

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
2,349 SF	"MARKET"	"AS-IS" (existing medical space)	WITHIN 60 DAYS OF EXECUTED LEASE
7,505 SF	"MARKET"	"AS-IS" (former medical space)	IMMEDIATE
48,198 SF	"MARKET"	"AS-IS" (former Harris Teeter)	IMMEDIATE
OR IF DEMISED:			
±19,358 SF	"MARKET"	NEGOTIABLE	TBD
±22,840 SF	"MARKET"	NEGOTIABLE	TBD

*Est. NNN = \$11.44 PSF

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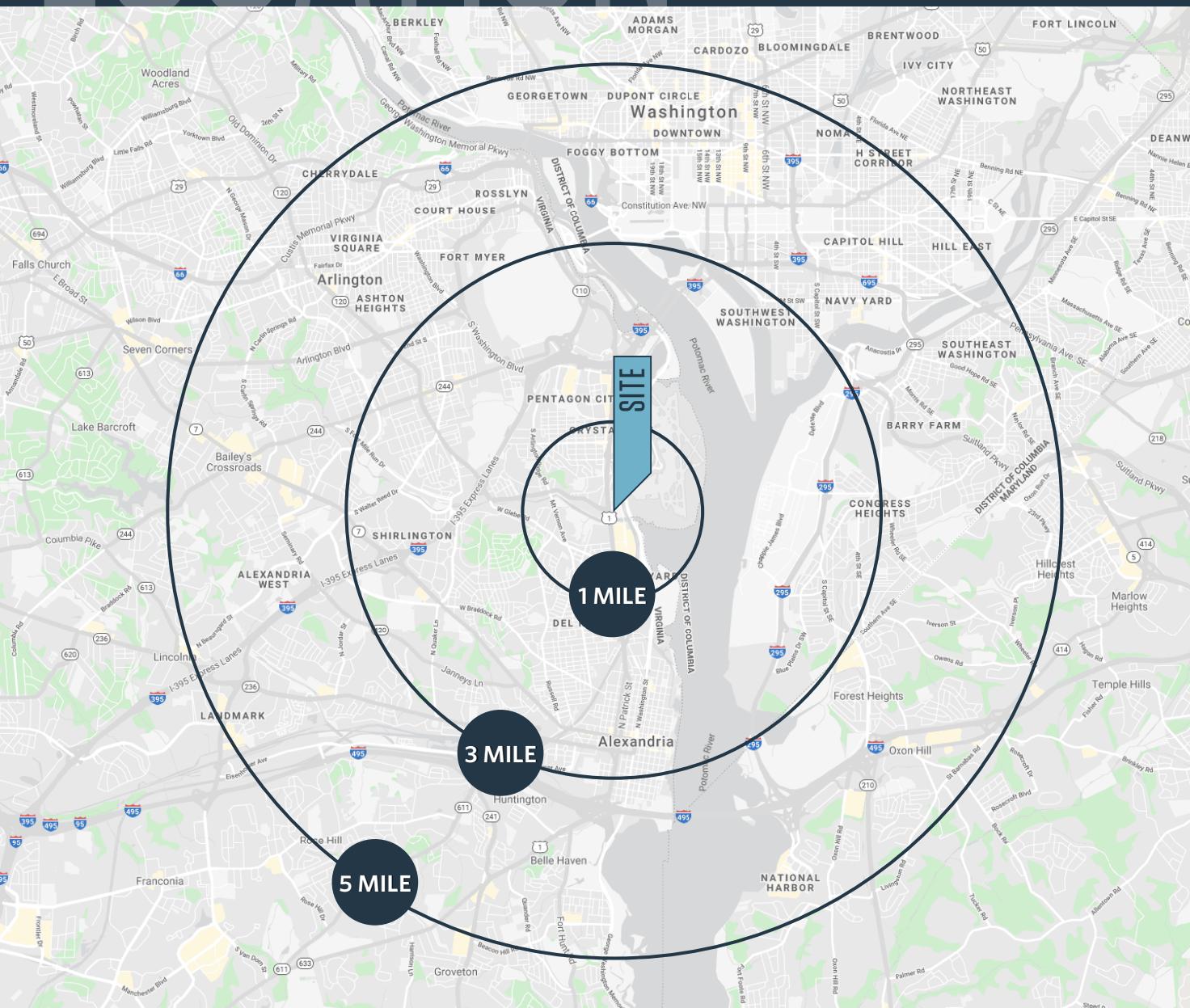
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LOCATION

