

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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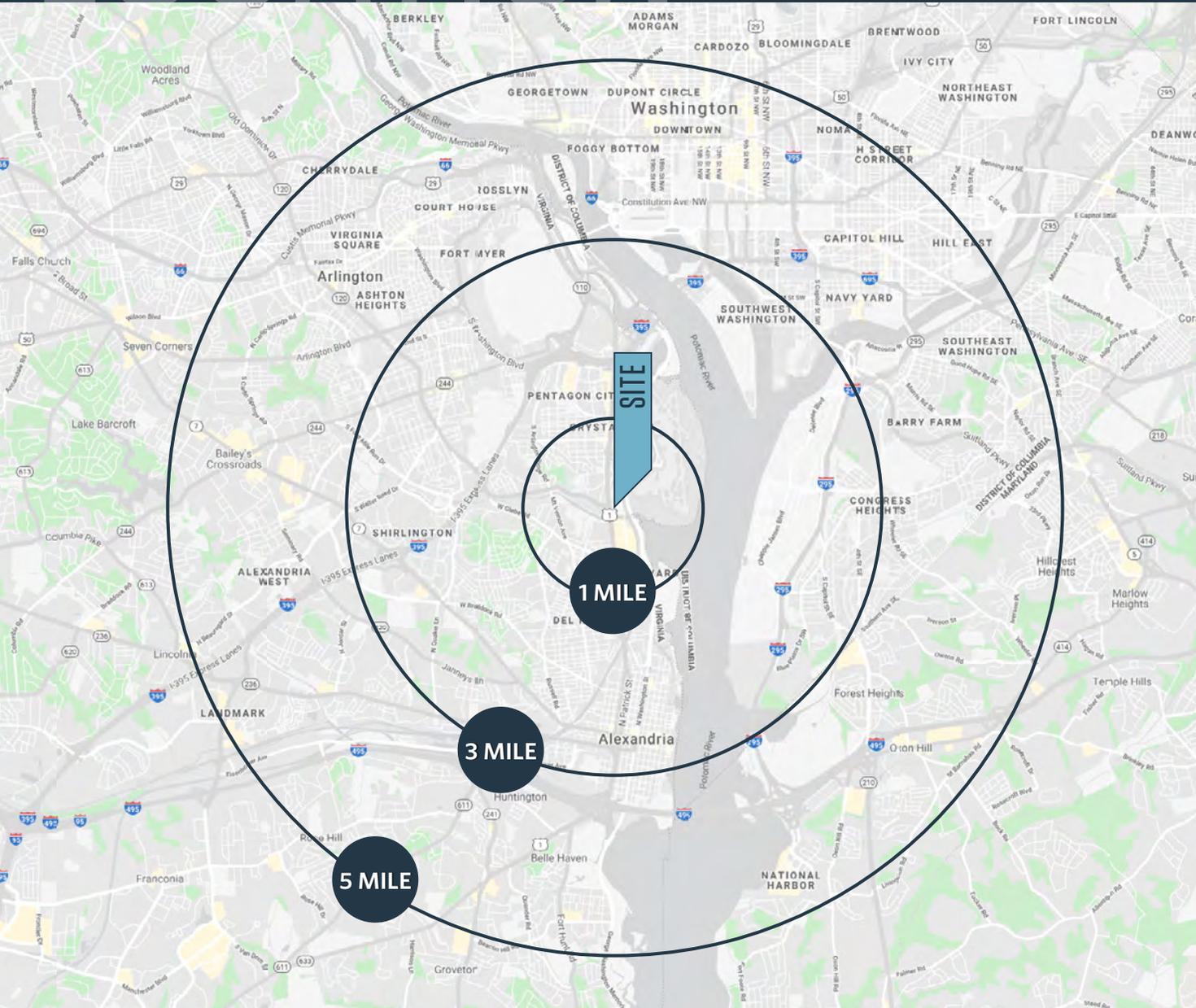
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LOCATION

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 | 2024:

