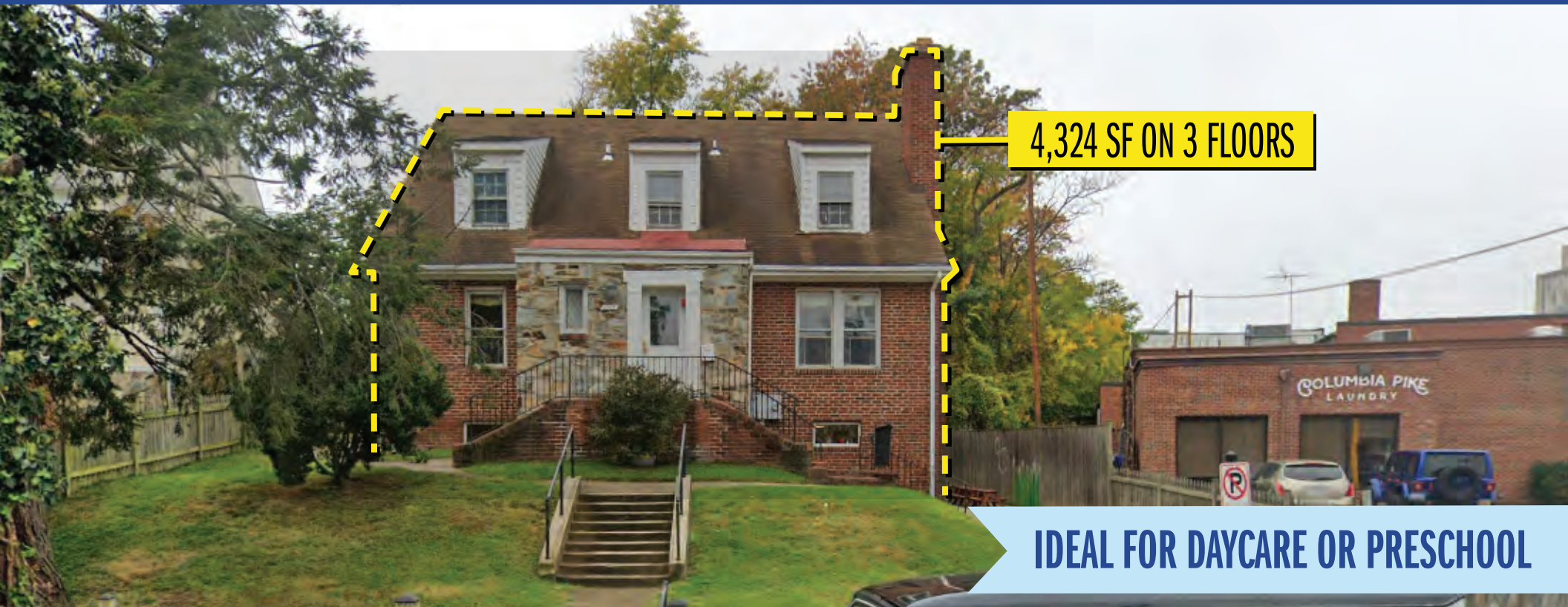




JOIN THESE NEARBY RETAILERS:



PROPERTY HIGHLIGHTS:

- Zoning: C-2
- Lot Size: 8,398 SF (0.19 acres)
- Former Montessori school with 4,324 SF on 3 floors.
- Private parking and pick-up/drop-off location in rear.

