



3701 FAIRFAX DRIVE

ARLINGTON, VA 22203

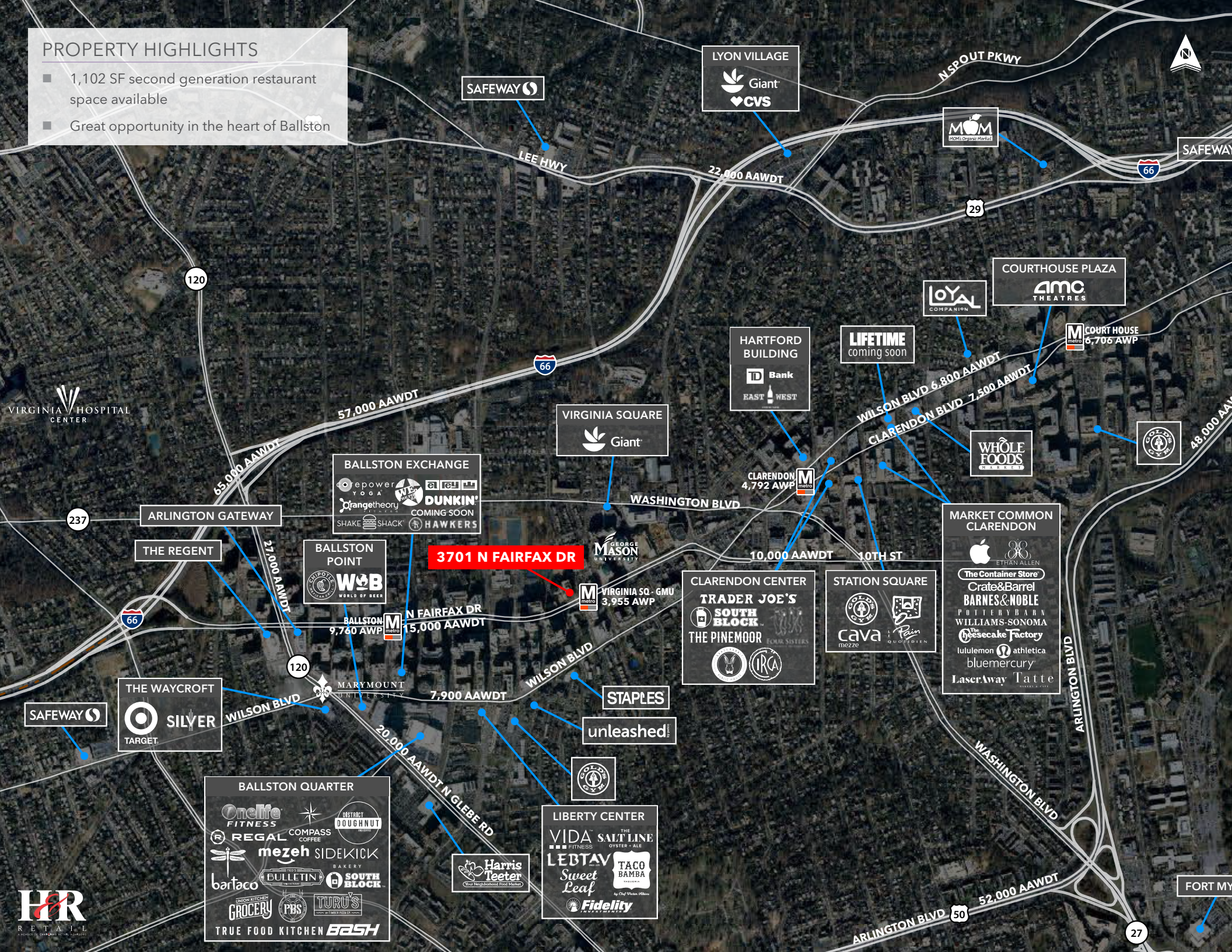


1,102 SF
SPACE AVAILABLE

Second Generation Restaurant Space

PROPERTY HIGHLIGHTS

- 1,102 SF second generation restaurant space available
- Great opportunity in the heart of Ballston



