

BALLSTON POINT

4300 WILSON BLVD | ARLINGTON, VA 22203

JOIN:



PopUp
Bagels

NEWLY RENOVATED LOBBY
AND AMENITY SPACES

**6,712 SF
AVAILABLE**



DAYTIME POPULATION

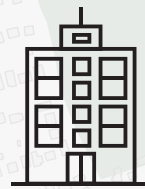
46,303

daytime within 15 mins



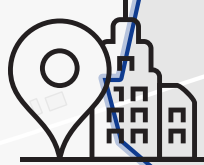
2M SF

recently delivered



1,292

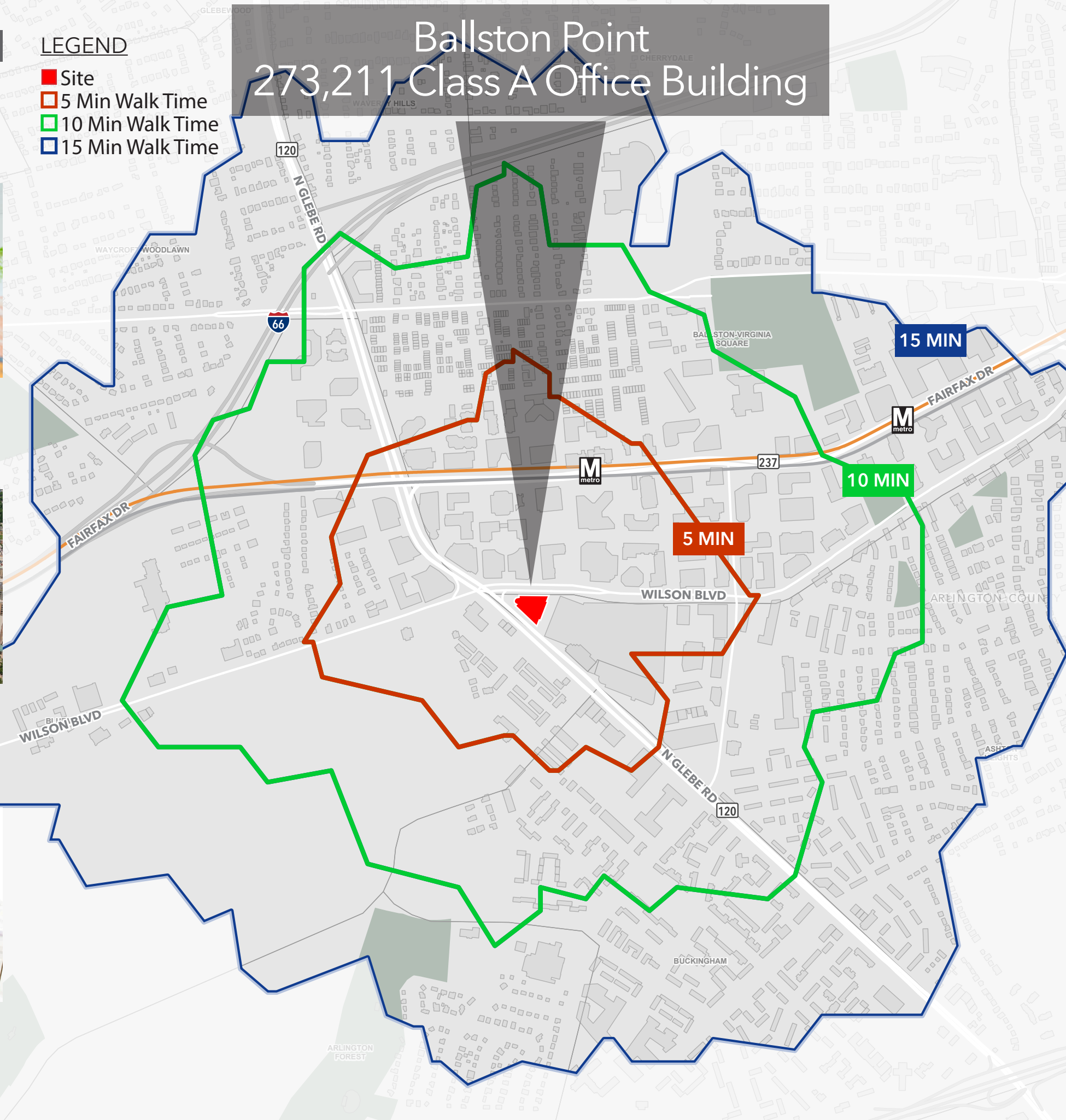
businesses within 10-minute walk



LEGEND

- Site
- 5 Min Walk Time
- 10 Min Walk Time
- 15 Min Walk Time

Ballston Point 273,211 Class A Office Building



RESIDENTIAL



\$139,854

ON VOUCHER
median HH income
within 10-minute walk



14,506

housing units within
10-minute walk



43.4%

of population has a
bachelor degree



BOULEVARD MANOR

ARLINGTON FOREST

BUCKINGHAM

ALCOVA HEIGHTS

ARLINGTON HEIGHTS



Fairgate at Ballston
143,485 SF

18,000 AAWDT

N FAIRFAX DR

Carpool Building
4000 Fairfax Drive
UNDER CONSTRUCTION
Developer:
Jefferson Apartment Group
Residential: 330 Units
Retail: 8,400 SF
Estimated Delivery: 1Q 2021

4100 N Fairfax Drive
255,824 SF

Webb Office Building
4040 Fairfax Dr
185,000 SF

The Regent
247,232 SF

Arlington Gateway