MARKET SQUARE - NATIONAL LANDING

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



DEMOGRAPHICS | 2025:

1-MILE

3-MILE

5-MILE

Population

27,316

202,499

722,985

Daytime Population

40,559

249,079

1,178,162

Households

12,283

97,197

344,954

Average HH Income

\$166,760

\$169,286

\$163,327

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Route 1

37,212 ADT

S Glebe Road

21,988 ADT

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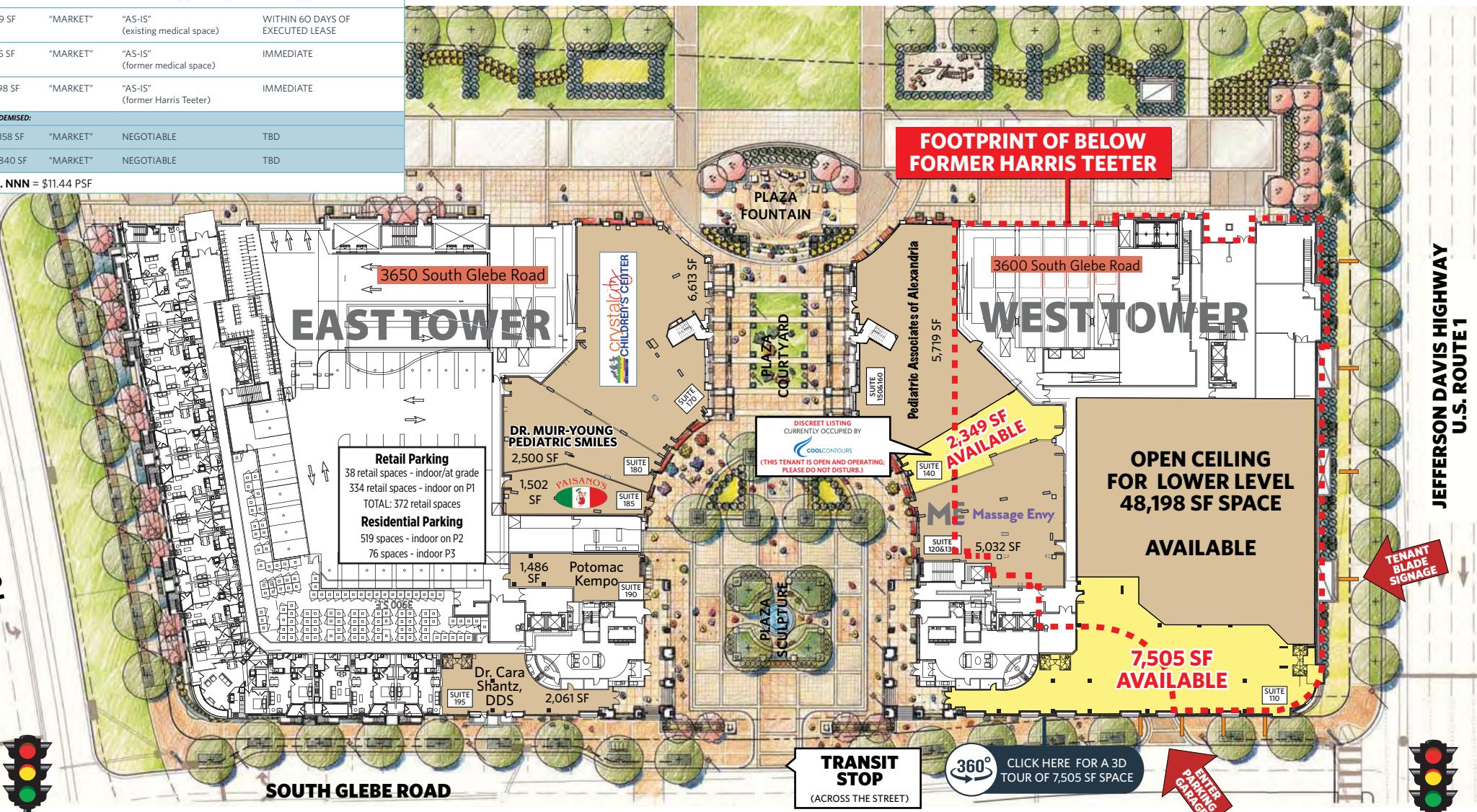
SITE PLAN

