

FUSE

at Mason Square

4,900 SF RESTAURANT SPACE - TARGETING ALL DAY OPERATOR

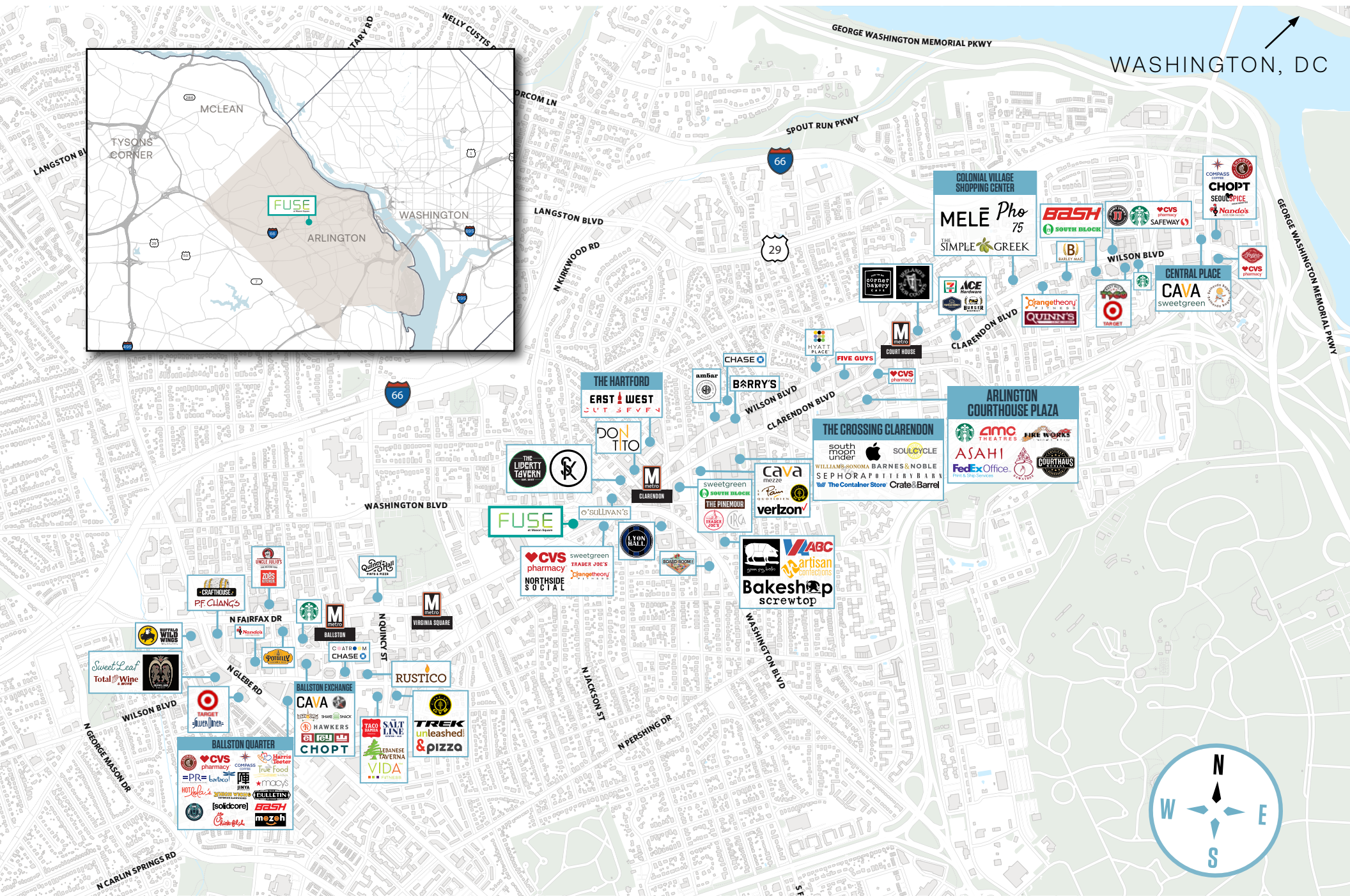


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THE MARKET: ROSSLYN/BALLSTON CORRIDOR