350,000 SF

The Ellipse
195,743 SF

4250 N Fairfax Drive
306,000 SF

Alta Vista
Condominium
277 Units

Richmond Square
363 Units

Randolph Towers
531 Units

Quincy
Plaza
714 Units

N GIEBERD
25,000 AAWDT

N VERMONT ST

Continental at Ballston
1,010 Units

The Jefferson
Senior Living
420 Units

N STUART ST

901 North Stuart Street
235,267 SF

N STAFFORD ST

N RANDOLPH ST

N QUINCY ST

Ballston Green
Townhomes
28 Units

Virginia Tech
Research Center
144,000 SF

WESTIN
HOTELS & RESORTS

NRECA I
265,538 SF

NRECA II
274,378 SF

Meridian at
Ballston Commons
433 Units

Ballston Exchange
776,000 SF

Avalon Ballston Square
714 Units

One Liberty Center
310,000 SF

The Residences
at
Liberty Center
233 Units

9TH ST N

80 North Glebe Road
305,039 SF

120

9,600 AAWDT

Ballston Point
Office: 240,000 SF
Retail: 20,000 SF

Office Building
above Macy's
14,838 SF

Lincoln Tower
100 Units

TechSpace Ballston
178,700 SF

Liberty Tower
Apartments
513 Units

N WOODROW ST

Ballston Green
28 Units

The Jordan
90 Units

WILSON BLVD

The Waycrafft
750 N Glebe Road
Developer: Saul Centers
Residential: 491 Units
Retail: 60,110 SF

