

BALLSTON POINT

4300 WILSON BLVD | ARLINGTON, VA 22203

JOIN:



NEWLY RENOVATED LOBBY
AND AMENITY SPACES

**1,068 - 6,600 SF
AVAILABLE**

The
PINKARD
Group

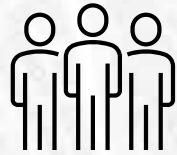
HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



DAYTIME POPULATION

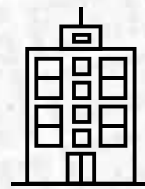
40,692

daytime within 15 mins



2M SF

recently delivered



1,220

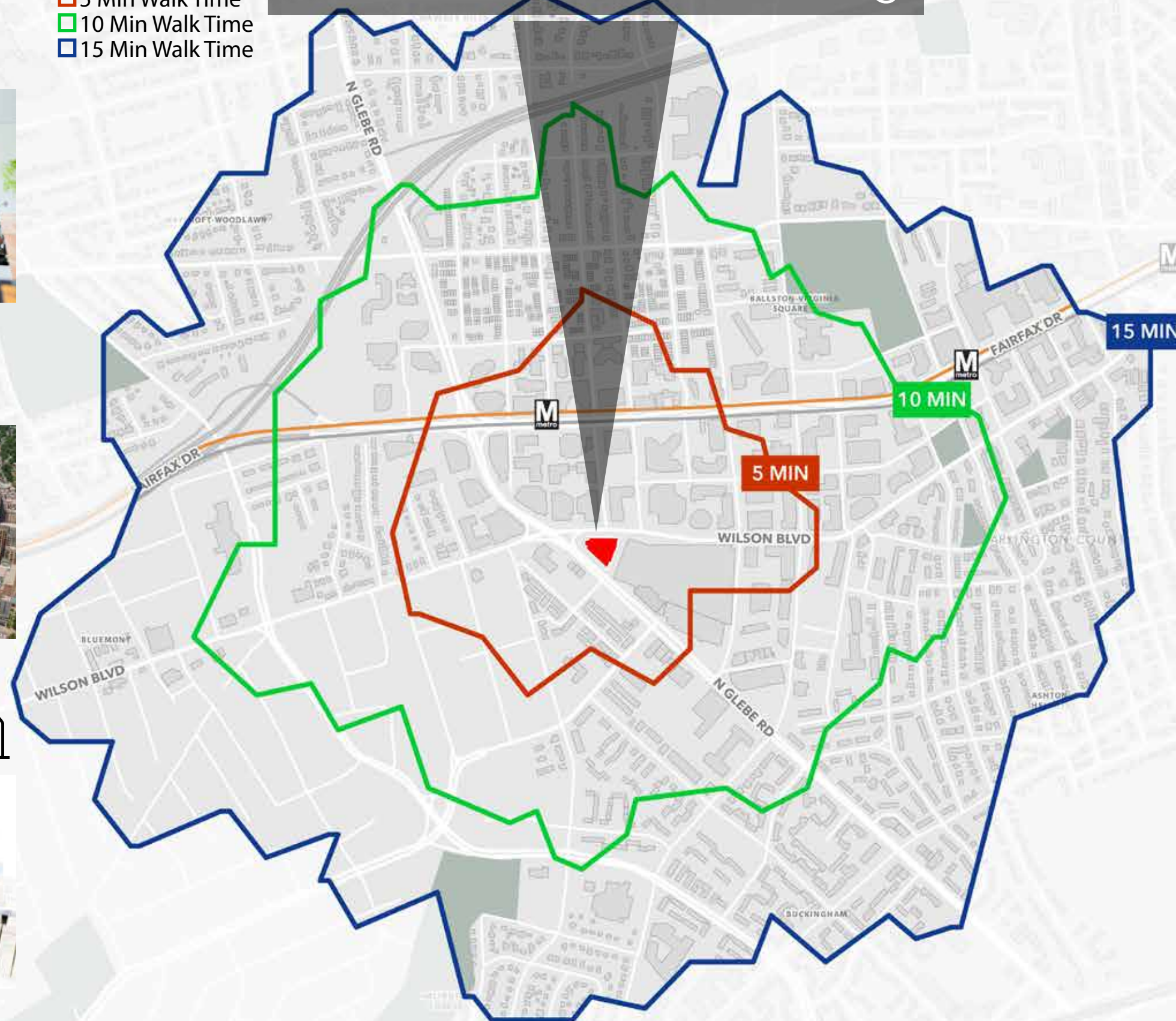
businesses within 10-minute walk



LEGEND

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

Ballston Point 273,211 Class A Office Building



RESIDENTIAL



\$126,130

median HH income within 10-minute walk



13,821

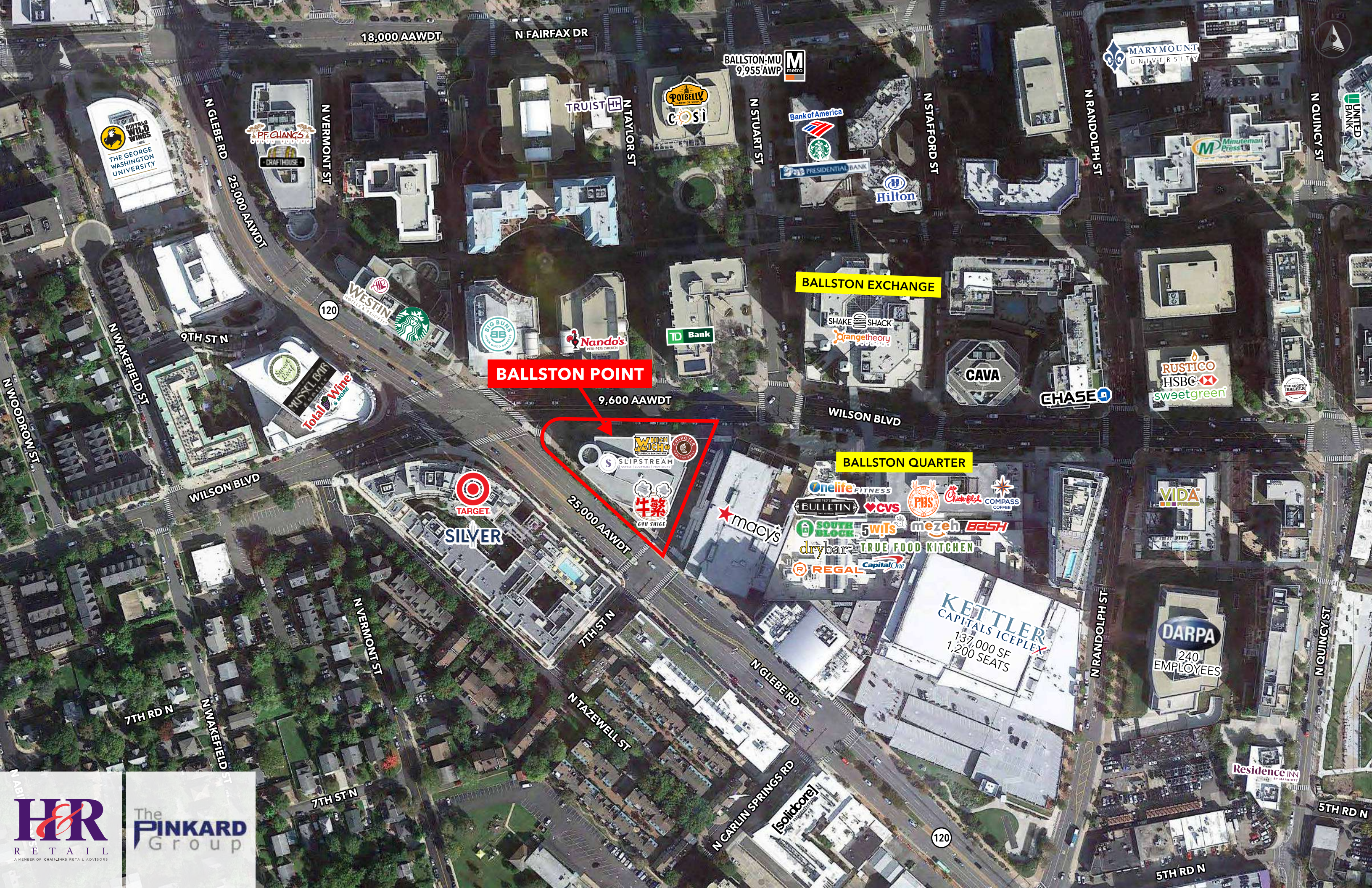
housing units within 10-minute walk



41.8%

of population has a bachelor degree





18,000 AAWDT

N FAIRFAX DR

BALLSTON-MU
9,955 AWP



MARYMOUNT
UNIVERSITY

N QUINCY ST

THE GEORGE
WASHINGTON
UNIVERSITY

N GLEBE RD

23,000 AAWDT

N VERMONT ST