THE PROJECT

BY THE NUMBERS

5,648

SF Retail

1,600

SF Licensed to use space

5 MINUTE WALK

to metro + on site parking

5,000+ STUDENTS

on campus

500 FACULTY

on campus

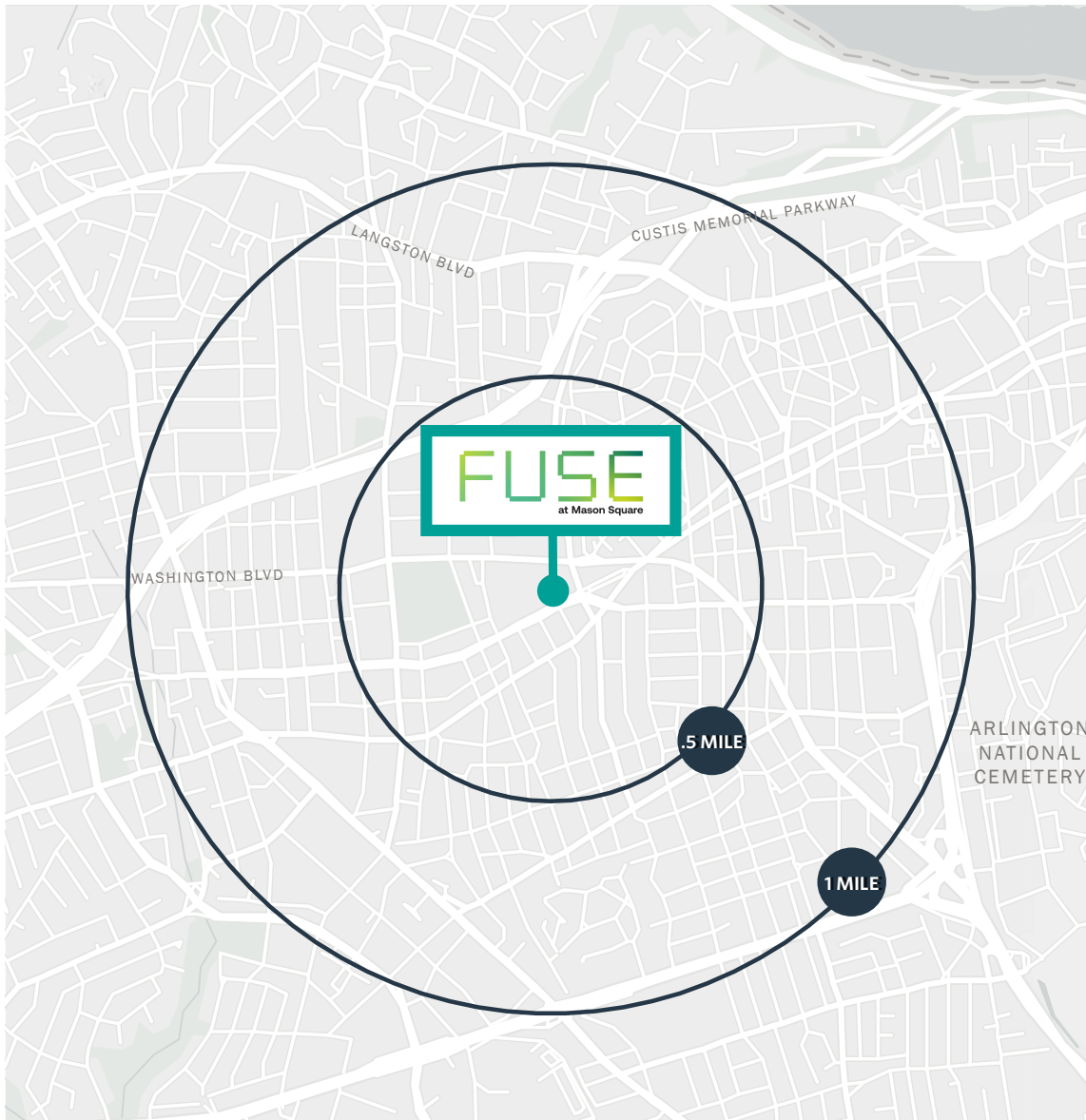
4,491






Future residential units
within 3 mile radius



Mason Square is located at the center of the Rosslyn-Ballston corridor, a neighborhood that is experiencing tremendous development with nearly 5,000 residential units coming online in the next few years. In conjunction with George Mason University, Fuse at Mason Square will be a state-of-the-art tech hub of research increasing the Arlington campus population to 5,000 students who will collaborate with top tech industry tenants. Estimated completion for the building is summer 2024.