25,000 AAWDT

Origin
Developer:
FC Ballston Common
Residential: 406 Units

4040 Wilson Boulevard
Developer:
Shooshan Company
Residential: 244 Units
Retail: 34,000 SF
Office: 187,000 SF

The View at
Liberty Center
257 Units

7TH RD N

N WAKEFIELD ST

N VERMONT ST

N TAZEWELL ST

672 Flats
Developer:
Penrose Group
Residential: 175 Units
Retail: 4,400 SF

Ballston Tower
223,926 SF

N CARLIN SPRINGS RD

The Maxwell
Residential: 163 Units
Office: 52,545 SF
Retail: 2,200 SF

120

N RANDOLPH ST

675 N Randolph Road
353,000 SF

N QUINCY ST

5TH RD N

5TH RD N

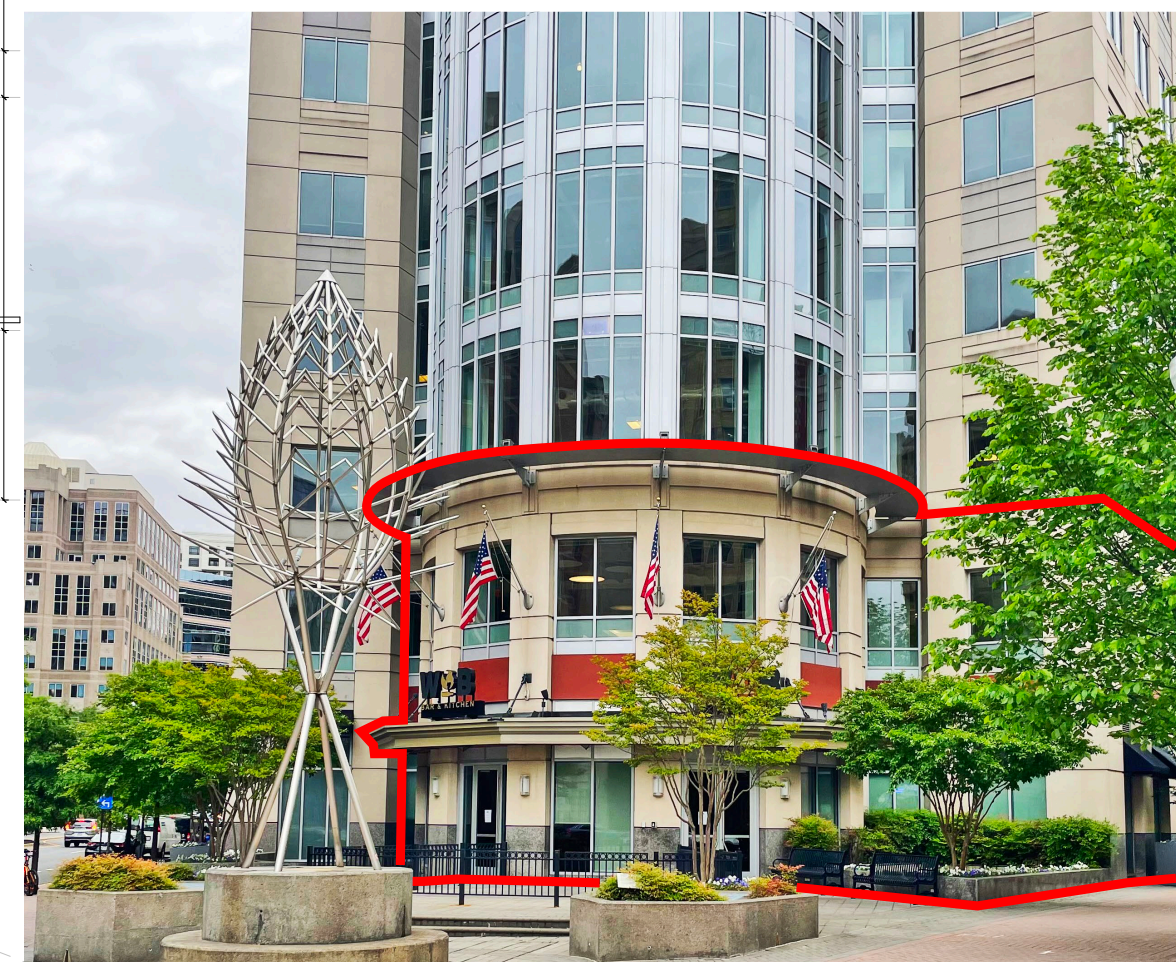


RESIDENTIAL VS OFFICE BUILDINGS

- RESIDENTIAL
- OFFICE
- MIXED-USE



LEASED
 AVAILABLE
 AT LEASE



TAPESTRY SEGMENTATION

METRO RENTERS 45.3%

- Utilize public transportation, taxis, walking, and biking to popular ways to navigate the city.
- Well-educated consumers.
- Value educated and creative.
- Willing to take risks and work long hours to get to the top of their profession.
- Socializing and social status very important.