TRUIST

N TAYLOR ST

POTBELLY
COSI

N STUART ST

Bank of America



PRESIDENTIAL BANK

Hilton

N STAFFORD ST

N RANDOLPH ST

Minuteman
Press

PF CHANG'S
CRAFTHOUSE

WESTIN
HOTELS & RESORTS

120



BIG BUNS

Nando's

TD Bank

BALLSTON EXCHANGE

SHAKE SHACK
Orangetheory

CAVA

CHASE

RUSTICO
HSBC
sweetgreen

9TH ST N

MUSYLL BROS
Total Wine
& More

BALLSTON POINT

9,600 AAWDT

WICHITA
SLIPSTREAM

牛繁
GYU SHIGE

BALLSTON QUARTER

Onelife FITNESS

BULLETIN

CVS

PBS

Chick-fil-A

COMPASS
COFFEE

SOUTH
BLOCK

5WITS

mezeh

BASH

drybar

TRUE FOOD KITCHEN

REGAL

Capital One

WILSON BLVD

TARGET

SILVER

25,000 AAWDT

macy's

Onelife FITNESS

BULLETIN

CVS

PBS

Chick-fil-A

COMPASS
COFFEE

SOUTH
BLOCK

5WITS

mezeh

BASH

drybar

TRUE FOOD KITCHEN

REGAL

Capital One

KETTLER
CAPITALS ICEPLEX
137,000 SF
1,200 SEATS

DARPA
240
EMPLOYEES

7TH RD N

N WAKEFIELD ST

N VERMONT ST

7TH ST N

N TAZEWELL ST

N GLEBE RD

N CARLIN SPRINGS RD

[Solidcore]