MARKET SQUARE - NATIONAL LANDING

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

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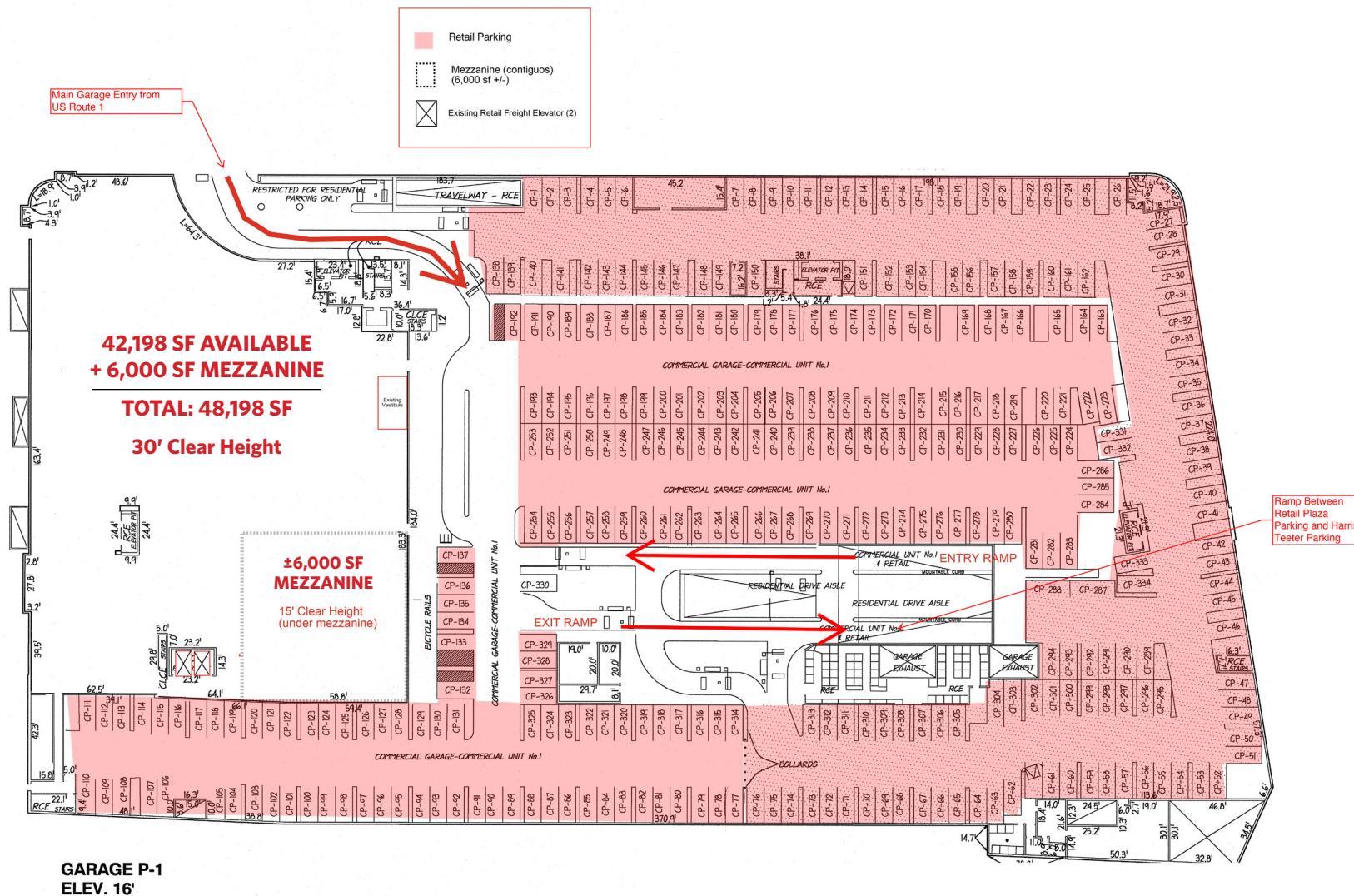
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SITE PLAN