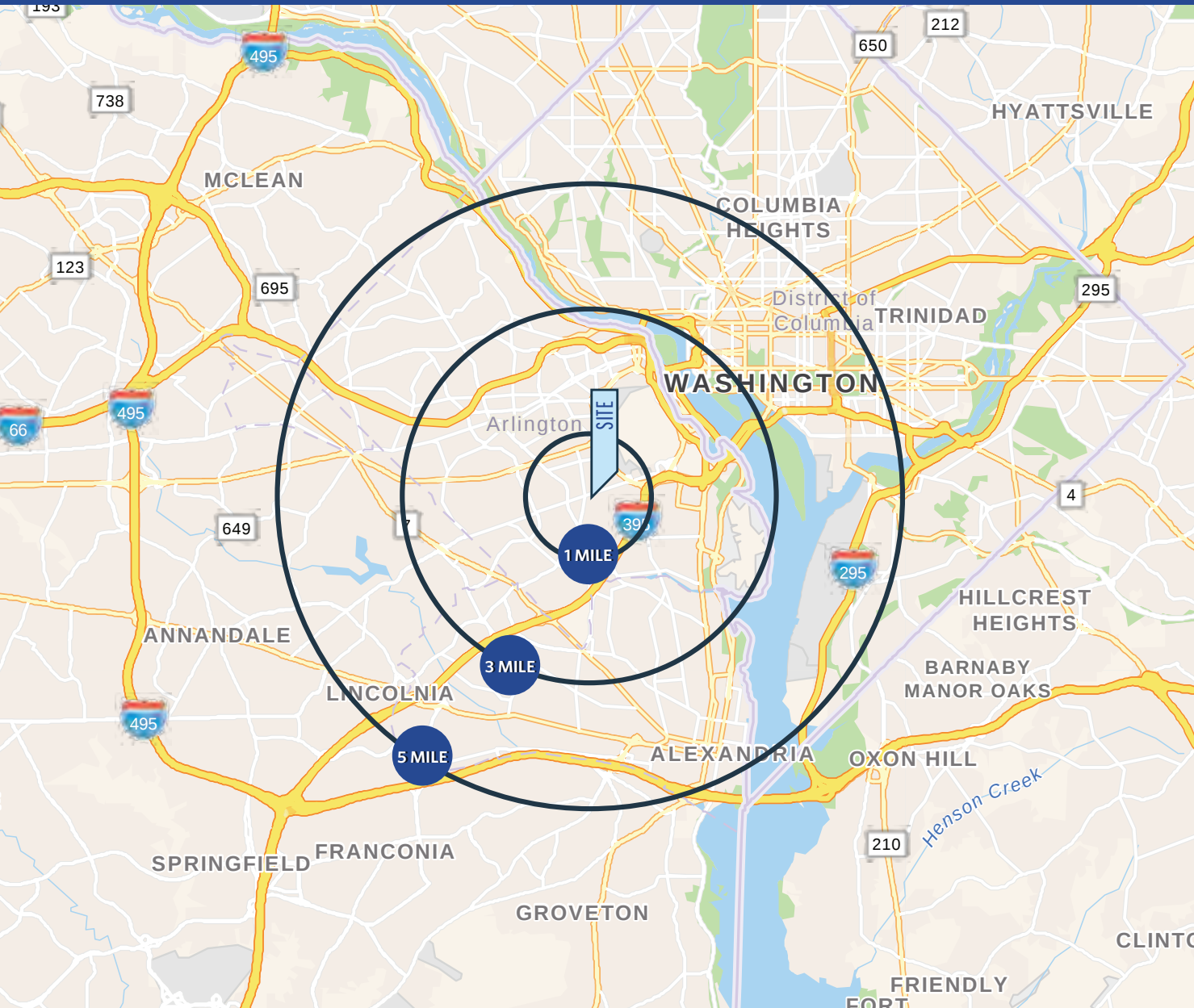
AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
4,324 SF	"MARKET"	"AS-IS" (former montessori school)	IMMEDIATE
*EST. NNN's: \$6.60 PSF			

1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY

LOCATION



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	32,126	280,889	713,243
Daytime Population	27,111	333,361	1,246,868
Households	14,532	133,672	341,577
Average HH Income	\$161,521	\$169,862	\$177,232