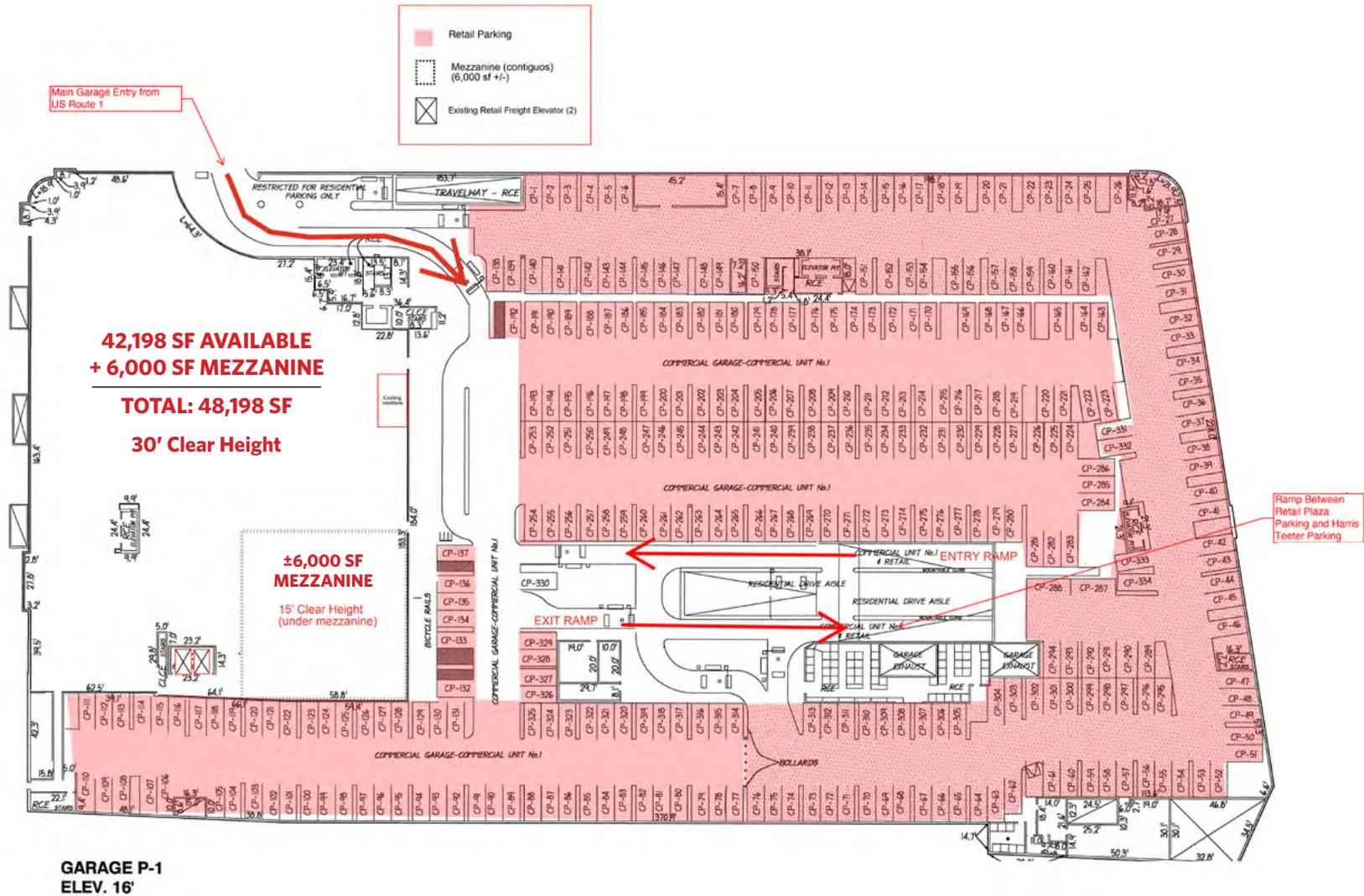
| | |
|--------------|------------|
| Route 1 | 38,665 ADT |
| S Glebe Road | 22,856 ADT |