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EXISTING FLOOR PLAN



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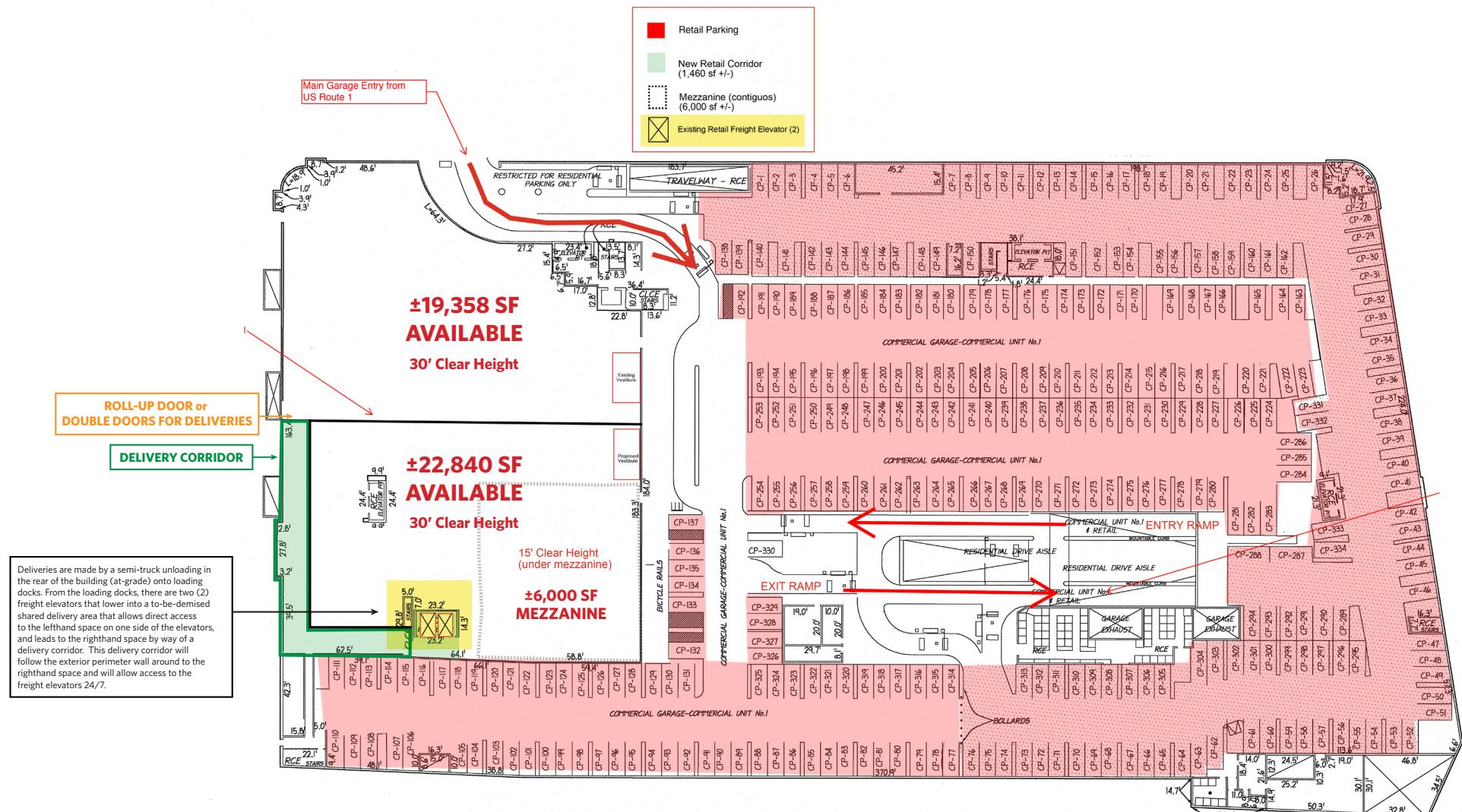
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SITE PLAN

