

BALLSTON POINT

4300 WILSON BLVD | ARLINGTON, VA 22203

JOIN:



PopUp
Bagels **TWOSOME®**

NEWLY RENOVATED LOBBY
AND AMENITY SPACES

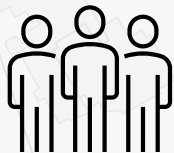
**6,712 SF
2ND GENERATION
RESTAURANT SPACE
AVAILABLE**



DAYTIME POPULATION

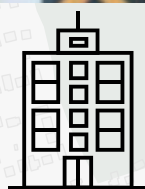
46,463

daytime within 15 mins



2M SF

recently delivered



1,228

businesses within
10-minute walk



LEGEND

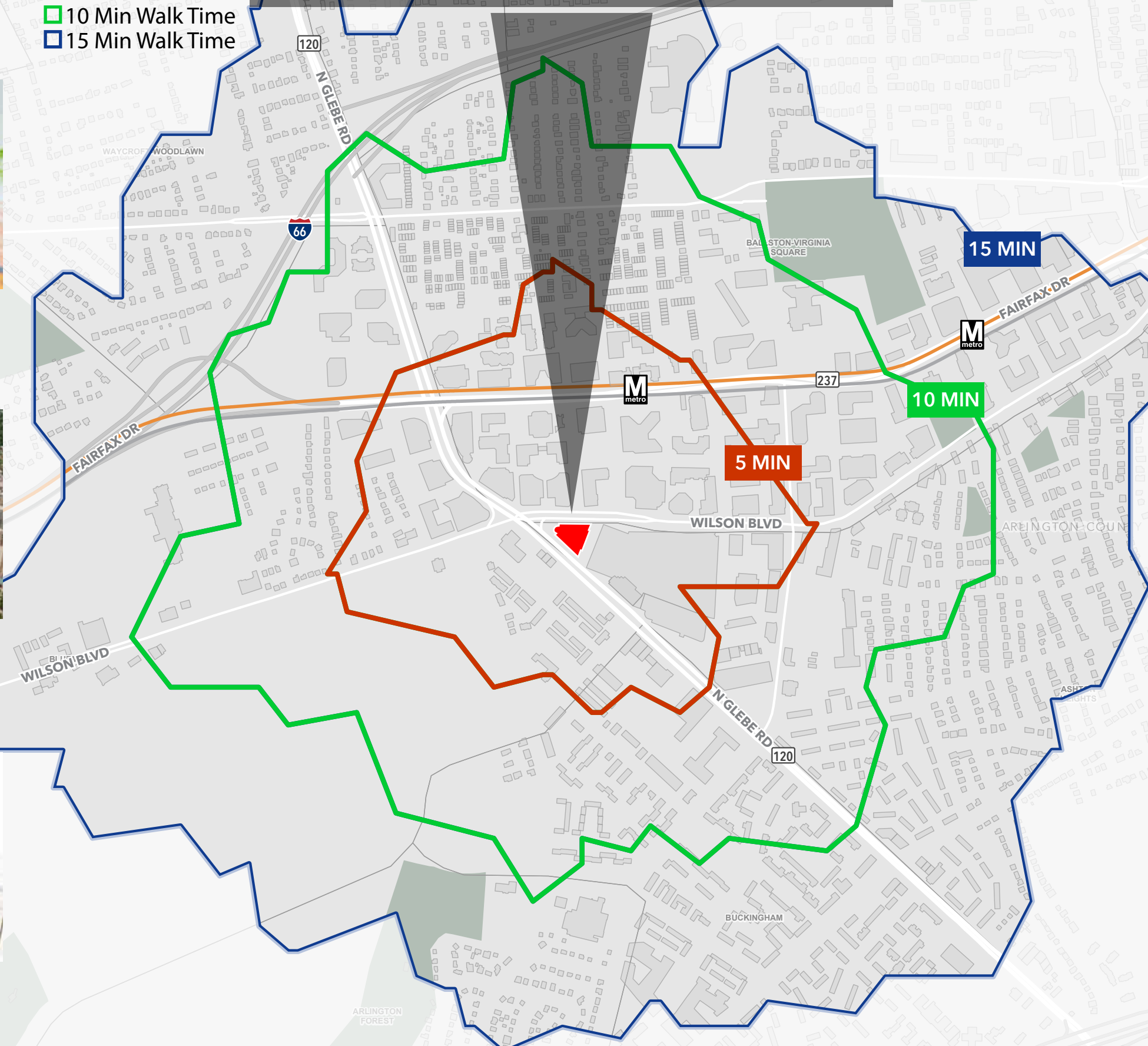
■ Site

□ 5 Min Walk Time

□ 10 Min Walk Time

□ 15 Min Walk Time

Ballston Point 273,211 Class A Office Building

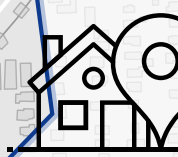


RESIDENTIAL



\$145,584

median HH income
within 10-minute walk



12,436

housing units within
10-minute walk



45%

of population has a
bachelor degree



BOULEVARD
MANOR

ARLINGTON
FOREST

BUCKINGHAM

ALCOVA
HEIGHTS

ARLINGTON
HEIGHTS



18,000 AAWDT

N FAIRFAX DR

BALLSTON-MU
9,955 AWP



MARYMOUNT
UNIVERSITY

N QUINCY ST



N RANDOLPH ST

N STAFFORD ST

N STUART ST

N TAYLOR ST

N VERMONT ST

N GLEBE RD
25,000 AAWDT



120



BALLSTON EXCHANGE



CAVA



9TH ST N

N WAKEFIELD ST

N WOODBURN ST

WILSON BLVD

BALLSTON POINT

9,600 AAWDT



25,000 AAWDT



SILVER



BALLSTON QUARTER



KETTLER
CAPITALS ICEPLEX
137,000 SF
1,200 SEATS

DARPA
240
EMPLOYEES



Residence Inn

N QUINCY ST

N RANDOLPH ST

N GLEBE RD

N TAZEWELL ST

N VERMONT ST

7TH RD N

N WAKEFIELD ST

7TH ST N

N CARLIN SPRINGS RD

[Solidcore]

120

5TH RD N

5TH RD N



Fairgate at Ballston
143,485 SF

18,000 AAWDT

N FAIRFAX DR

4250 N Fairfax Drive
306,000 SF

4100 N Fairfax Drive
255,824 SF

Webb Office Building
4040 Fairfax Dr
185,000 SF

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

Quincy Plaza
714 Units

The Regent
247,232 SF

Arlington Gateway
350,000 SF

Continental at Ballston
1,010 Units

The Ellipse
195,743 SF

The Jefferson Senior Living
420 Units

901 North Stuart Street
235,267 SF

Alta Vista Condominium
277 Units

Richmond Square
363 Units

Randolph Towers
531 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

Ballston Exchange
776,000 SF

Avalon Ballston Square
714 Units

One Liberty Center
310,000 SF

The Residences at Liberty Center
233 Units

80 North Glebe Road
305,039 SF

The Jordan
90 Units

Ballston Green
28 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

The View at Liberty Center
257 Units

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

Ballston Tower
223,926 SF

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

675 N Randolph Road
353,000 SF



RESIDENTIAL VS OFFICE BUILDINGS

- RESIDENTIAL
- OFFICE
- MIXED-USE