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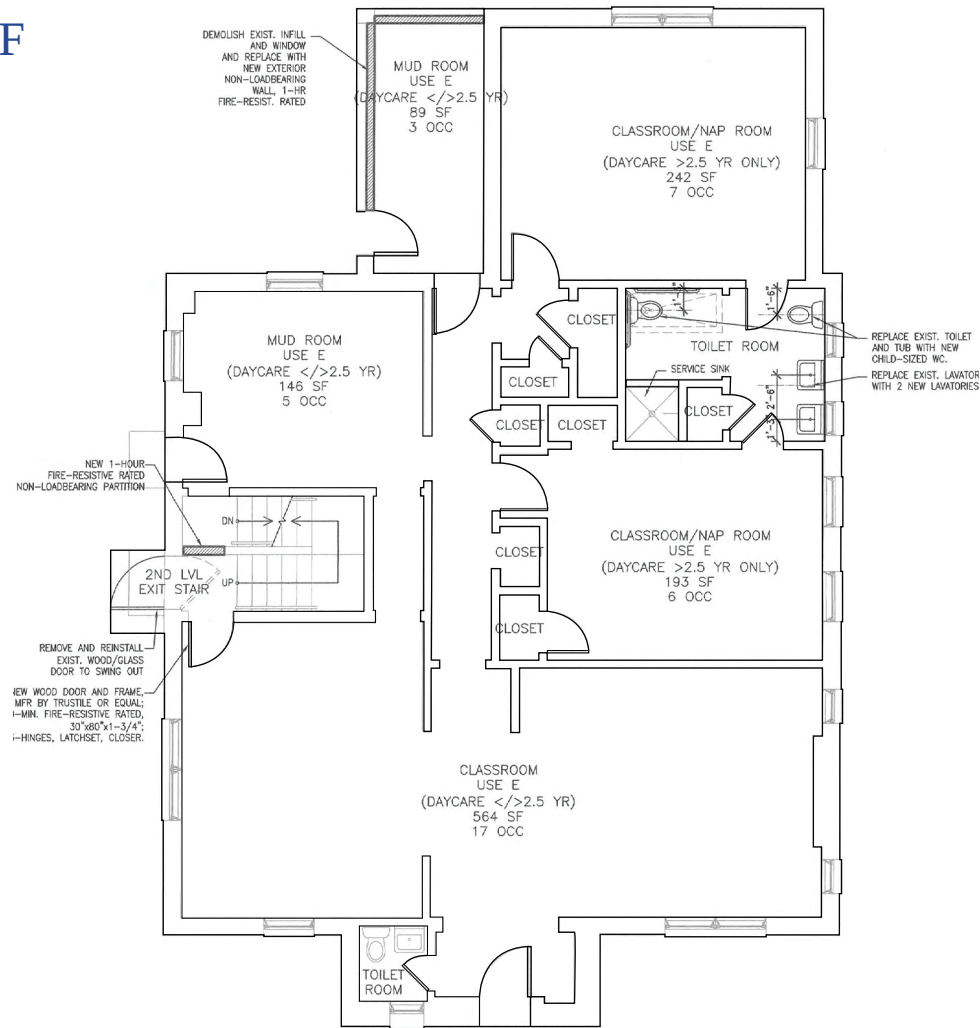


1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY

FLOOR PLAN

MAIN FLOOR | 1,629 SF



REPLACE EXISTING DOOR HARDWARE ON ALL DOORS (EXCEPT CLOSETS) TO REMOVE SLIDEBOOTS, DEADBOLTS, AND OTHER HARDWARE THAT PREVENTS FREE EGRESS FROM THE INTERIOR, AND TO REPLACE DOOR KNOBS WITH LEVERS COMPLYING WITH ADA REQUIREMENTS

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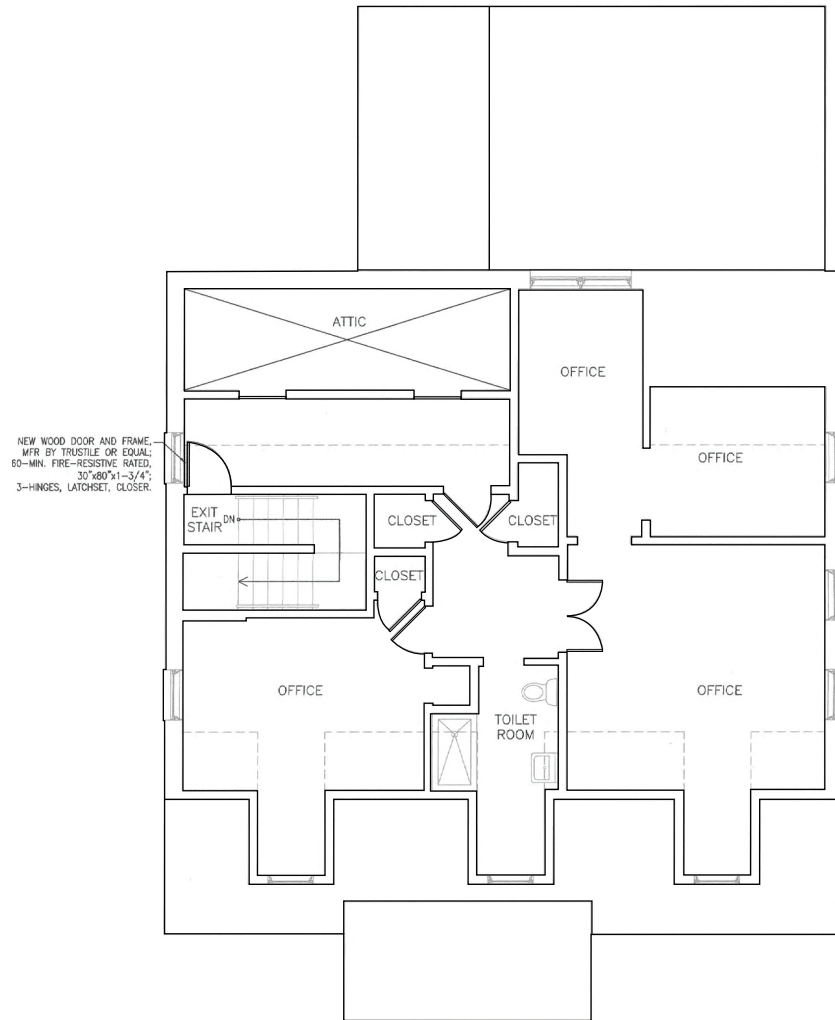