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POTENTIAL FLOOR PLAN (DEMISING OPTION)



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AERIAL

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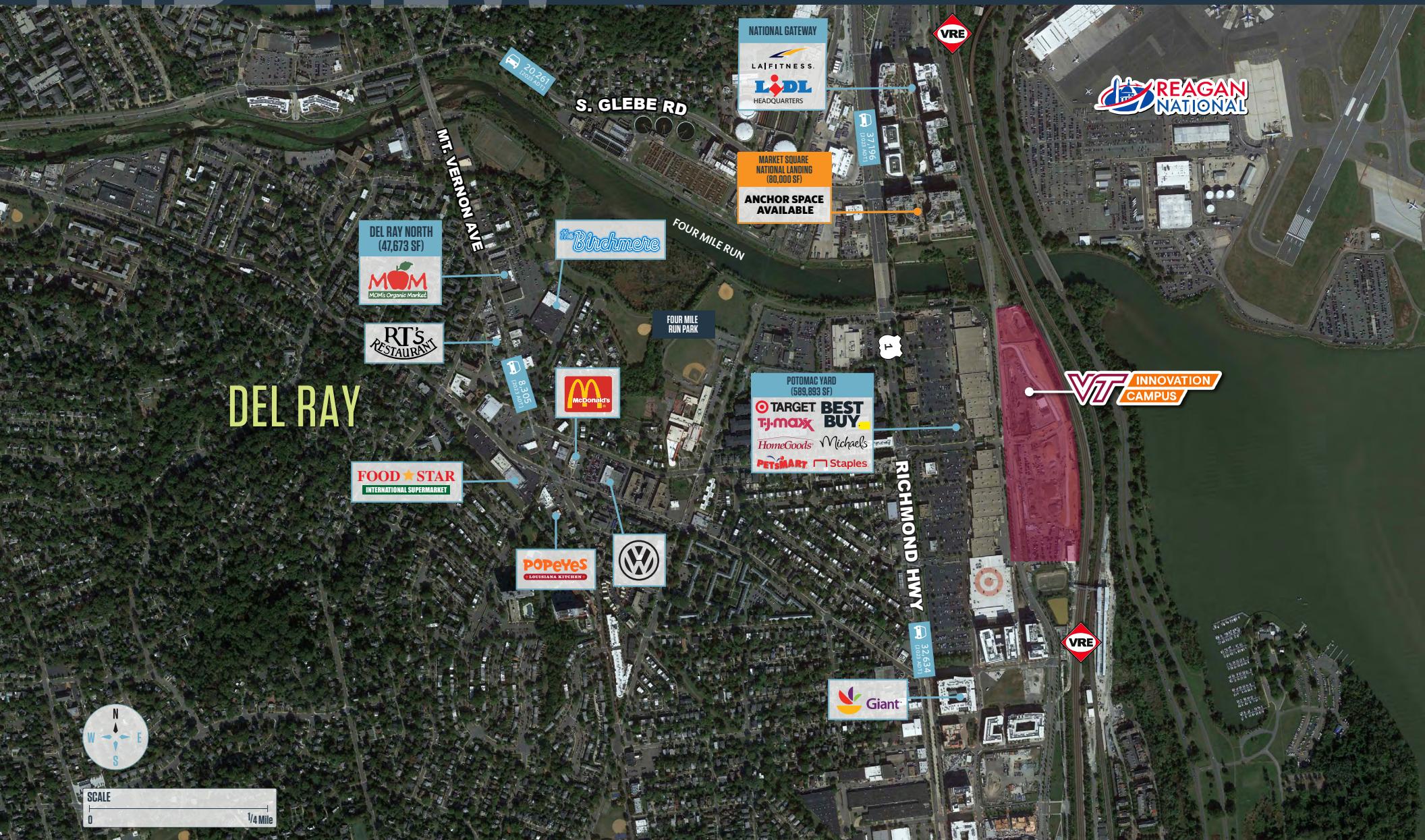
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MID-VIEW