SAFeway

LYON VILLAGE
Giant
CVS

MOM
MOM Organic Market

SAFeway

COURTHOUSE PLAZA
AMC THEATRES

LOYAL
COMPANION

M COURT HOUSE
6,706 AWP

LIFETIME
coming soon

HARTFORD BUILDING
TD Bank
EAST WEST

VIRGINIA SQUARE
Giant

WILSON BLVD 6,800 AAWDT
CLARENDON BLVD 7,500 AAWDT
WHOLE FOODS

COLLEGE CITY

ARLINGTON GATEWAY

BALLSTON EXCHANGE
ePower
YOGA
OrangeTheory
SHAKE SHACK
DUNKIN'
COMING SOON
HAWKERS

THE REGENT

BALLSTON POINT
WOB
WORLD OF BEER

3701 N FAIRFAX DR

GEORGE MASON UNIVERSITY
VIRGINIA SQ - GMU
3,955 AWP

WASHINGTON BLVD

CLARENDON 4,792 AWP

MARKET COMMON CLARENDON
Apple
ETHAN ALLEN
The Container Store
Crate&Barrel
BARNES & NOBLE
POTTERY BARN
WILLIAMS-SONOMA
The Cheesecake Factory
lululemon
athletica
bluemercury
LaserAway Tatte

THE WAYCROFT
TARGET
SILVER

BALLSTON
9,760 AWP

N FAIRFAX DR
15,000 AAWDT

CLARENDON CENTER
TRADER JOE'S
SOUTH BLOCK
THE PINEMOOR

STATION SQUARE
Cava
mezze
Pain
QUOUDIEN

WILSON BLVD

MARYMOUNT UNIVERSITY
7,900 AAWDT

WILSON BLVD

STAPLES

unleashed

BALLSTON QUARTER
Onelife FITNESS
REGAL COMPASS COFFEE
mezeh SIDEKICK
barfaco
BULLETIN BAKERY
SOUTH BLOCK
UNION KITCHEN GROCERY
PUBS
TURU'S
TRUE FOOD KITCHEN
BASH

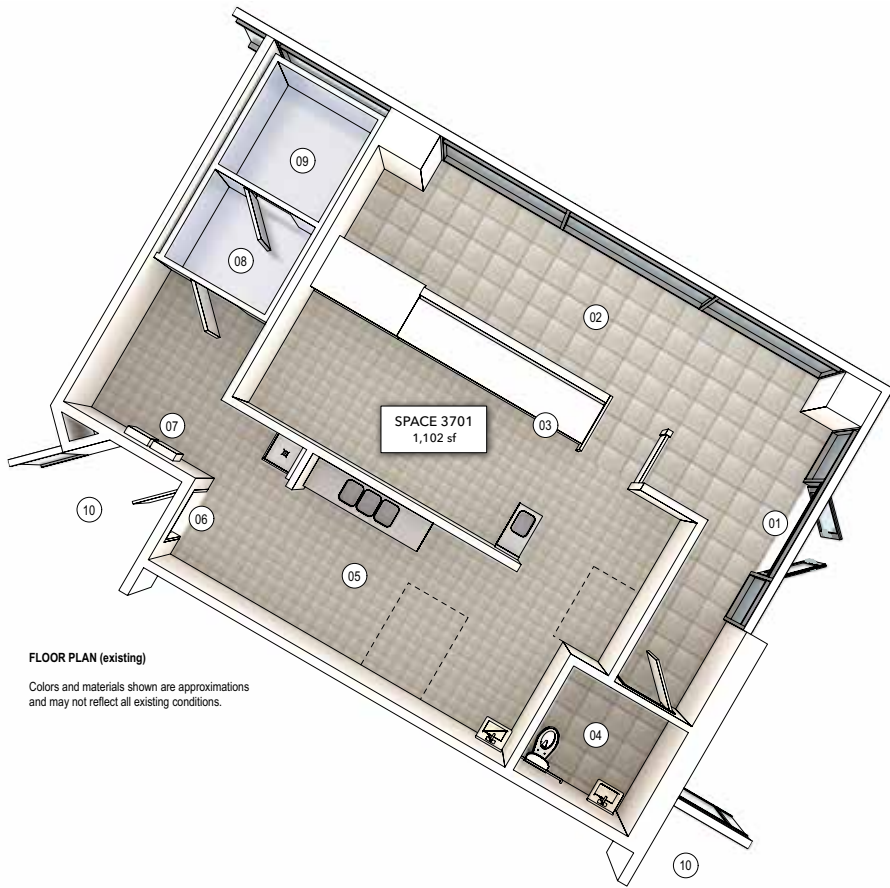
Harris Teeter
New Neighborhood Food Stores