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EXISTING FLOOR PLAN

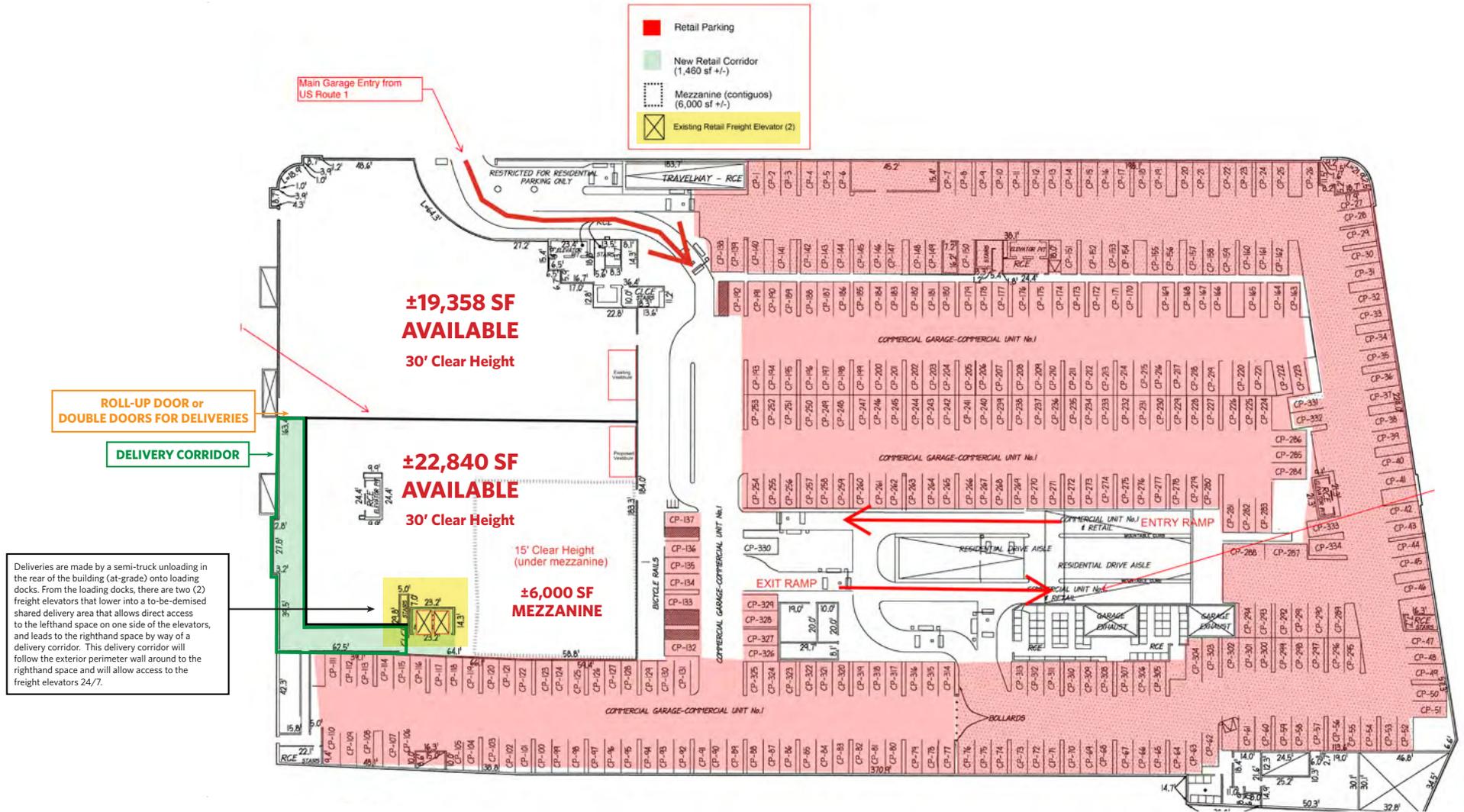


SITE PLAN

MARKET SQUARE - NATIONAL LANDING

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POTENTIAL FLOOR PLAN (DEMISING OPTION)