120

N RANDOLPH ST

Residence IN
BY MARIOTT

N QUINCY ST

5TH RD N

5TH RD N





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

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

4100 N Fairfax Drive
255,824 SF

Webb Office Building
4040 Fairfax Dr
185,000 SF

Randolph Towers
531 Units

Quincy Plaza
714 Units

N GLEBE RD

N VERMONT ST

N TAYLOR ST

N STUART ST

N STAFFORD ST

N RANDOLPH ST

N QUINCY ST

25,000 AAWDT

Continental at Ballston
1,010 Units

The Jefferson Senior Living
420 Units

901 North Stuart Street
235,267 SF

Richmond Square
363 Units

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

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

NRECA I
265,538 SF

NRECA II
274,378 SF

Ballston Exchange
776,000 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

9,600 AAWDT

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

Office Building above Macy's
14,838 SF

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

WILSON BLVD

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

25,000 AAWDT

Ballston Tower
223,926 SF

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

675 N Randolph Road
353,000 SF

7TH RD N

N WAKEFIELD ST

N VERMONT ST

N TAZEWELL ST

N GLEBE RD

N RANDOLPH ST

N QUINCY ST

N CARLIN SPRINGS RD

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

120

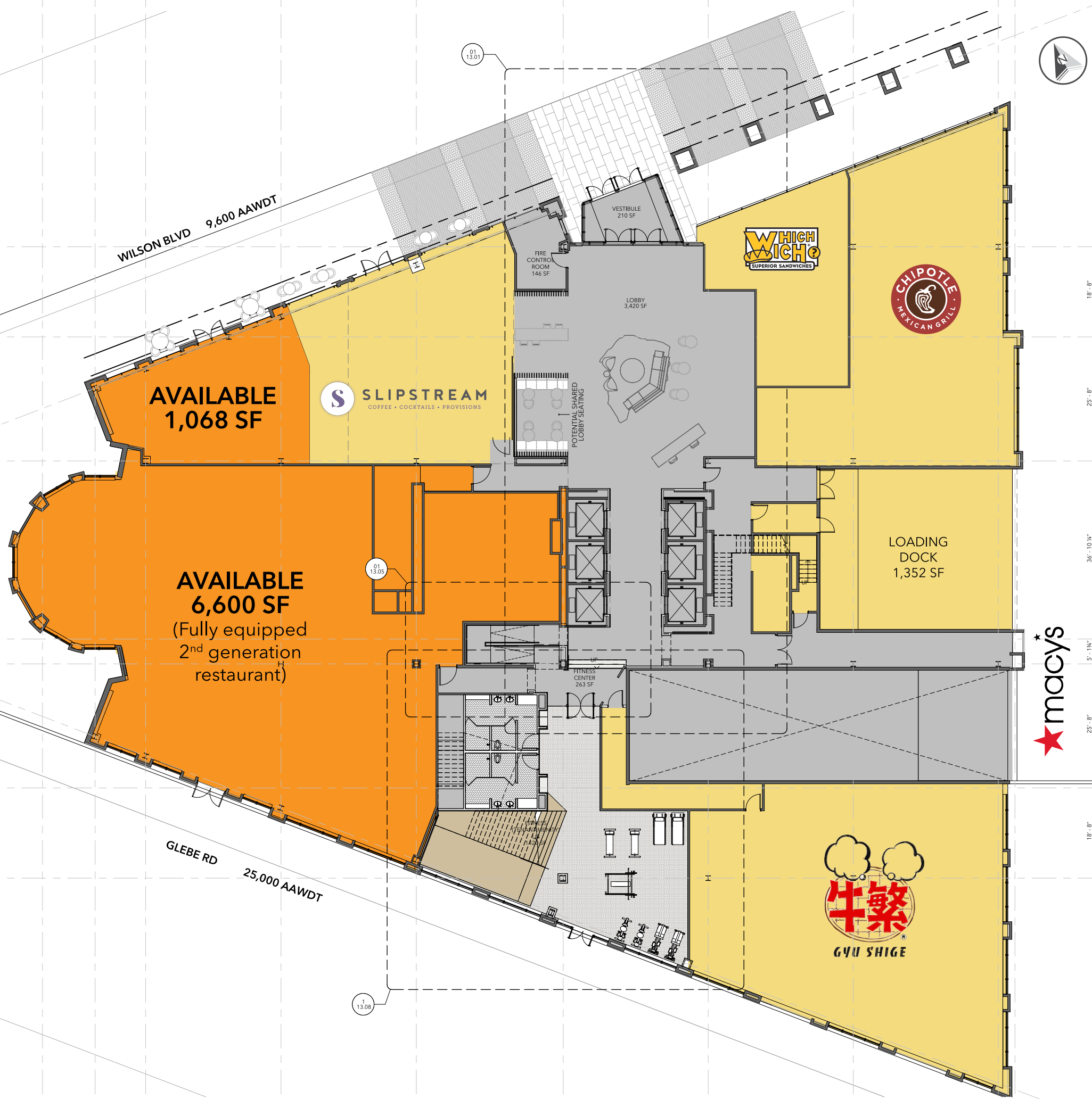
5TH RD N

5TH RD N

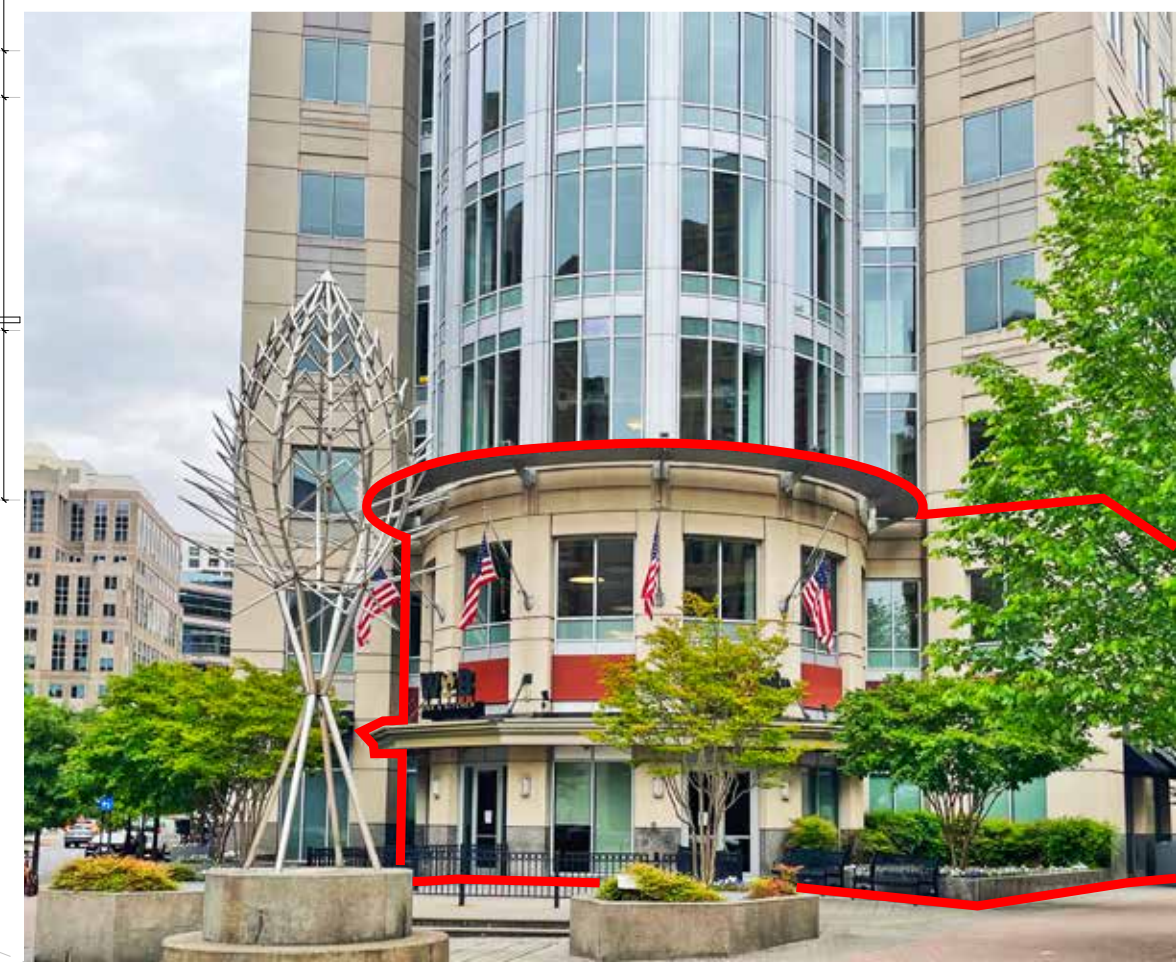


RESIDENTIAL VS OFFICE BUILDINGS

■ RESIDENTIAL
 ■ OFFICE
 ■ MIXED-USE



LEASED AVAILABLE



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.

2022 DEMOGRAPHICS

2022 Estimates with 2027 Projections
Lat/Lon: 38.87985/-77.11261

Milliken Park

Oakland Park

	1 MILE	2 MILES	3 MILES
POPULATION			
2000 Total Population	29,322	116,403	221,463
2010 Total Population	35,001	126,360	236,514
2022 Total Population	43,251	148,158	269,299
2027 Total Population	43,329	146,284	267,920
2022-2027 Annual Rate	0.04%	-0.25%	-0.10%
Median Age	35.1	35.8	35.9

	1 MILE	2 MILES	3 MILES
HOUSEHOLDS			
2000 Households	13,829	50,490	94,579
2010 Households	17,264	56,874	103,748
2022 Households	20,729	65,365	116,092
2027 Households	21,058	65,433	117,091
2022 Average Household Size	2.07	2.23	2.25

	1 MILE	2 MILES	3 MILES
INCOME			
2022 Average Household Income	\$190,904	\$184,778	\$180,516
2022 Median Household Income	\$135,968	\$127,809	\$121,822
2022 Per Capita Income	\$92,378	\$81,891	\$78,431
2027 Average Household Income	\$218,078	\$211,347	\$206,126
2027 Median Household Income	\$156,904	\$152,628	\$145,898
2027 Per Capita Income	\$106,889	\$94,944	\$90,740

	1 MILE	2 MILES	3 MILES
BUSINESS			
Total Business	1,863	5,254	9,119