A photograph of a modern building with a curved glass facade. A red outline highlights a specific section of the ground floor, and a red arrow points to a small entrance area. A large, abstract, metallic sculpture is visible on the left side of the building.



METRO RENTERS

43.3%

TAPESTRY SEGMENTATION



LAPTOPS & LATTES

28.3%



TOP TIER

12.5%

- 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.

- 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.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.
- Residents tend to listen to the radio and read magazines and newspapers, and they use devices to access media.

2026 DEMOGRAPHICS

2026 Estimates with 2031 Projections
Lat/Lon: 38.87970/-77.11258

	1 MILE	2 MILES	3 MILES
POPULATION			
2010 Total Population	35,113	126,477	237,467
2020 Total Population	41,262	144,578	264,436
2026 Total Population	46,018	150,175	274,590
2031 Total Population	48,636	154,004	282,534
2026-2031 Annual Rate	1.11%	0.50%	0.57%
Median Age	34.0	34.6	34.8

HOUSEHOLDS			
2010 Households	17,361	56,913	104,407
2020 Households	19,905	63,715	114,034
2026 Households	22,162	67,478	119,380
2031 Households	23,474	68,240	122,976
2026 Average Household Size	2.98	3.16	3.18

	1 MILE	2 MILES	3 MILES
INCOME			
2026 Average Household Income	\$216,517	\$203,998	\$197,842
2026 Median Household Income	\$161,648	\$150,704	\$140,607
2026 Per Capita Income	\$104,669	\$90,889	\$86,599
2029 Average Household Income	\$233,505	\$219,409	\$212,986
2031 Median Household Income	\$178,084	\$164,939	\$157,165
2031 Per Capita Income	\$115,619	\$101,234	\$96,332

BUSINESS			
Total Business	1,926	5,503	9,596
Total Employees	37,162	78,454	140,789
Employee/Residential Population Ratio	0.808:1	0.522:1	0.513:1

	1 MILE	2 MILES	3 MILES
2026 POPULATION BY RACE/ETHNICITY			
White Alone	64.6%	57.0%	54.5%
Black Alone	5.7%	8.7%	10.2%
American Indian Alone	1.1%	1.0%	1.0%
Asian Alone	11.8%	11.7%	12.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.9%	9.9%	10.1%
Two or More Races	10.8%	11.6%	11.8%
Hispanic Origin	13.9%	19.2%	19.6%
2020 Diversity Index	63.3	72.8	74.7
2026 Diversity Index	65.8	74.5	76.2

2026 CIVILIAN POPULATION 16+ IN LABOR FORCE			
Civilian Employed	97.1%	96.9%	96.2%
Civilian Unemployed	2.9%	3.1%	3.8%

	1 MILE	2 MILES	3 MILES
2026 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	35,936	109,774	196,496
Less than 9th Grade	1.9%	3.6%	3.9%
9th - 12th Grade, No Diploma	1.1%	2.2%	2.4%
High School Graduate	4.5%	6.7%	7.5%
GED/Alternative Credential	0.8%	0.8%	1.0%
Some College, No Degree	5.4%	7.1%	7.5%
Associate Degree	3.4%	3.5%	4.0%
Bachelor's Degree	40.5%	36.8%	34.5%
Graduate/Professional Degree	42.4%	39.2%	39.2%

OWNER OCCUPIED HOUSING UNITS BY VALUE			
2026 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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