



ARLINGTON SQUARE

4401 N FAIRFAX DRIVE | ARLINGTON, VA 22203



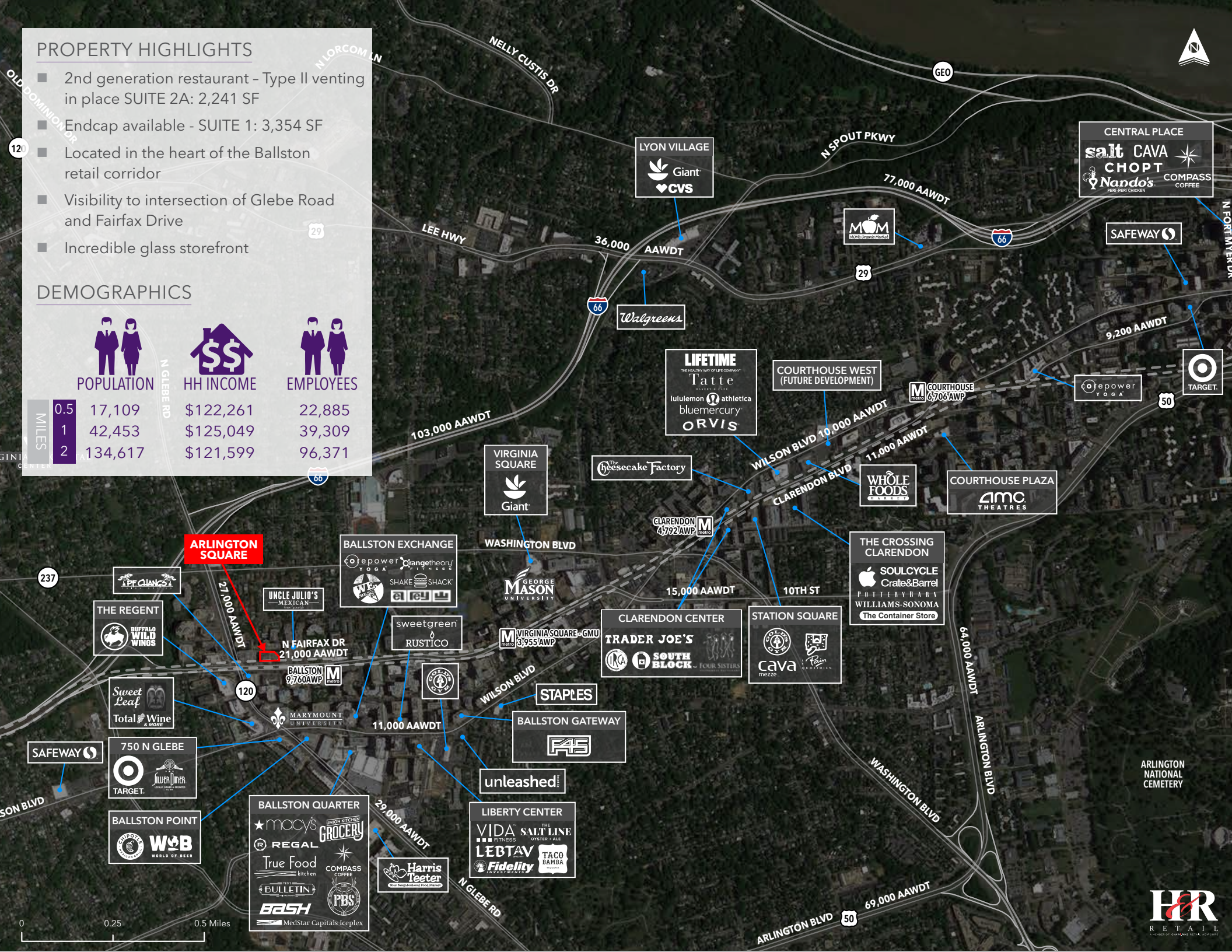
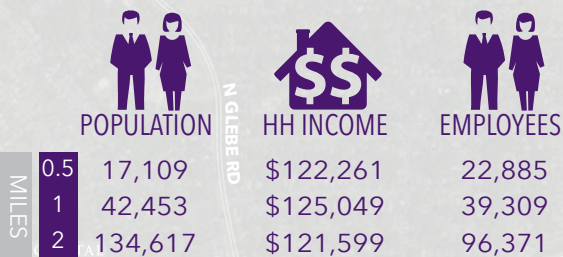
**Brookfield
Properties**