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AERIAL

MARKET SQUARE - NATIONAL LANDING

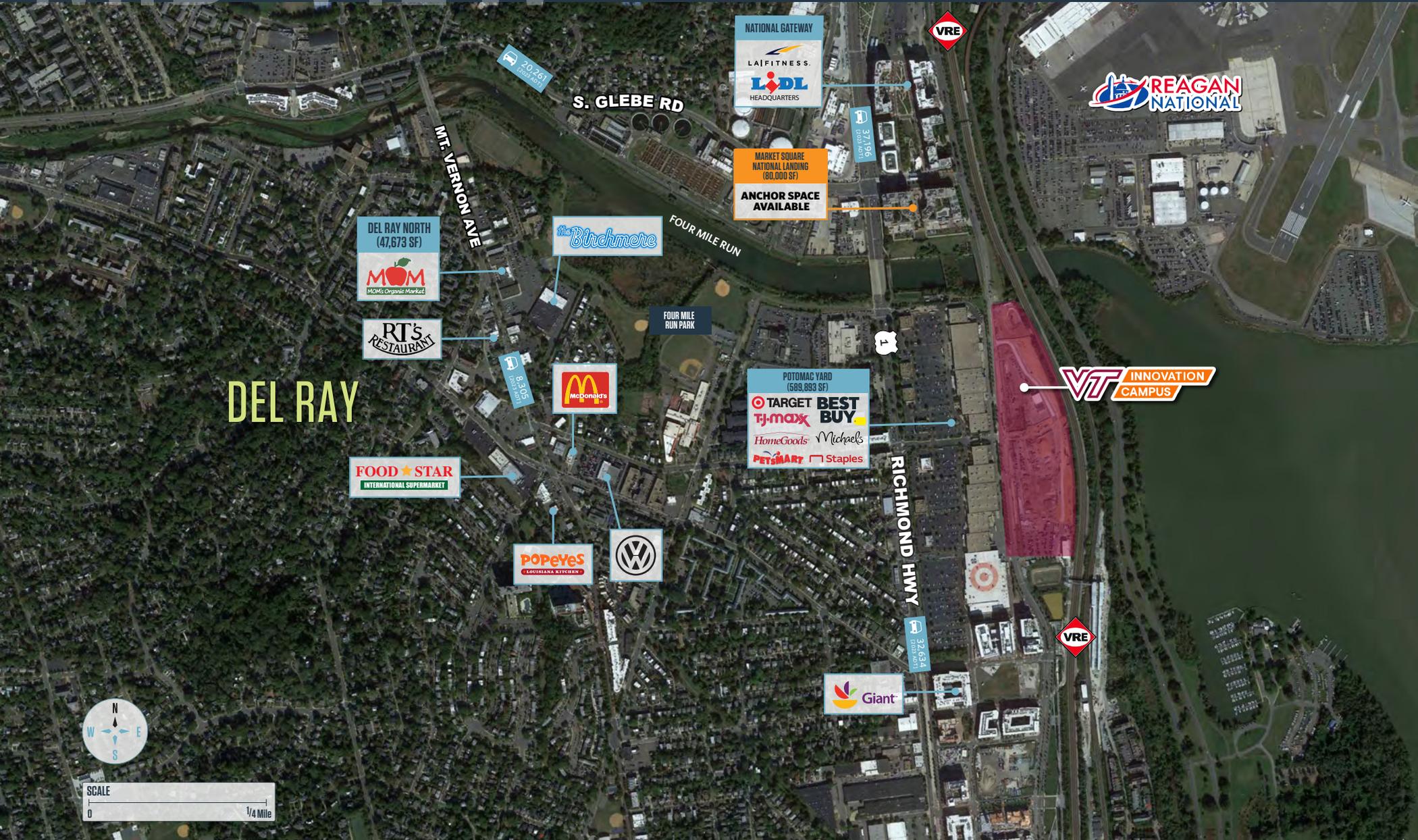
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OVERVIEW

