

DISCREET LISTING
DO NOT DISTURB TENANT

JOIN THESE RETAILERS



RETAIL FOR LEASE

- This retail project is sandwiched between Amazon's HQ2 and Virginia Tech's Innovation Hub.
- Located at the gateway to National Landing, a mixed-use development of 5,000 housing units, 3 million SF of office, retail and hotels.
- Market Square development includes: The Eclipse, 464 luxury condos & apartments between \$200,000 - \$1 million, located directly above the retail space.
- Transit stop located at site and nearby Metro stop.
- Easy and abundant indoor parking.
- Signage on Route 1 & South Glebe Road

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
7,505 SF	"MARKET"	"AS-IS"	WITHIN 60 DAYS OF EXECUTED LEASE
Est. NNN = \$11.44 PSF			

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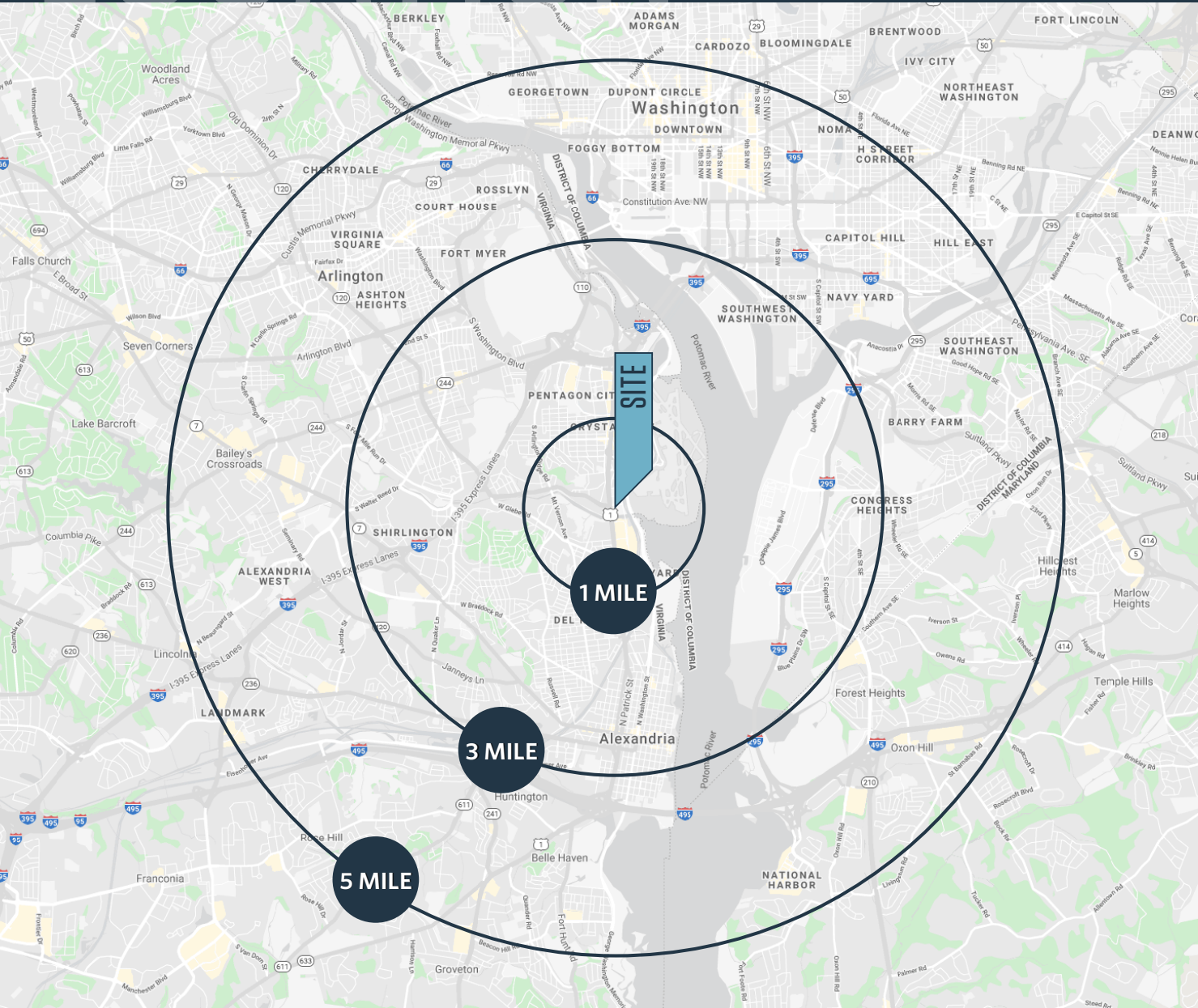
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LOCATION