2,241 SF & 3,354 SF SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- 2nd generation restaurant - Type II venting in place SUITE 2A: 2,241 SF
- Endcap available - SUITE 1: 3,354 SF
- Located in the heart of the Ballston retail corridor
- Visibility to intersection of Glebe Road and Fairfax Drive
- Incredible glass storefront

DEMOGRAPHICS



ARLINGTON SQUARE

21,000 AAWDT

N FAIRFAX DR
21,000 AAWDT

BALLSTON
9,760 AAWDT

11,000 AAWDT

29,000 AAWDT

11,000 AAWDT

VIRGINIA SQUARE-GMU
3,955 AAWDT

15,000 AAWDT

10TH ST

64,000 AAWDT

69,000 AAWDT

77,000 AAWDT

36,000 AAWDT

103,000 AAWDT

WILSON BLVD 10,000 AAWDT

CLARENDON BLVD

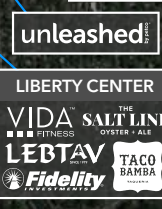
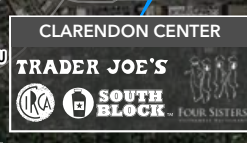
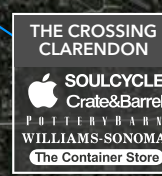
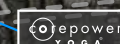
11,000 AAWDT

9,200 AAWDT

COURTHOUSE WEST
(FUTURE DEVELOPMENT)

COURTHOUSE
6,706 AAWDT

LYON VILLAGE



ARLINGTON NATIONAL CEMETERY

The Rosslyn-Ballston corridor in Arlington County has the highest concentration of millennials and one of the most educated workforces in the nation.



134,617

Population



145,773

Daytime
Population



60,515

Number of
Households



78%

Education
(B.A. or Higher)



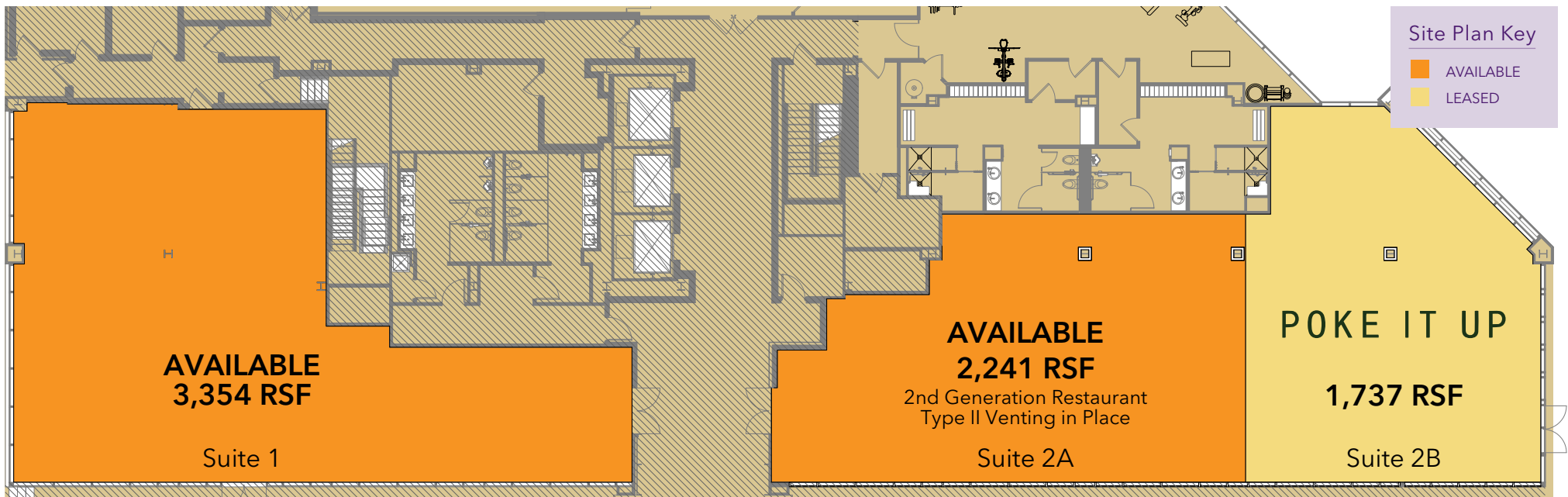
250M

Expenditures
(Apparel & Services)



441M

Expenditures
(Food)





Please Contact

Bradley Buslik
240.482.3609
bbuslik@hrretail.com

Sean Harcourt
240.482.3606
sean@hrretail.com

3 Bethesda Metro Center,
Suite 620
Bethesda, MD 20814