Total Employees	32,419	78,403	156,447
Employee/Residential Population Ratio	0.750:1	0.530:1	0.580:1

	1 MILE	2 MILES	3 MILES
2022 POPULATION BY RACE/ETHNICITY			
White Alone	66.3%	58.7%	56.3%
Black Alone	5.2%	8.1%	9.5%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	11.5%	11.4%	12.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.6%	9.4%	9.8%
Two or More Races	10.3%	11.3%	11.4%
Hispanic Origin (Any Race)	13.3%	18.6%	19.0%
2022 Diversity Index	63.8	73.1	74.9
2027 Diversity Index	65.2	74.1	75.9

	1 MILE	2 MILES	3 MILES
2022 CIVILIAN POPULATION 16+ IN LABOR FORCE			
Civilian Employed	98.4%	98.0%	97.8%
Civilian Unemployed	1.6%	2.0%	2.2%

	1 MILE	2 MILES	3 MILES
2022 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	34,757	111,904	197,797
Less than 9th Grade	2.6%	3.6%	4.3%
9th - 12th Grade, No Diploma	1.5%	2.3%	2.4%
High School Graduate	5.2%	7.1%	8.0%
GED/Alternative Credential	0.8%	1.3%	1.1%
Some College, No Degree	6.2%	7.0%	7.5%
Associate Degree	2.7%	3.8%	4.0%
Bachelor's Degree	38.3%	35.3%	34.5%
Graduate/Professional Degree	42.7%	39.6%	38.2%

	1 MILE	2 MILES	3 MILES
OWNER OCCUPIED HOUSING UNITS BY VALUE			
2022 Average Home Value	\$784,990	\$808,803	\$809,954
2027 Average Home Value	\$839,914	\$868,623	\$877,534

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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