MARKET SQUARE - NATIONAL LANDING

ROUTE 1 & SOUTH GLEBE ROAD, ARLINGTON, VIRGINIA 22202, ARLINGTON COUNTY



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	26,698	196,075	704,731
Daytime Population	30,668	177,994	915,445
Households	12,337	95,097	335,298
Average HH Income	\$169,523	\$172,927	\$163,008

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Route 1	37,212 ADT
S Glebe Road	21,988 ADT

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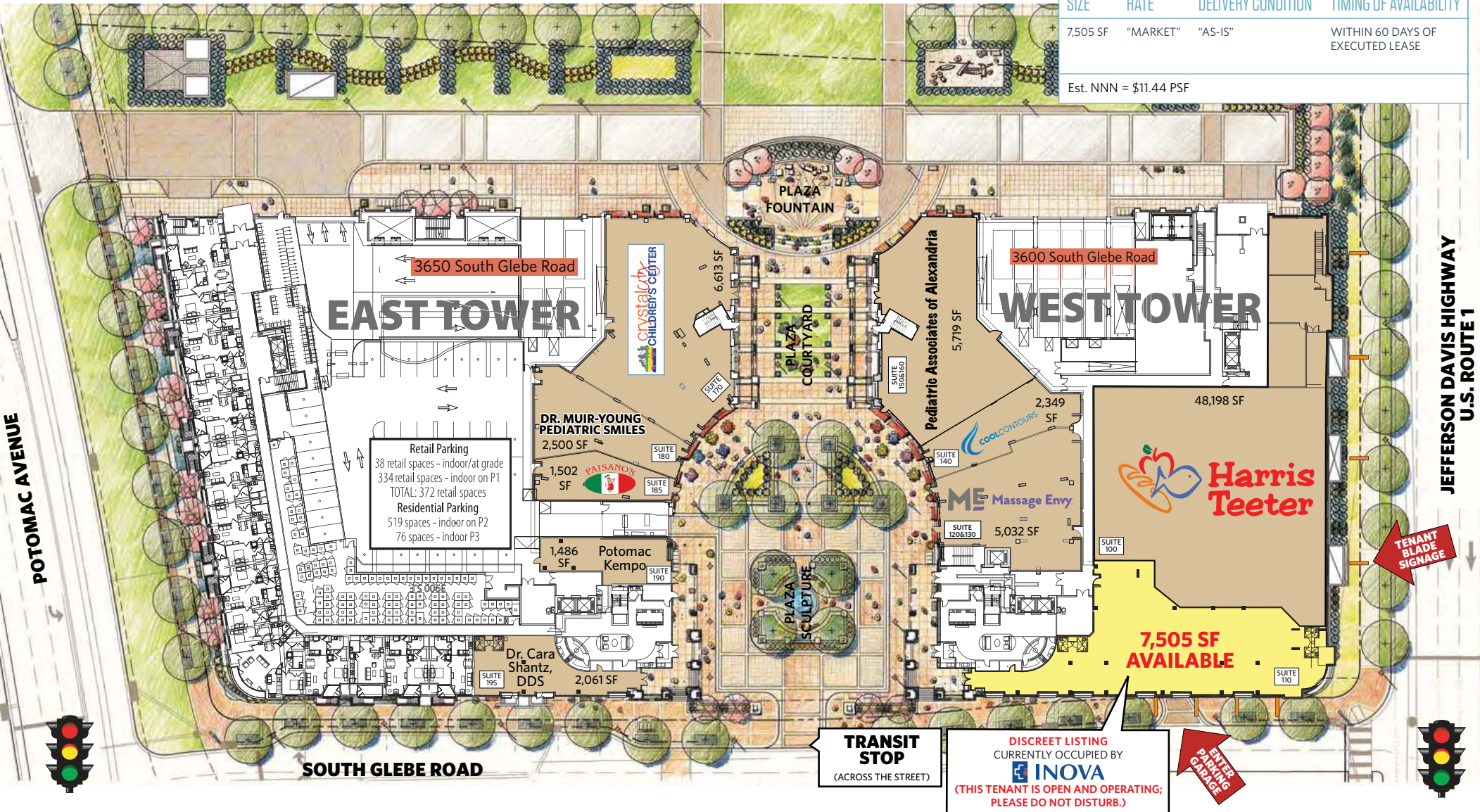