TRADE AREA/ DEMOGRAPHICS



	.5 MILE	1 MILE
 POPULATION	16,793	56,175
 DAYTIME POPULATION	20,384	79,771
 AVERAGE HOUSEHOLD INCOME	\$217,636	\$202,316
 HOUSEHOLDS	9,917	31,282
 SPENDING ON FOOD AWAY FROM HOME	\$73,324,052	\$212,000,594

CONSUMER PROFILE

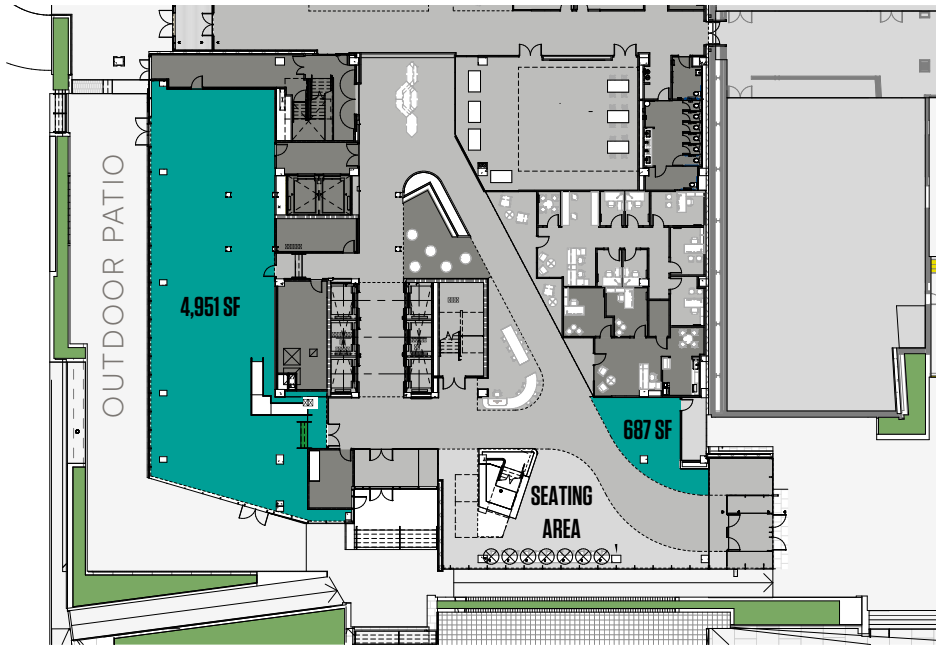
METRO RENTERS

Working professionals in their late twenties to early thirties that prefer an urban lifestyle