1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY

FLOOR PLAN

UPSTAIRS | 1,251 SF



REPLACE EXISTING DOOR HARDWARE
ON ALL DOORS (EXCEPT CLOSETS) TO REMOVE
SLIDEBOLTS, DEADBOLTS, AND OTHER HARDWARE
THAT PREVENTS FREE EGRESS FROM THE
INTERIOR, AND TO
REPLACE DOOR KNOBS WITH LEVERS
COMPLYING WITH ADA REQUIREMENTS

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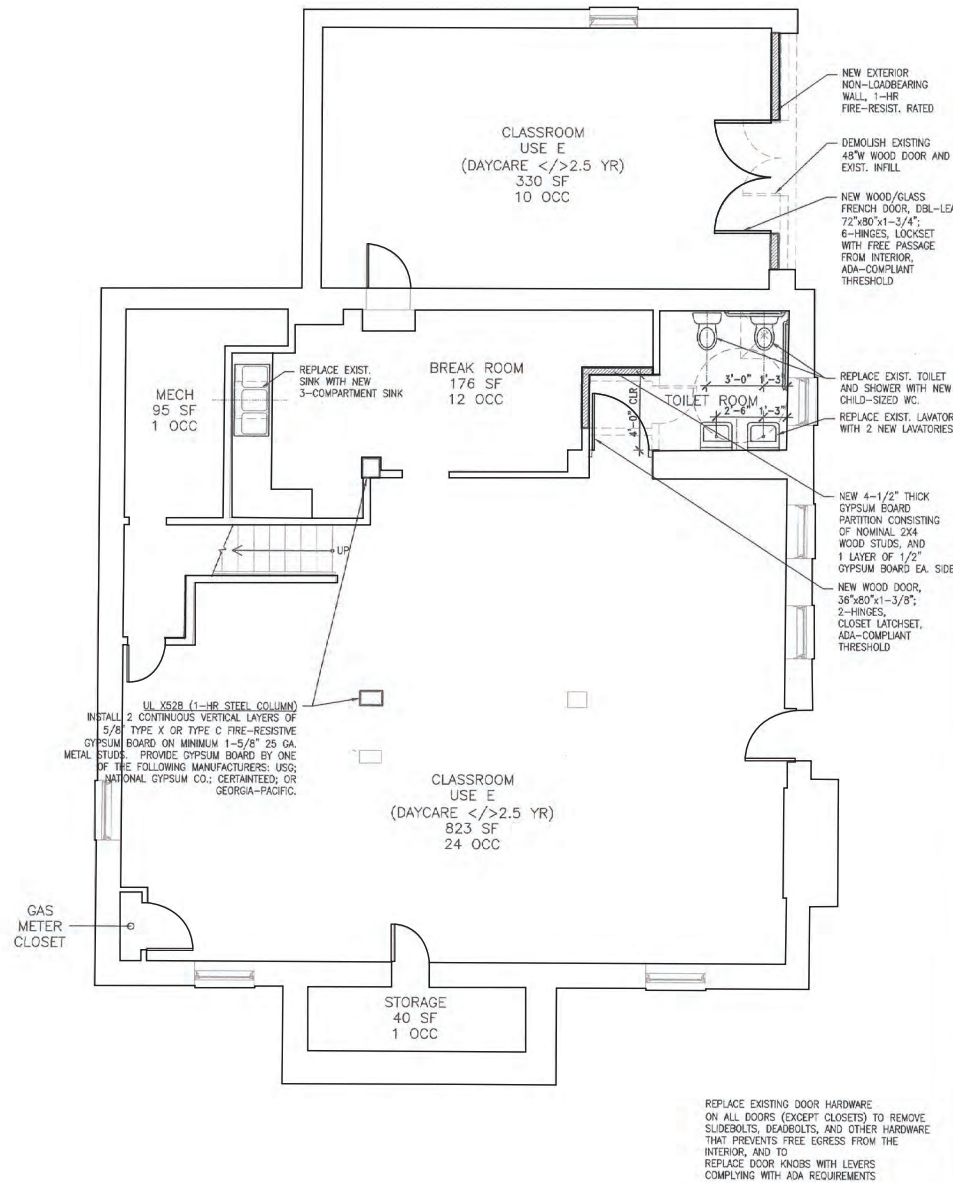