SITE PLAN

MARKET SQUARE - NATIONAL LANDING

ROUTE 1 & SOUTH GLEBE ROAD, ARLINGTON, VIRGINIA 22202, ARLINGTON COUNTY

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TRANSIT STOP
(ACROSS THE STREET)

DISCREET LISTING
CURRENTLY OCCUPIED BY
INOVA
(THIS TENANT IS OPEN AND OPERATING;
PLEASE DO NOT DISTURB.)

ENTER PARKING GARAGE

TENANT BLADE SIGNAGE

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AERIAL

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Alexandria
Fairfax County | Virginia

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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

BAILEY'S
CROSSROADS

POTOMAC RIVER

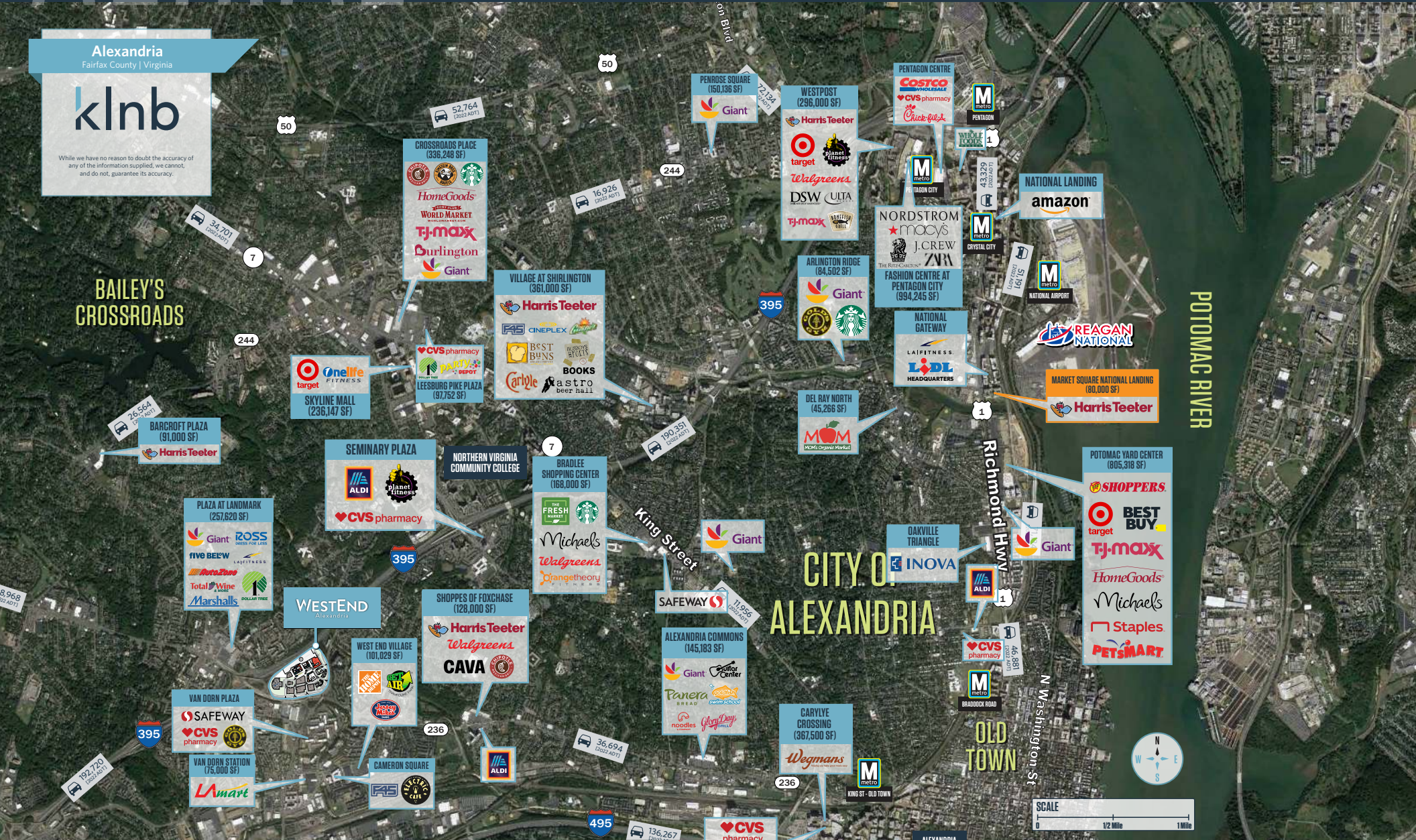
CITY OF
ALEXANDRIA

OLD TOWN

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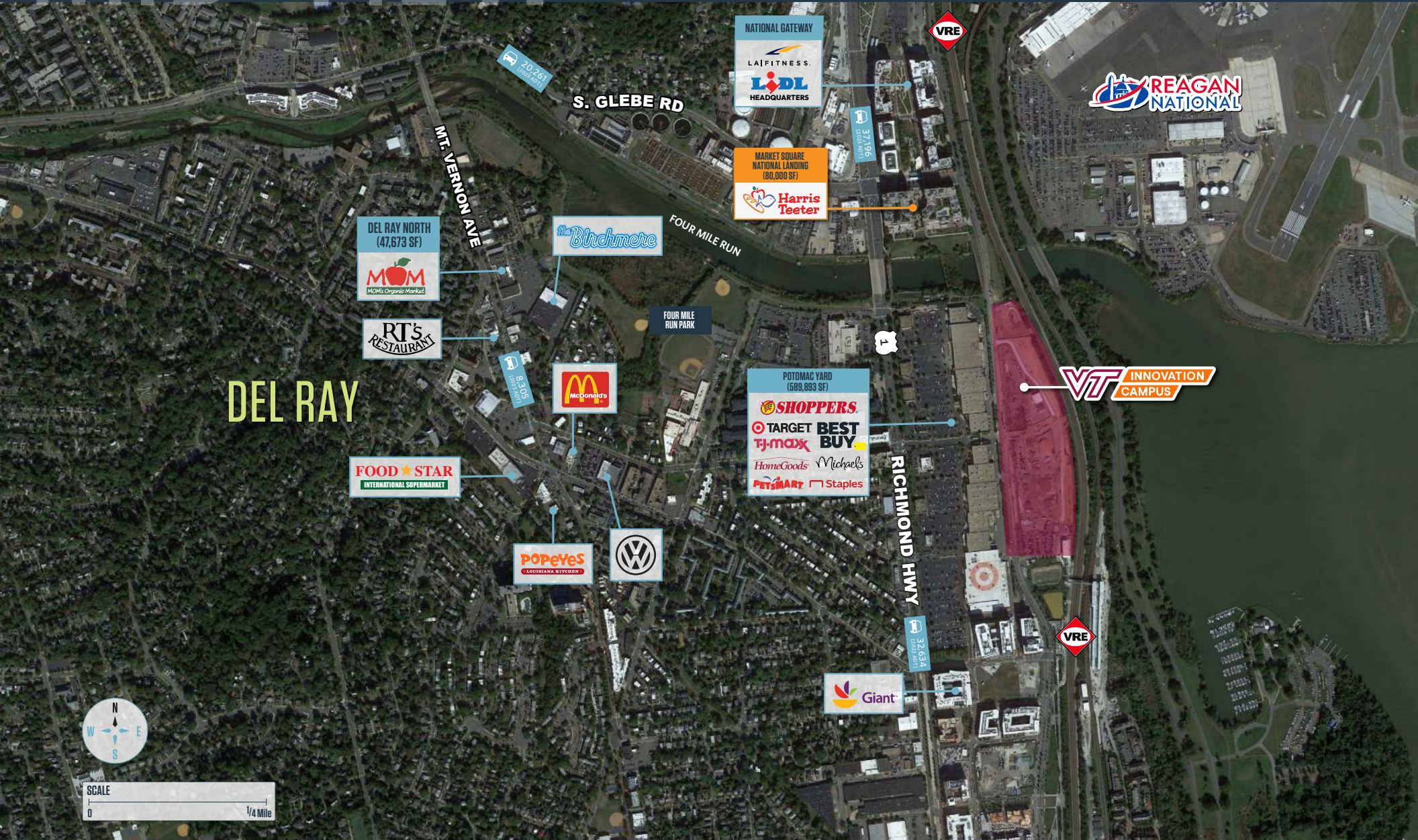
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MID-VIEW