LIBERTY CENTER
VIDA FITNESS
SALT LINE OYSTER + ALE
LEBTAV
Sweet Leaf
TACO BAMBAMBA
Fidelity

ARLINGTON BLVD 50
52,000 AAWDT

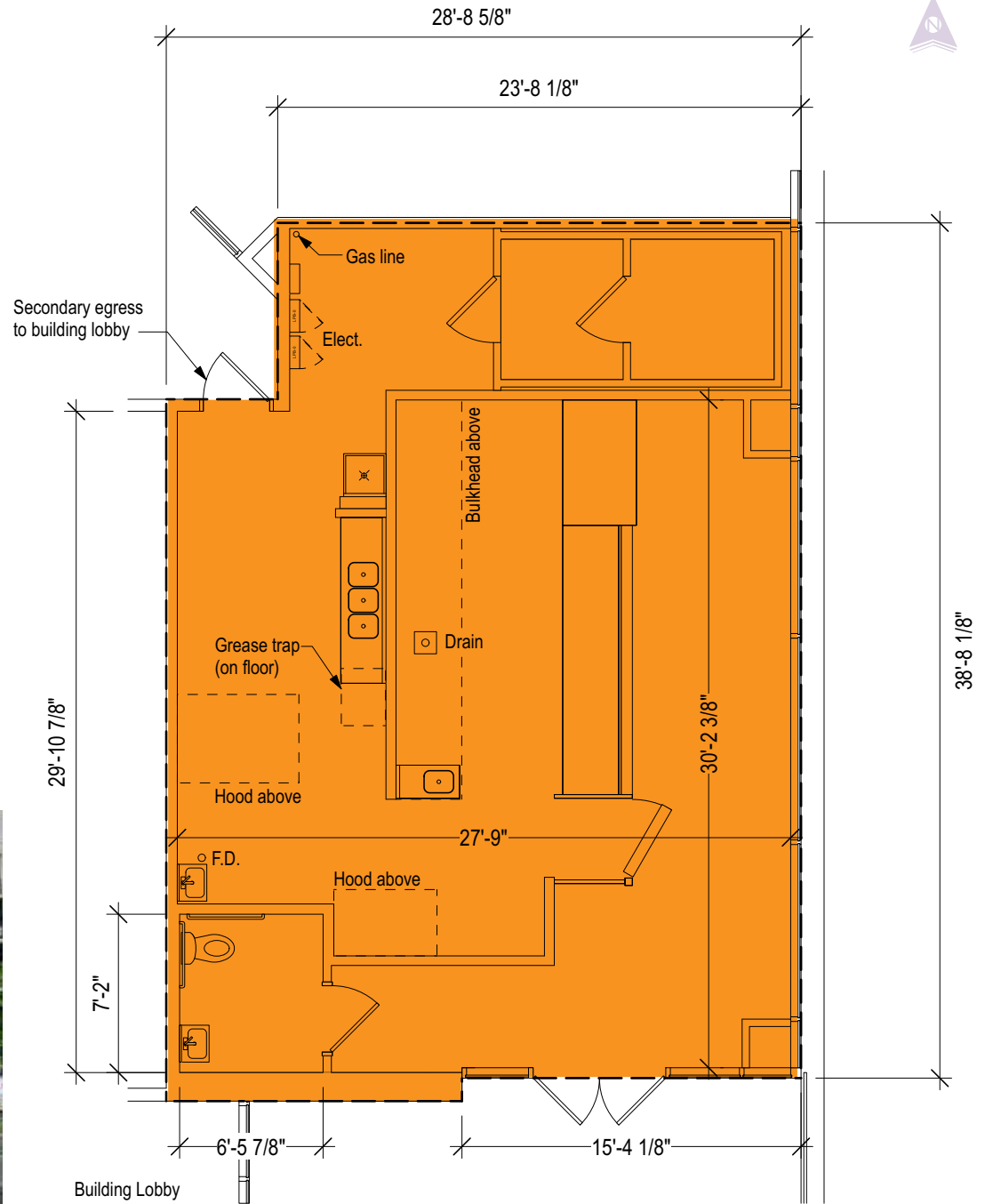
FORT MYERS





FLOOR PLAN (existing)

Colors and materials shown are approximations and may not reflect all existing conditions.



