

# Corner Retail/Restaurant Available Ballston, Virginia

4040 N Fairfax Dr  
Arlington, VA 22203

**FOR  
LEASE**  
**Up to  
3,667 SF  
Retail/  
Restaurant  
Space**



**For Lease**

RETAIL SPACE  
FOR LEASE  
Next

RETAIL SPACE  
FOR LEASE  
Next

## HIGHLIGHTS:

- Corner retail space within a Class A Office complex, home to Marymount University Graduate Programs which hosts its School of Business, School of Human Services, and School of Physical Therapy.
- Located in Ballston, VA, and strategically situated between Ballston Metro and Virginia Square Metro Stations with 13,024 Riders per day.
- Potential for large outdoor seating area on a prime corner in Arlington, VA.
- Surrounded by office and residential populations with 31,840 employees and 21,288 residents within ½ mile.



## 2017 TRAFFIC COUNTS

Fairfax Dr: 17,000 AADT

## DEMOGRAPHICS\*



	.5-mile	1-mile	2-miles
Population	21,288	44,586	142,116
Households	11,817	22,143	63,524
Median HH Income	\$115,727	\$127,150	\$120,321
Daytime Population	31,840	49,552	108,179

\* Demographics are 2017 Estimates  
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**For More Information, Please Contact:**

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# Ballston, VA

# MARKET AERIAL



## BALLSTON

**SITE**

**THE LATITUDE**  
265 Apartments  
5,900 SF Retail

**BALLSTON QUARTER**  
411,000 SF Retail  
8.3M SF Office  
400+ Apts

**PUNCH-BOWL SOCIAL**  
OPEN DURING CONSTRUCTION:  
REGAL CINEMAS  
sport&health  
macy's  
CVS

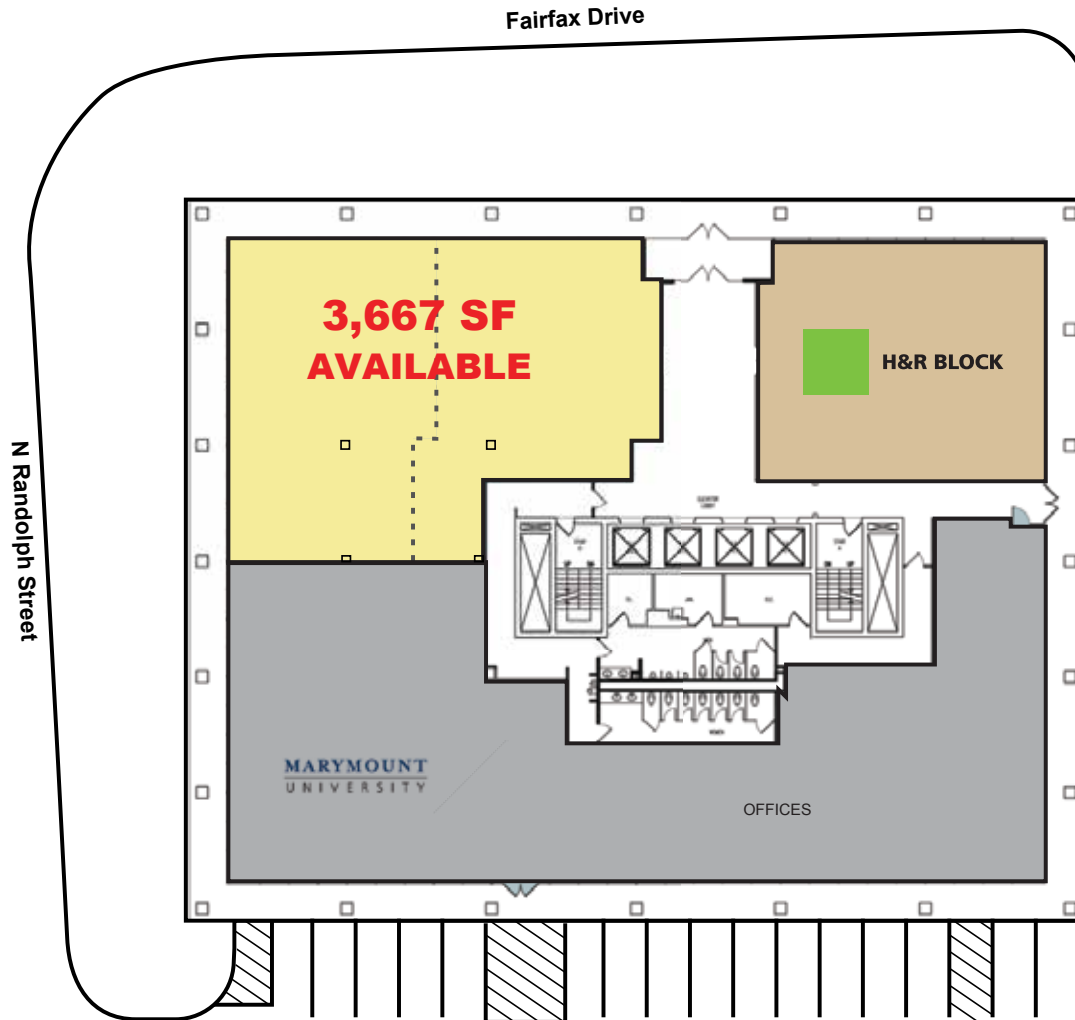
4040 Wilson  
410,000 SF  
Mixed Use

**Harris Teeter**

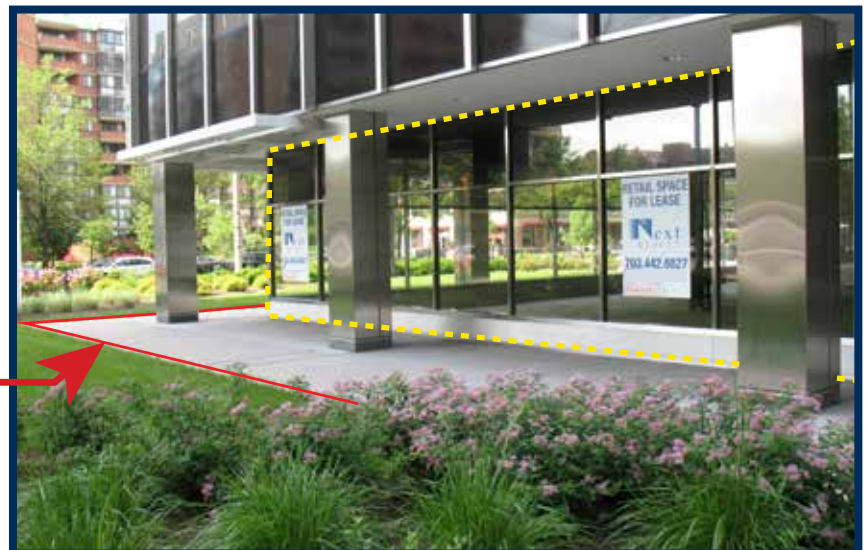
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**SITE PLAN**



**OUTDOOR  
SEATING  
OPPORTUNITIES**



Information contained herein has been obtained from sources deemed reliable, but we do not guarantee its accuracy.

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