

Fresh Retail Space in Clarendon

- **Space B: New Smaller Size at 1,936 SF** - Ideally suited for non-vented cafés, dessert shops, spas, hair salons, fitness, banking, urgent care, real estate, insurance, medical/dental, etc.



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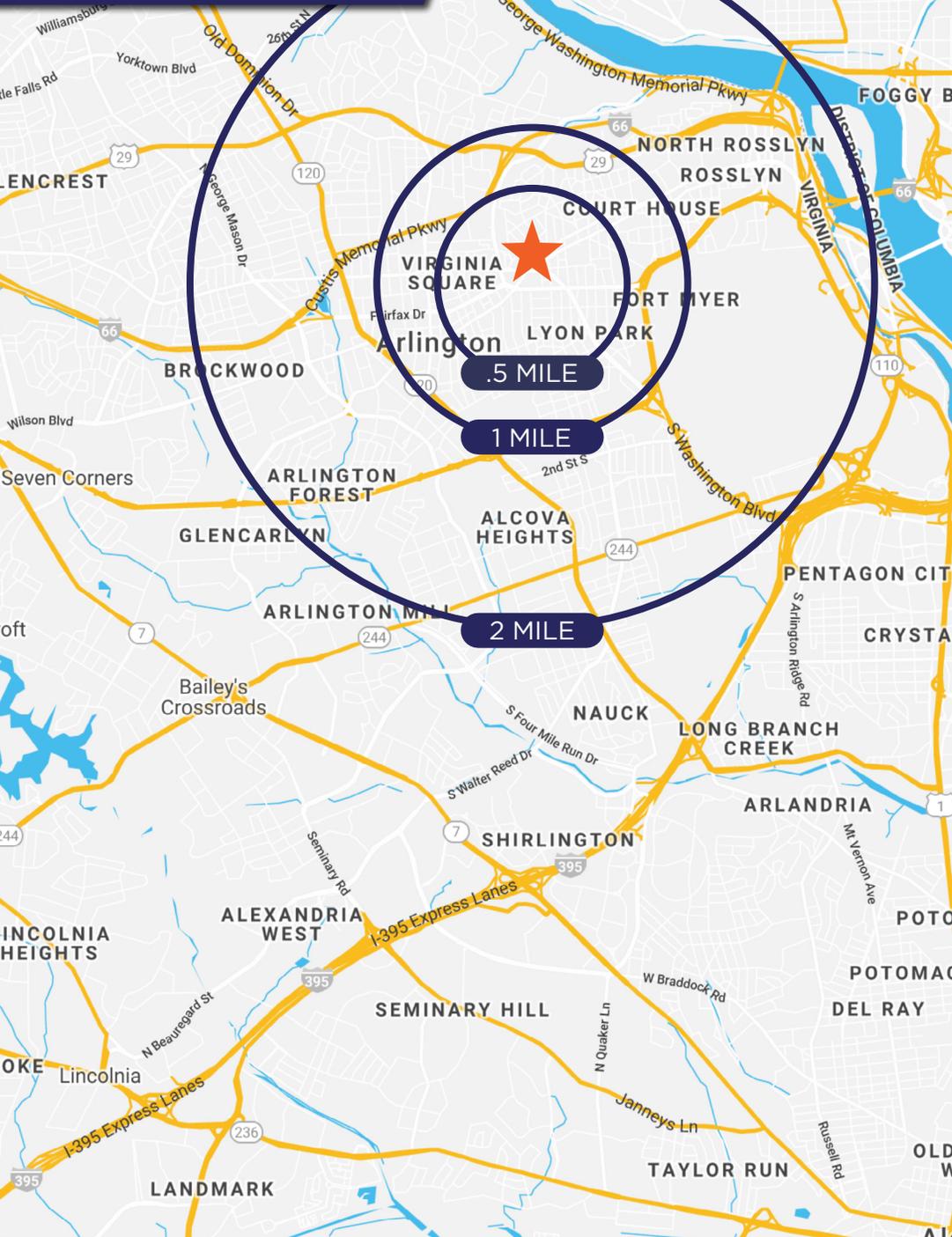
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CLARENDON, VA

Clarendon is the heart of Arlington, it's original downtown, where residents go to eat, drink, be entertained, shop, live, and work. The pace is energetic and constantly changing, reflecting the heavy concentration of Millennials and Generation Zers who call Clarendon home, creating a continuing wave of new residential and commercial construction. Growth is happening all around The Beacon, making us the perfect place to land your concept.





ARLINGTON, VA



DEMOGRAPHICS



96

Walk Score



54-60%

Millennial/Gen Z
Population between
Ages of 25-44



#1

Fittest City
in the US



85%

Bachelor's
Degree or Above



25M SF

Office Space within
a 2-Mile Radius



7M SF

Office Space
in Pipeline



236,384

Employees in
Arlington 2020



240,335

Residents in
Arlington 2020



28.5%

Increase in
Households
since 2000

| DEMOGRAPHICS - 2020 | .5 MILE | 1 MILE | 2 MILES |
|-----------------------|-----------|-----------|-----------|
| POPULATION | 11,554 | 57,402 | 131,616 |
| DAYTIME POPULATION | 16,740 | 80,343 | 207,296 |
| AVG. HOUSEHOLD INCOME | \$200,286 | \$169,143 | \$166,446 |

Restaurants & Retail

Clarendon Ballroom
Liberty Tavern
Spider Kelly's
DON TITO



TRADER JOE'S
CIRCA
FOUR SISTERS GRILL
A VIETNAMESE EATERY
SOUTH BLOCK CO.
JUICES * SMOOTHIES * ACAI BOWLS

WHOLE FOODS MARKET
SOULCYCLE
Apple
The Container Store
lululemon athletica



SMOKE CRAFT

THE BEACON
CLARENDON APARTMENTS
aura CHIROPRACTIC
STONE HOT
brick oven pizza





1 **YMCA Development**
Proposed New YMCA
374 Unit Multi-family

2 **St. Charles Church Development**
Proposed New Church
Multi-family

3 **Alexan/Fitzroy**
Recently completed
multifamily

4 **Alexan/Earl**
Recently Completed
333 Unit Multi-family

5 **Terwilliger Place**
Recently Completed
160-unit multifamily

6 **Modera Clarendon**
Recently completed
270-unit multifamily

7 **GMU Arlington Campus**
Recently completed
\$250M Tech Building

8 **Joyce Motors Site**
Proposed
Multi-family & 3.5k
Retail Developments

9 **Bingham Center /
Silver Diner Site**
Proposed
286 Unit Multi-family
224 Hotel Rooms
15k Retail

10 **Akridge/JAG**
Proposed
211 Unit Multi-family
68k Office
13k Retail



PROVIDENCE REALTY ADVISORS



THE BEACON
CLARENDON APARTMENTS

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Clarendon, VA



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