1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY

FLOOR PLAN

BASEMENT | 1,544 SF



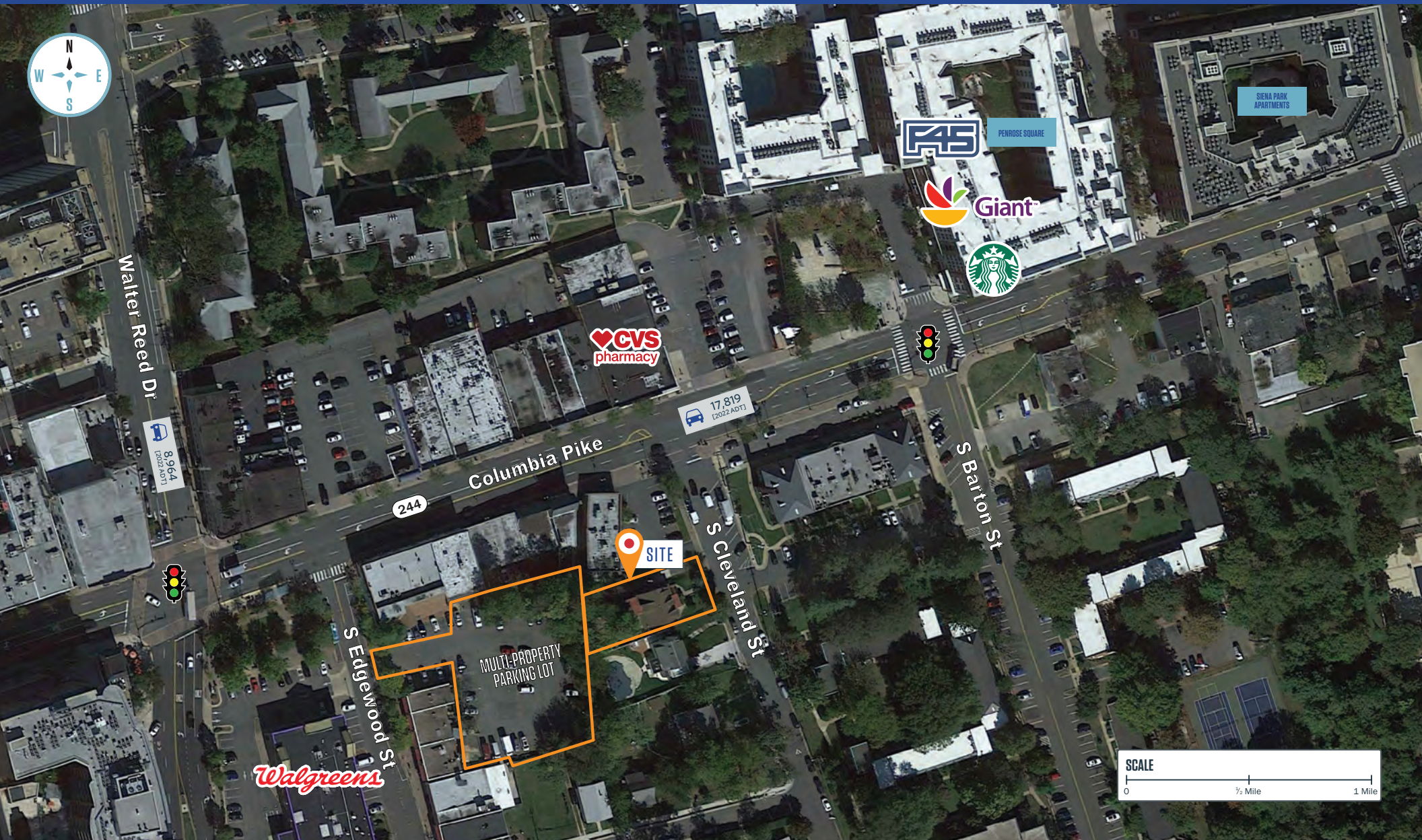
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1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY

CLOSE-UP



NADIA RASSAS

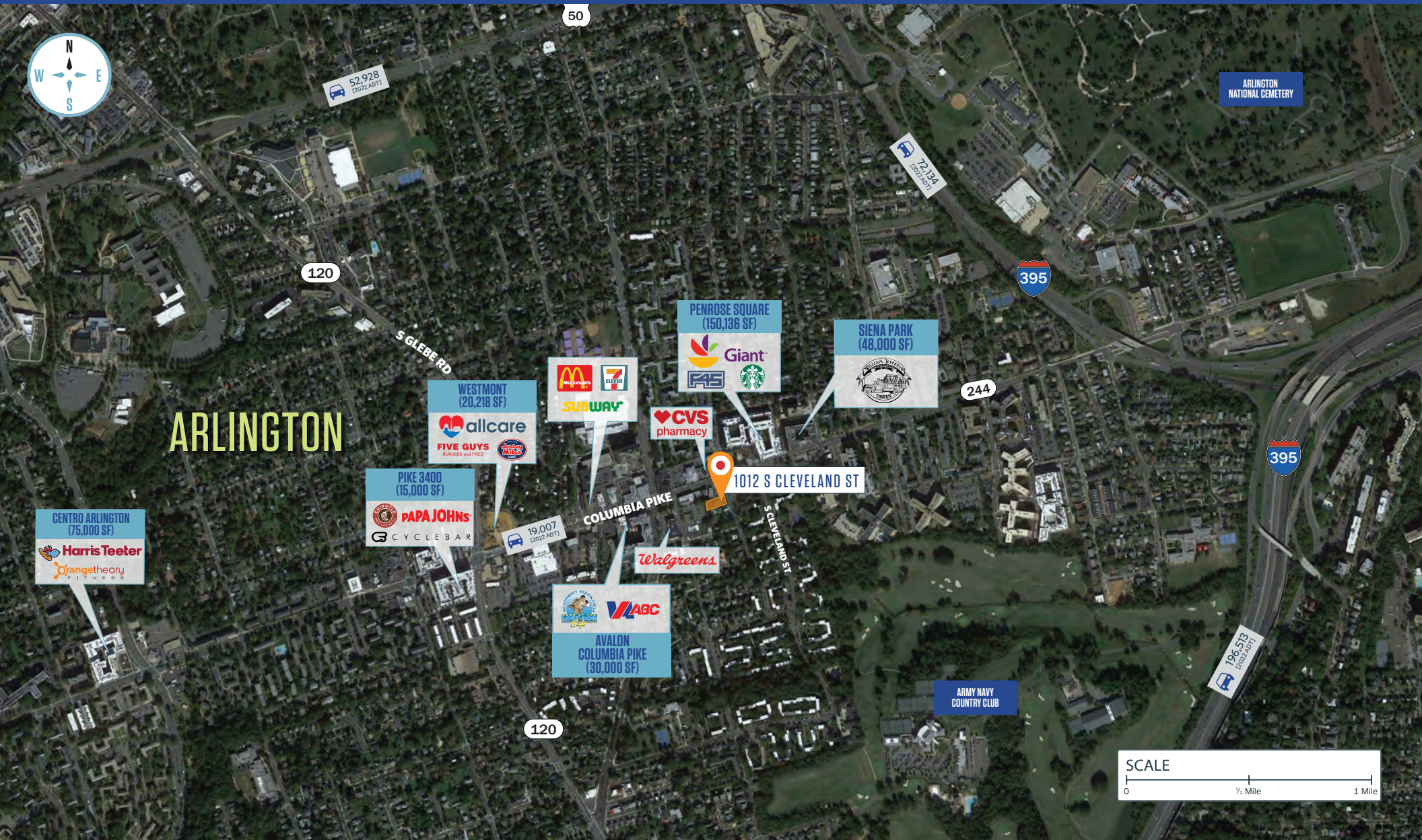
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1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY

AERIAL



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1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

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