LAPTOPS & LATTES 19.9%

- Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities.
- 30-something and single.
- More than three out of four have a bachelor's degree or higher.
- Health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.

TRENDSETTERS 10.8%

- Trendsetters residents live life to its full potential.
- Spend their disposable income on upscale city living and entertainment.
- Residents are young, single and well educated; more than half have a bachelor's degree or more.

2025 DEMOGRAPHICS

2025 Estimates with 2030 Projections
Lat/Lon: 38.87970/-77.11258

Milliken Park

Oakland Park

	1 MILE	2 MILES	3 MILES
POPULATION			
2010 Total Population	34,856	126,122	237,529
2020 Total Population	41,016	144,239	264,522
2025 Total Population	46,784	152,469	276,916
2030 Total Population	49,293	155,765	284,598
2025-2030 Annual Rate	1.05%	0.43%	0.55%
Median Age	33.8	34.4	34.7

	1 MILE	2 MILES	3 MILES
HOUSEHOLDS			
2010 Households	17,209	56,803	104,458
2020 Households	19,757	63,614	114,099
2025 Households	22,349	67,178	119,851
2030 Households	23,463	68,270	122,534
2025 Average Household Size	2.08	2.24	2.25

	1 MILE	2 MILES	3 MILES
INCOME			
2025 Average Household Income	\$209,695	\$199,370	\$192,235
2025 Median Household Income	\$161,648	\$150,704	\$140,607
2025 Per Capita Income	\$100,743	\$88,225	\$83,524
2029 Average Household Income	\$233,505	\$219,409	\$212,986
2030 Median Household Income	\$177,306	\$167,160	\$159,323
2030 Per Capita Income	\$108,792	\$96,116	\$90,918

	1 MILE	2 MILES	3 MILES
BUSINESS			
Total Business	2,009	5,664	9,952
Total Employees	37,408	90,751	165,302
Employee/Residential Population Ratio	0.820:1	0.600:1	0.600:1

	1 MILE	2 MILES	3 MILES
2025 POPULATION BY RACE/ETHNICITY			
White Alone	65.1%	57.3%	54.8%
Black Alone	5.6%	8.7%	10.1%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	11.8%	11.6%	12.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.7%	9.7%	10.0%
Two or More Races	10.7%	11.6%	11.7%
Hispanic Origin	13.6%	19.1%	19.5%
2025 Diversity Index	65.1	74.3	76.0
2029 Diversity Index	67.5	75.8	77.4

	1 MILE	2 MILES	3 MILES
2025 CIVILIAN POPULATION 16+ IN LABOR FORCE			
Civilian Employed	98.4%	98.1%	97.4%
Civilian Unemployed	1.6%	1.9%	2.6%

	1 MILE	2 MILES	3 MILES
2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	36,074	110,982	197,523
Less than 9th Grade	2.0%	3.3%	3.9%
9th - 12th Grade, No Diploma	0.6%	2.1%	2.3%
High School Graduate	4.4%	7.2%	8.1%
GED/Alternative Credential	0.9%	1.1%	1.2%
Some College, No Degree	5.4%	7.1%	7.4%
Associate Degree	3.4%	3.7%	3.9%
Bachelor's Degree	40.1%	37.7%	35.3%
Graduate/Professional Degree	43.2%	38.0%	37.9%

	1 MILE	2 MILES	3 MILES
OWNER OCCUPIED HOUSING UNITS BY VALUE			
2025 Average Home Value	\$998,011	\$1,021,345	\$1,002,428
2029 Average Home Value	\$1,062,036	\$1,091,273	\$1,086,708

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc. Source: (ArcGIS Business Analyst) <http://www.arcgis.com>



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