

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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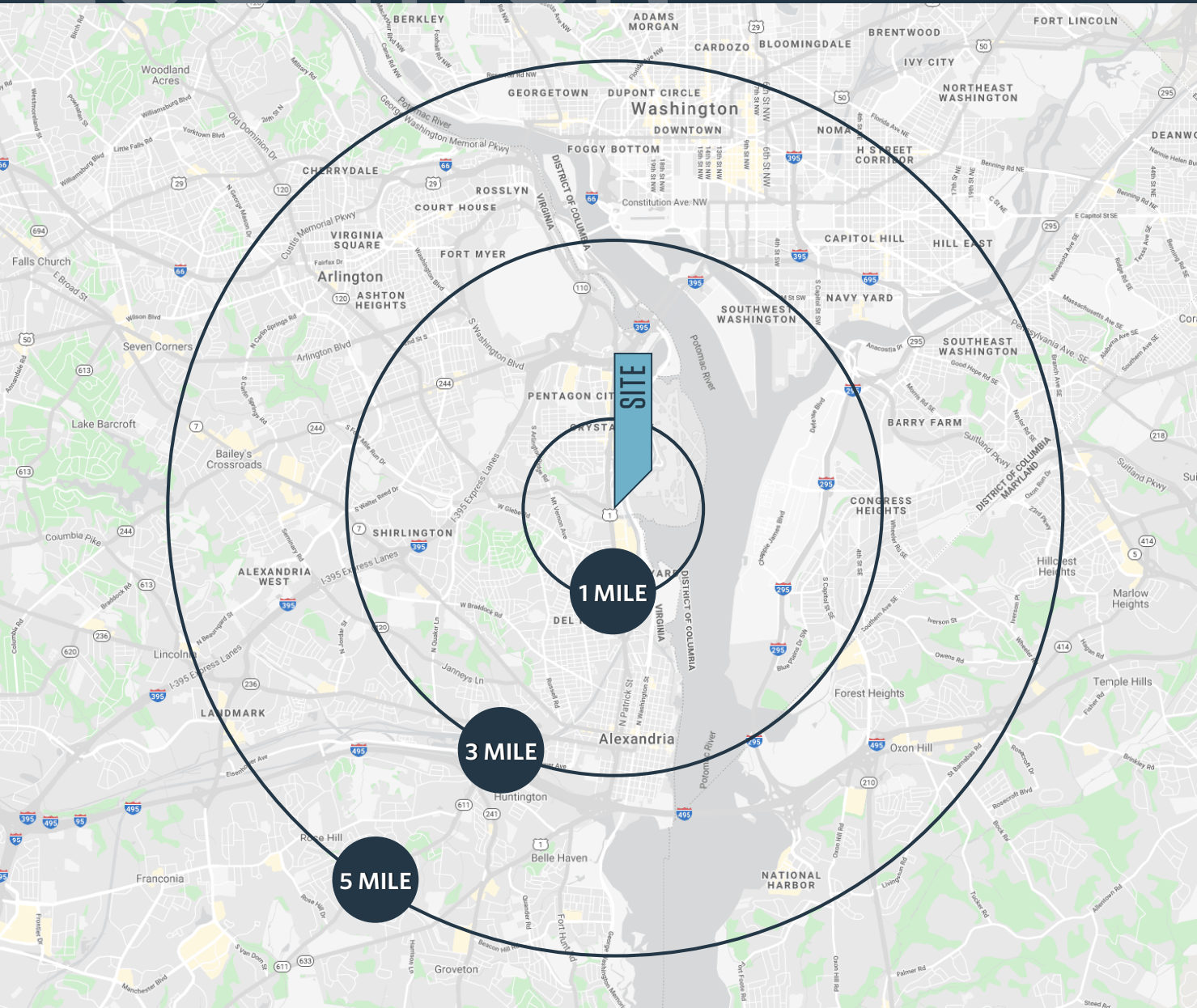
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LOCATION