MARKET SQUARE - NATIONAL LANDING

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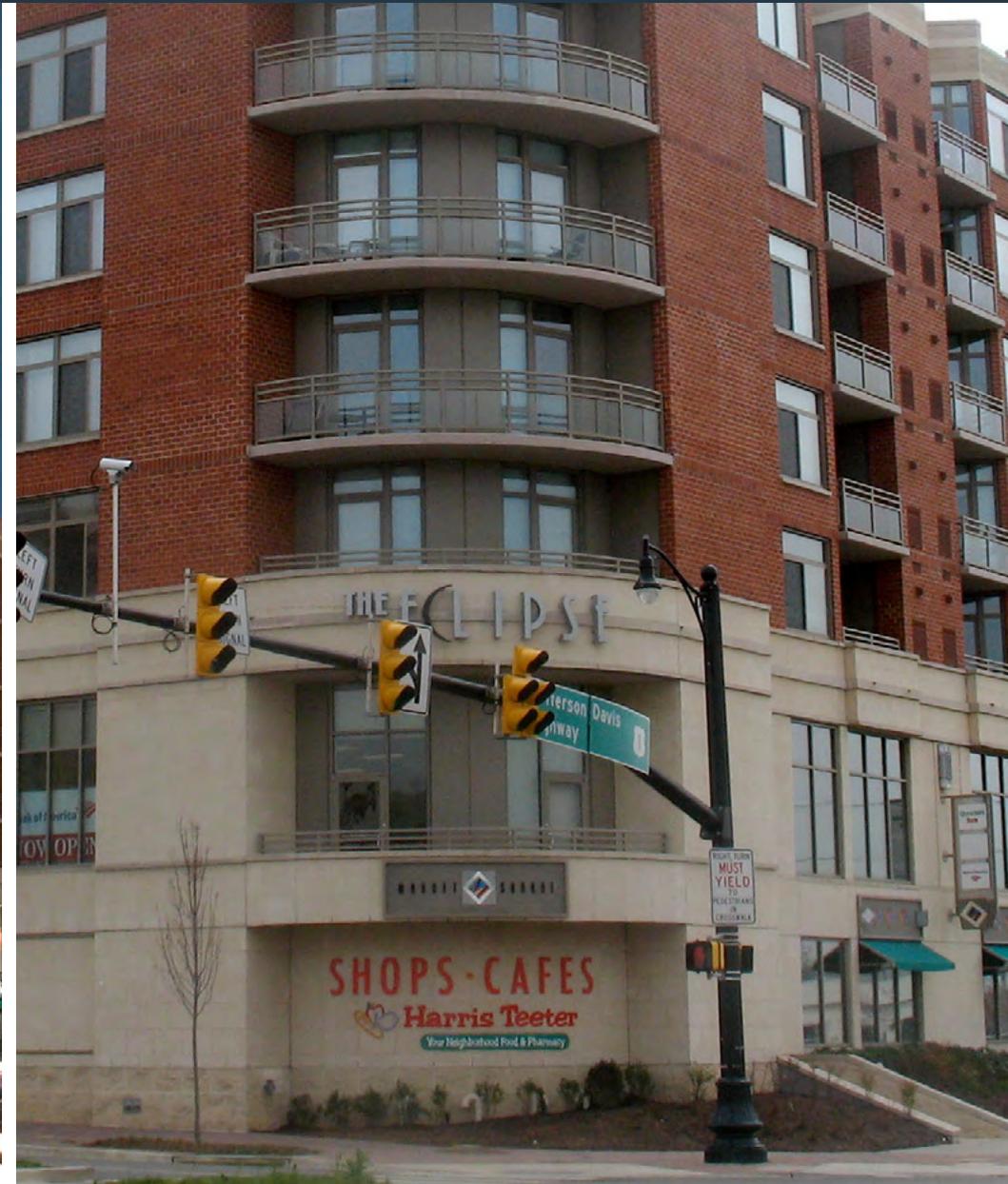
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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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