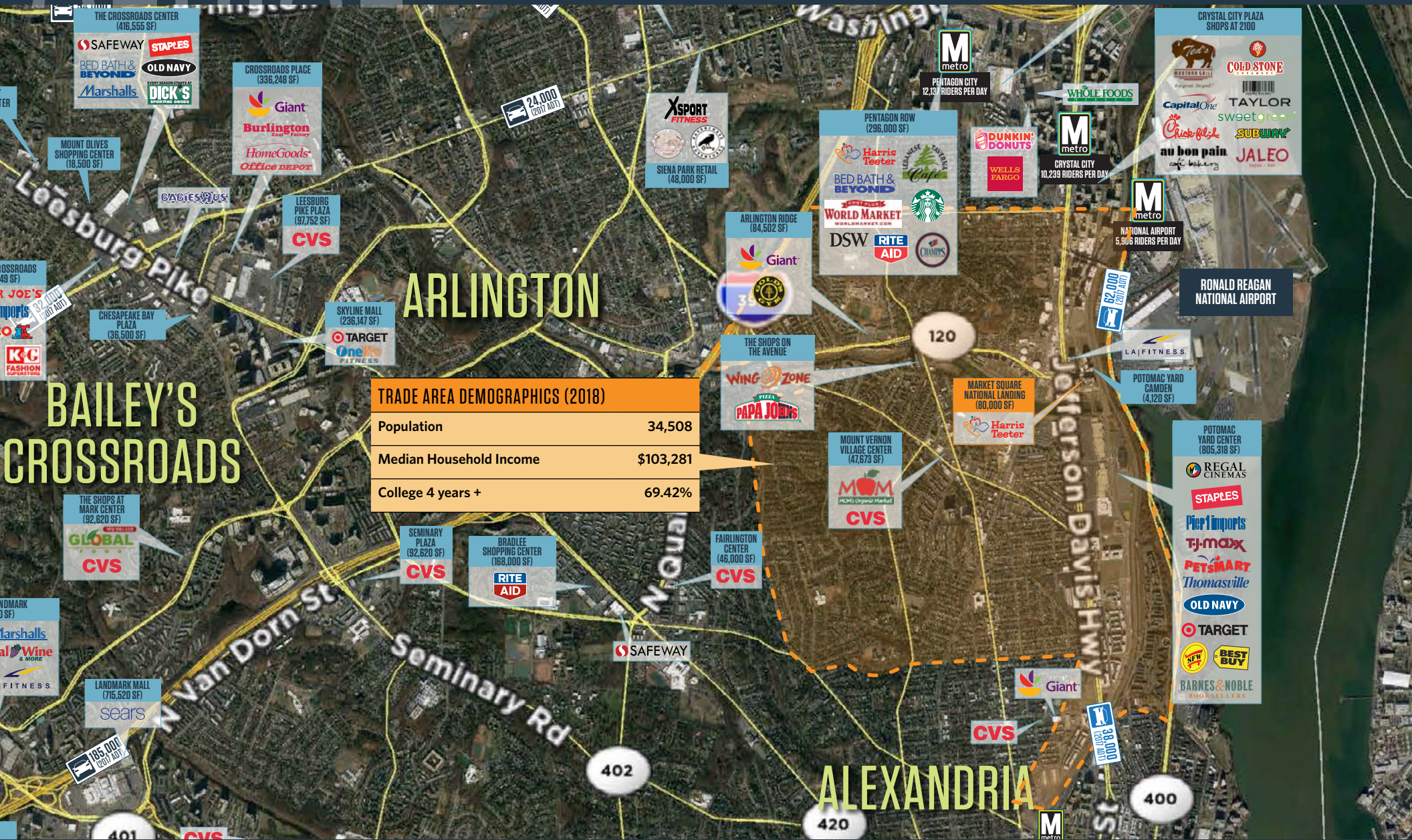
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AERIAL

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TRADE AREA DEMOGRAPHICS (2018)	
Population	34,508
Median Household Income	\$103,281
College 4 years +	69.42%

BAILEY'S CROSSROADS

ARLINGTON

ALEXANDRIA

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OVERVIEW

MARKET SQUARE - NATIONAL LANDING

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Arlington

amazon

PURCHASED (BUILDINGS TO BE BUILT)

- 1 Pen Place
- 2 Metropolitan Park

LEASED (EXISTING BUILDINGS)

- 3 241 18th Street
- 4 1750 Crystal Drive
- 5 1800 S Bell Street

THE US AIR FORCE MEMORIAL FOUNDATION

THE PENTAGON

Pentagon Centre
 Marshalls
 Costco Wholesale
 Chevys
 FRESH MEX
 NORDSTROM
 RACK

Pentagon Row (296,000 SF)
 Harris Teeter
 Starbucks
 BED BATH & BEYOND
 WORLD MARKET
 COST PLUS
 CVS
 DSW
 RITE AID
 CHAMPS

Fashion Centre at Pentagon City (994,245 SF)
 macys
 Clarks
 verizon
 SUBWAY
 BUBBLES
 NORDSTROM
 Capital One
 J.CREW
 GAP
 Apple

DUNKIN' DONUTS
 WELLS FARGO

metro
 PENTAGON CITY

metro
 CRYSTAL CITY

RITE AID
 Pottery Barn

NEW METRO ENTRANCE

ALAMO DRAFTHOUSE CINEMA

Crystal City Shops at 2100/2200

NEW RAIL STATION & AIRPORT PEDESTRIAN BRIDGE

Airport Location
 FIVE GUYS
 CAVA Mezze Grill

RONALD REAGAN WASHINGTON NATIONAL AIRPORT

Arlington Ridge (84,502 SF)
 Giant

The Shops on the Avenue
 WING ZONE
 PAPA JOHN'S

Mount Vernon Village Center (47,673 SF)
 MOM'S Organic Market
 CVS

LA FITNESS
 Market Square National Landing (80,000 SF)
 Harris Teeter

Potomac Yard Camden (4,120 SF)

Potomac Yard Center (805,318 SF)
 REGAL CINEMAS
 SHOPPERS
 STAPLES
 BARNES & NOBLE BOOKSELLERS
 BEST BUY
 TARGET
 Pier 1 Imports
 Thomasville
 TJ-maxx
 PETS MART
 OLD NAVY
 IHOP

VIRGINIA TECH INNOVATION CAMPUS

PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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