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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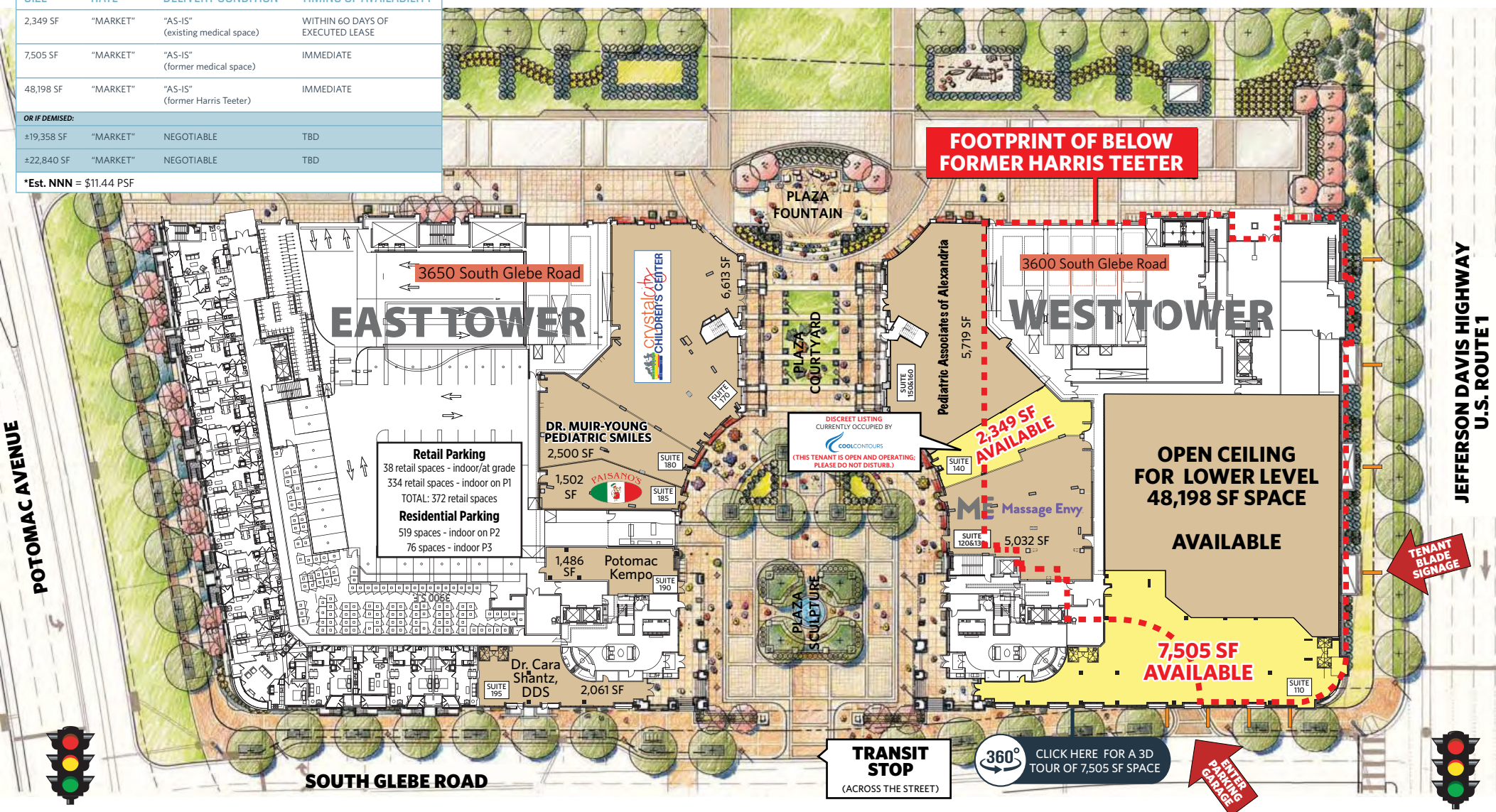
SITE PLAN

