

HARTFORD BUILDING

THE HEART OF CLARENDON



LOCATION IS EVERYTHING

On-site Metro

10,000+ riders per day

Dulles Toll Road, Rte 267

Direct access

Tysons

7 minute drive,
10 minute Metro ride

Dulles International Airport

8 minute drive
One seat Metro ride to IAD

Washington DC

25 minute drive,
One seat Metro ride to DC

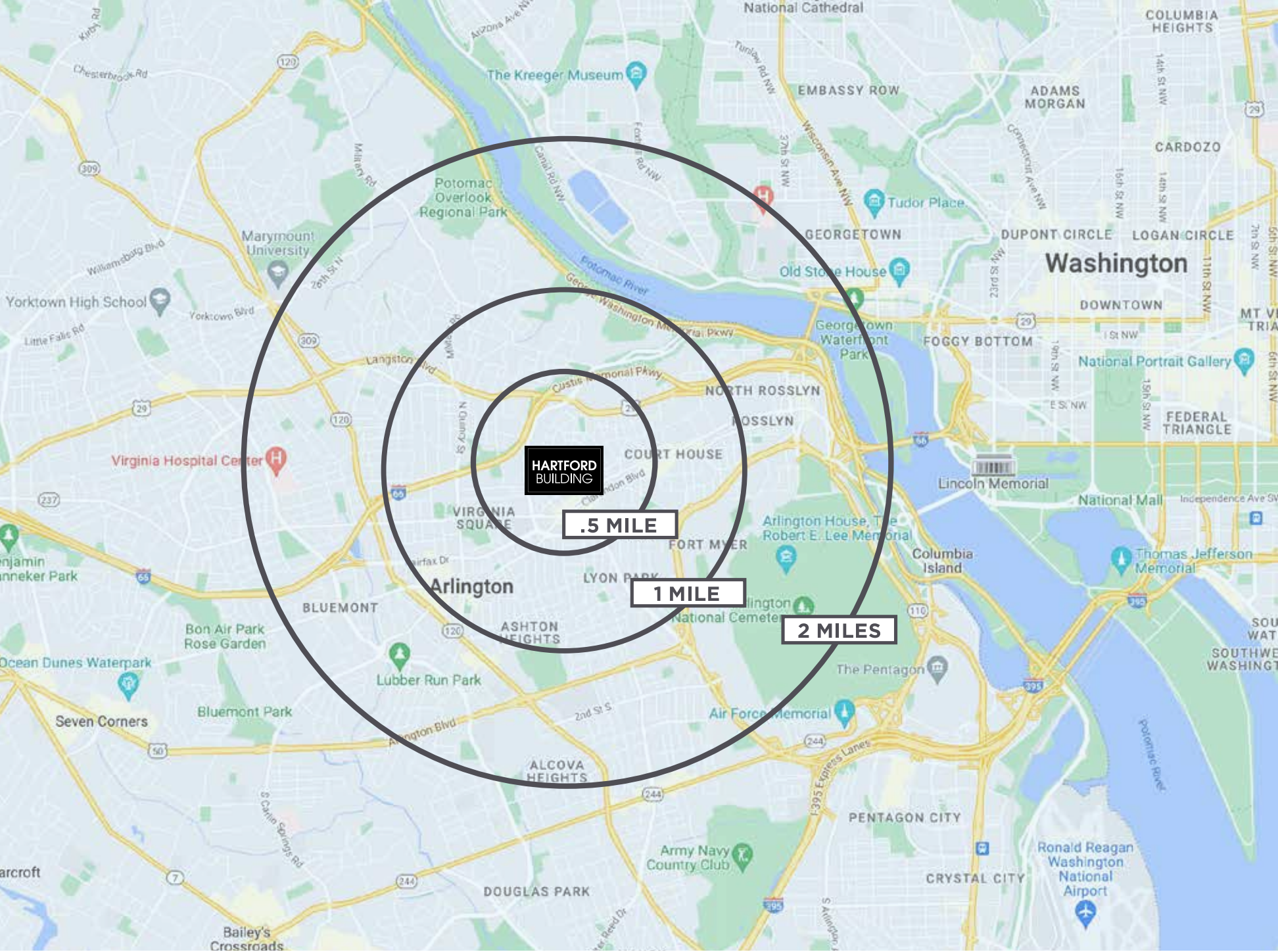


LOCATION AND DEMOGRAPHICS

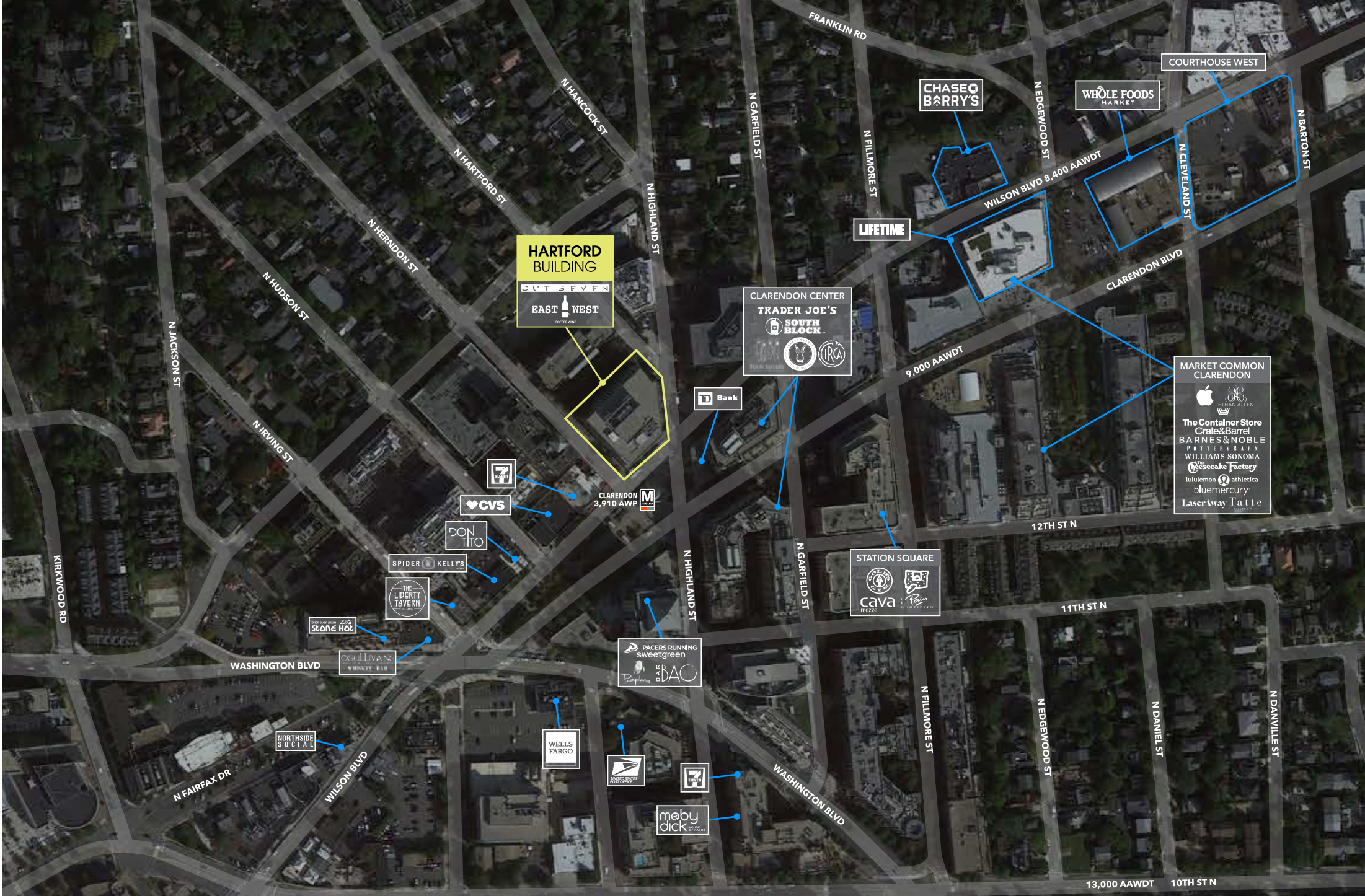
.5 MILE	1 MILE	2 MILES
POPULATION		
12,940	55,307	136,683
DAYTIME POPULATION		
18,332	66,224	195,663
HOUSEHOLDS		
6,535	28,546	64,207
AVERAGE HH INCOME		
\$241,941	\$195,285	\$198,013
MEDIAN HH INCOME		
\$166,035	\$134,893	\$131,689
MEDIAN AGE		
35.4	34.3	34.5

TRAFFIC COUNTS 2021

Wilson Blvd: 8,400 AAWDT
Clarendon Blvd: 9,000 AAWDT
N Highland St: 3,400 AAWDT
Washington Blvd: 19,000 AAWDT



AREA
MAP



THE HARTFORD SITE PLAN



IT'S A
LIFESTYLE



WILLIAMS-SONOMA



COMSTOCK



CONTACT

JESSY TOOR
VP, Leasing
jtoor@comstockcompanies.com
703.230.1144 direct
ComstockCompanies.com



301.656.3030
hrretail.com