MARKET SQUARE - NATIONAL LANDING

ROUTE 1 & SOUTH GLEBE ROAD, ARLINGTON, VIRGINIA 22202, ARLINGTON COUNTY



OVERVIEW

MARKET SQUARE - NATIONAL LANDING

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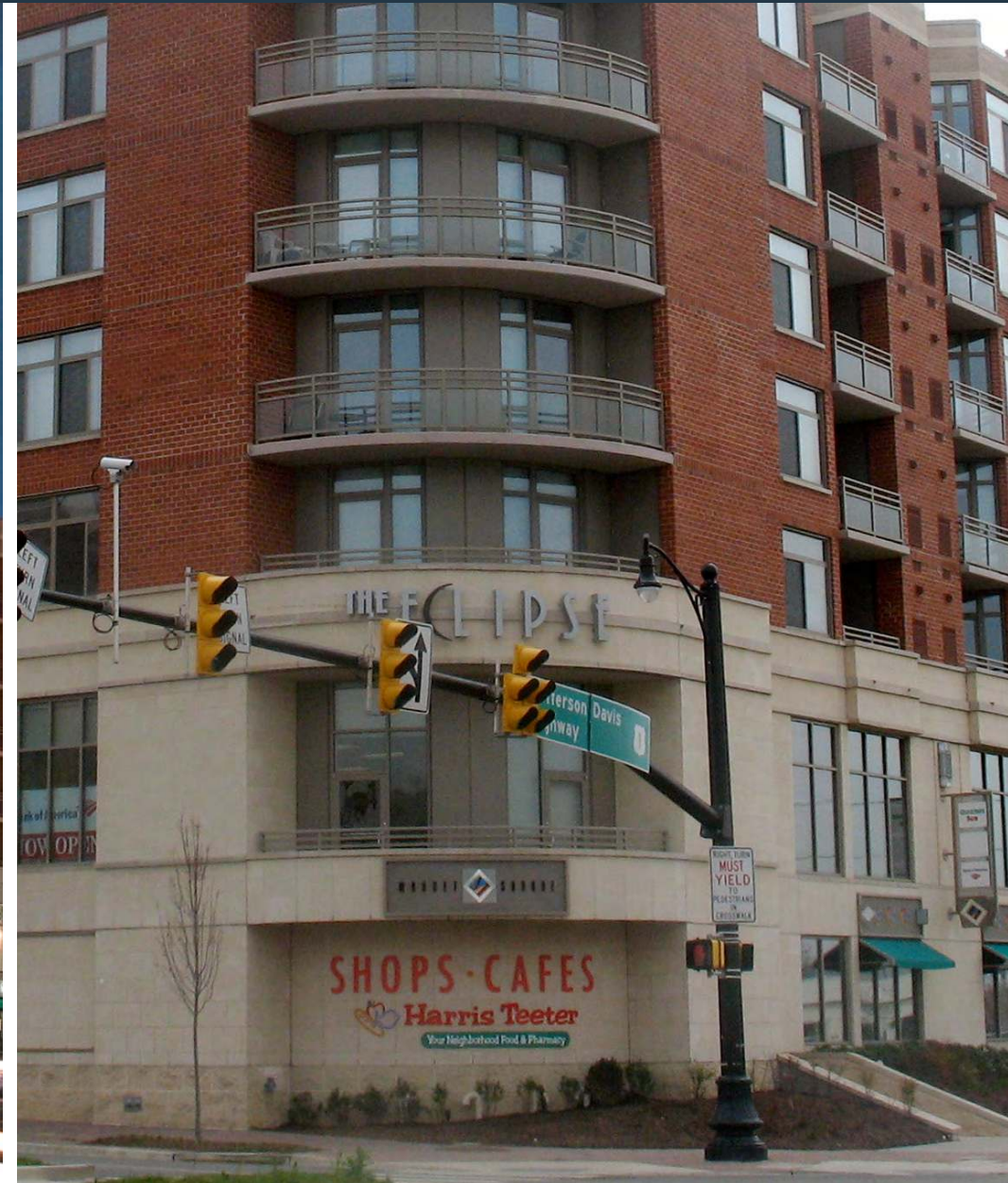
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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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