MARKET SQUARE - NATIONAL LANDING

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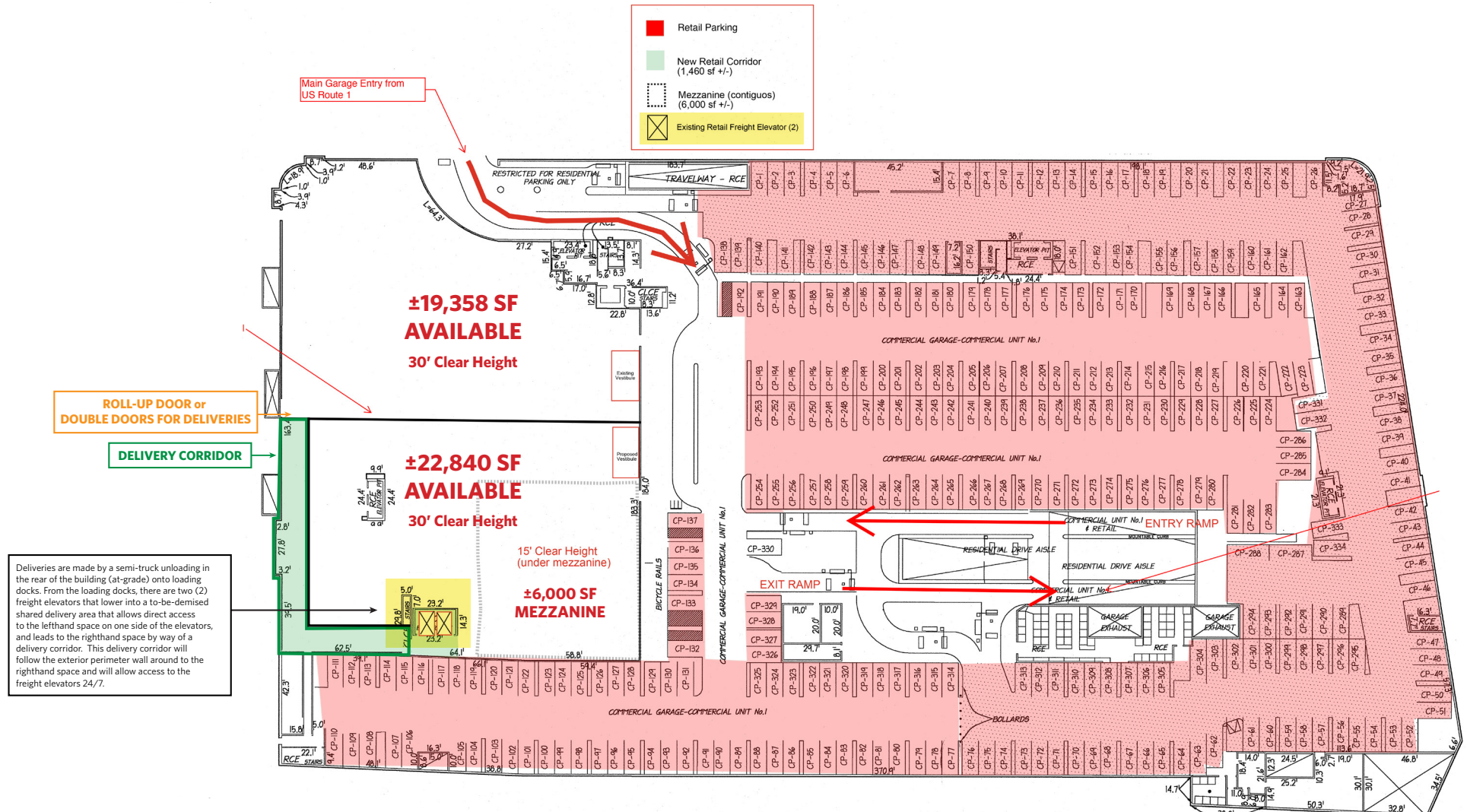
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GARAGE P-1
ELEV. 16'

POTENTIAL FLOOR PLAN (DEMISING OPTION)



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AERIAL

MARKET SQUARE - NATIONAL LANDING

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



MID-VIEW

MARKET SQUARE - NATIONAL LANDING

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OVERVIEW

MARKET SQUARE - NATIONAL LANDING

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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