LAPTOPS & LATTES

Well educated professionals that are partial to city living & its amenities

SITE PLAN

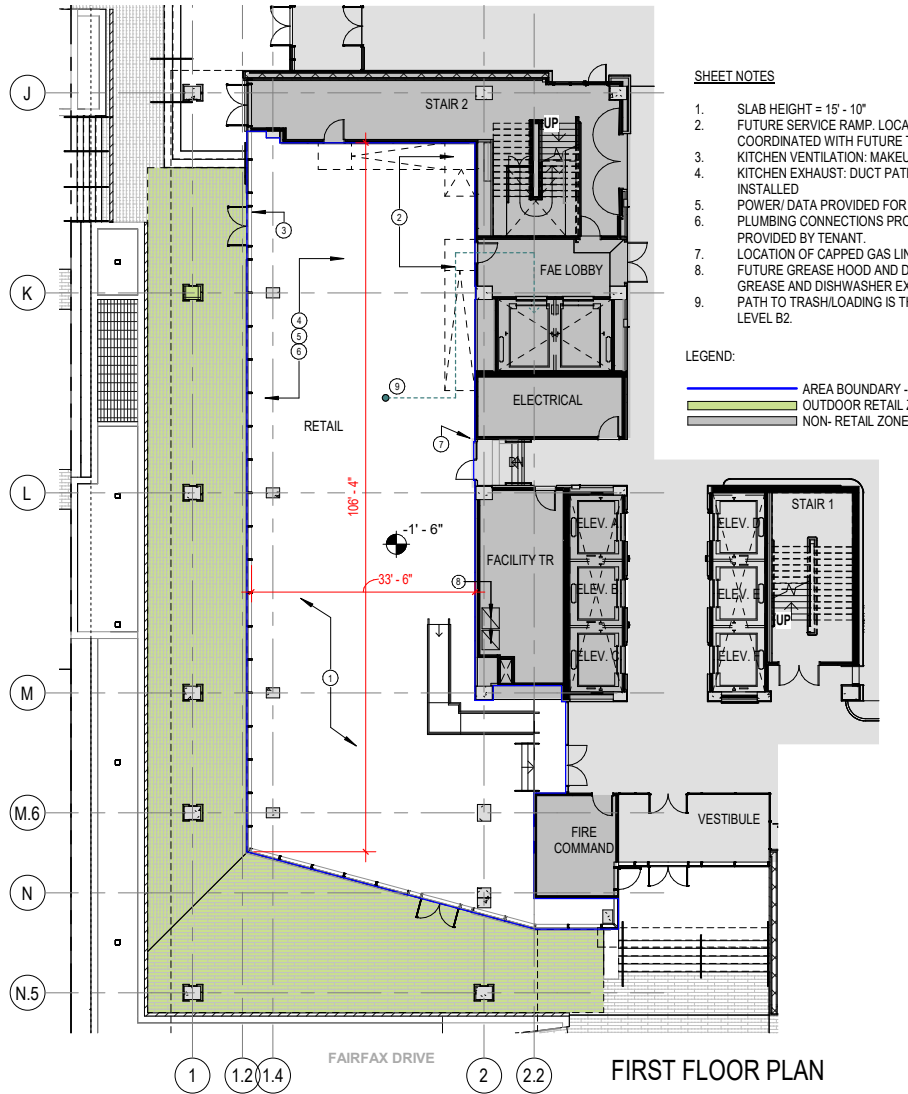


FAIRFAX BLVD

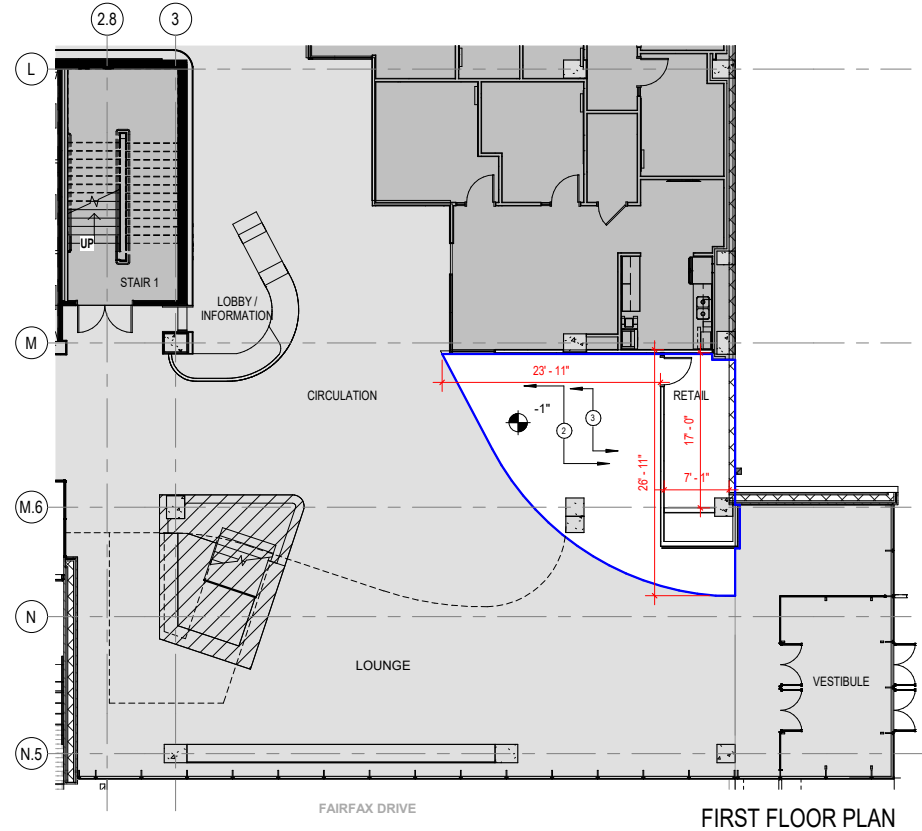


DETAILED PLANS

PRIME CORNER OPPORTUNITY



LOBBY KIOSK OPPORTUNITY



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FOR INQUIRES CONTACT

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