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OVERVIEW

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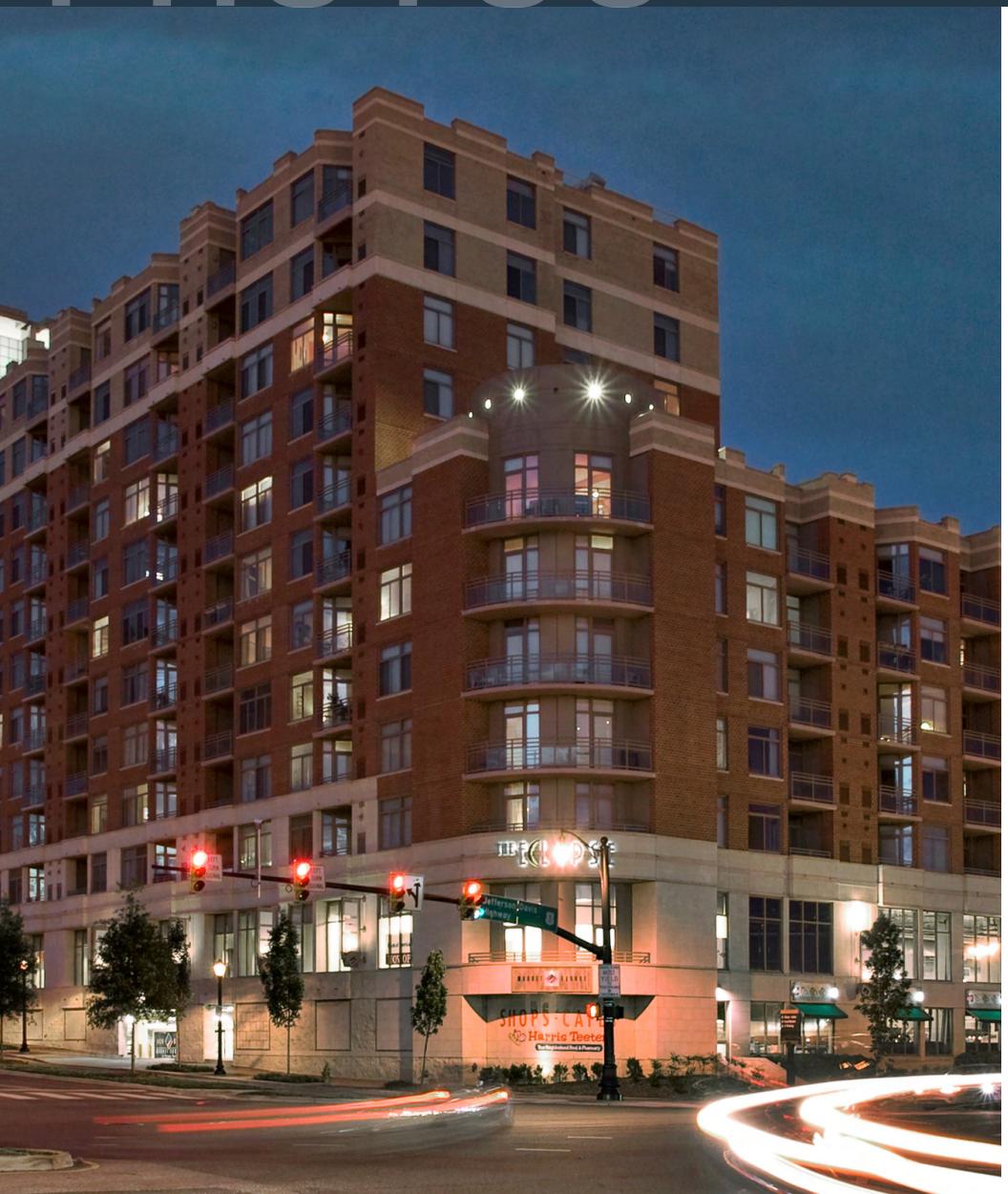
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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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