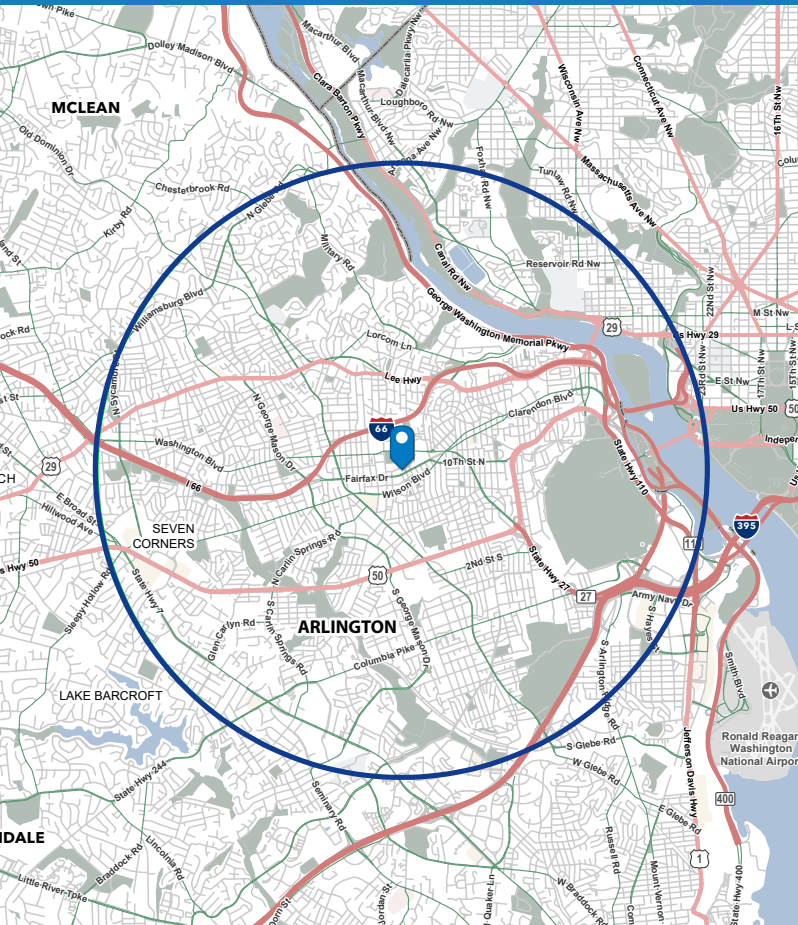




ARLINGTON, VA

DEMOGRAPHIC PROFILE (2023)

3701 Fairfax Dr
3 mile ring



KEY FACTS

267,172

Population

35.9

Median Age

116,746

Households

EDUCATION



8%

High School Diploma



35%

Bachelor's Degree



40%

Graduate/Professional Degree

INCOME



\$122,915

Median Household Income

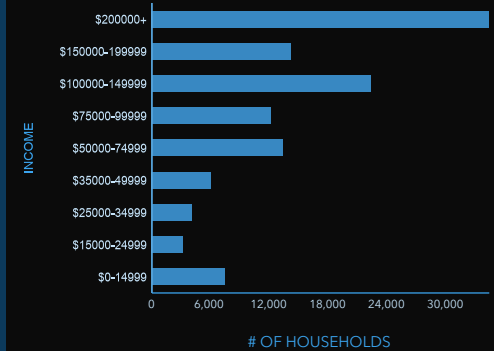


\$83,456

Per Capita Income

\$190,184

AVERAGE HH INCOME (\$)



9,797

Total Businesses

BUSINESS



318,490

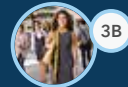
Daytime Population



823

Food Srv & Drinking Places

TAPESTRY SEGMENTS



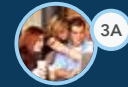
3B

Metro Renters

34,974 (30.0%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



3A

Laptops and Lattes

27,248 (23.3%) of households

Laptops and Lattes 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. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.



3C

Trendsetters

11,003 (9.4%) of households

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

- Trendsetters residents travel often, exploring new destinations and experiences.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.
- Up-to-date on technology, they explore and exploit all the features of their smartphones.
- They are attentive to good health and nutrition.



Please Contact

Alex Shiel
240.482.3601
ashiel@hrretail.com

3 Bethesda Metro Center,
Suite 620
Bethesda, MD 20814
301.656.3030