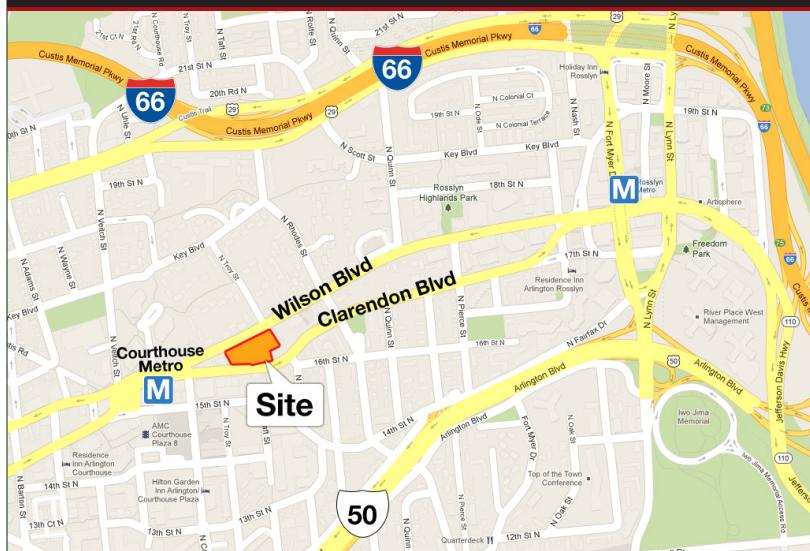


NVRetail **2001**  
CLARENDON BLVD

# 2001 CLARENDON ARLINGTON, VA



### LOCATION



### 2001 CLARENDON HIGHLIGHTS

- Featuring 30,000+ square feet of **Class A Street Level Retail and Restaurant Space**
- 154 Class A trophy Apartments immediately above Retail Space
- Conveniently located in the vibrant Courthouse District along the **Ballston/Rosslyn Corridor**
- Located within immediate walking distance (600 feet) of the **Courthouse Metro** (Orange Line)
- Easily accessible from both Wilson Blvd. and Clarendon Blvd. and just minutes from I-66 and Route 50.

**1360 SF Retail B - (Former GREENHEART)  
SPACE AVAILABLE NOW!**



**Conveniently located at Courthouse Metro**



### AREA DEMOGRAPHICS

#### 2025 PROJECTED DEMOGRAPHICS

Distance	.5 Mile Radius	1 Mile Radius	1.5 Mile Radius
Population	23,384	43,331	69,406
Households	12,907	23,813	33,457
Avg. HH Income	\$154,833	\$160,519	\$173,309

#### CURRENT CO-TENANCY



## AREA HIGHLIGHTS

### WHERE WE ARE

2001 Clarendon is prominently located between Wilson Blvd. and Clarendon Blvd within a 2 minute walk of the Courthouse Metro.

### THE COURTHOUSE DISTRICT

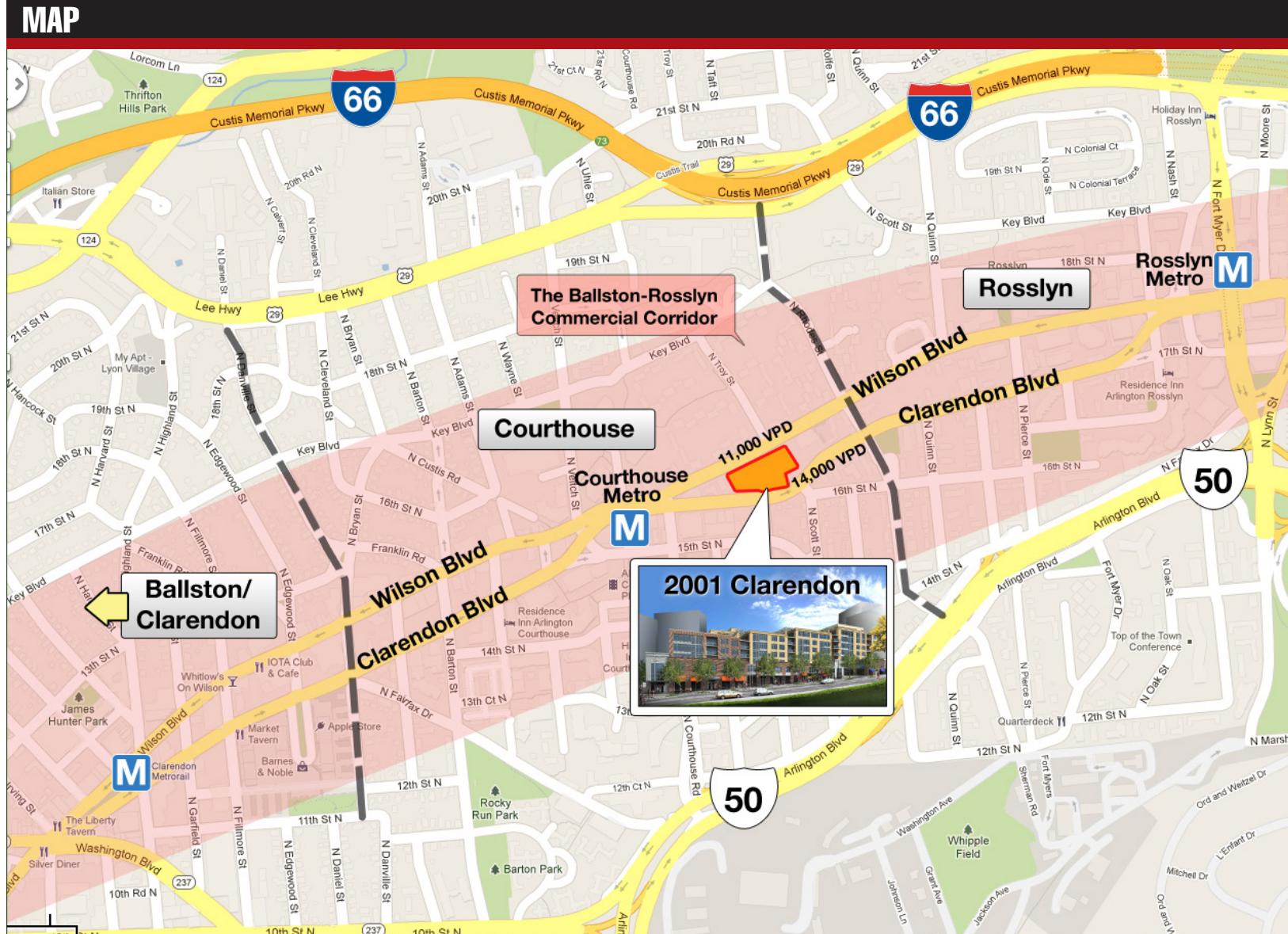
The downtown Courthouse District area has a vibrant day-time population and strong evening activity due to high office and residential density.

The Courthouse sub-market has 3.5+ million SF of office space, and 6000+ residential units. Within a 1 mile radius of the site, there is a population of 43,300+ and an average household income of \$160,500+.

Large Immediate Area Employers include Arlington County Government, Verizon, Strayer University, and many more!

Wilson Blvd. and Clarendon Blvd. experience 11,000 VPD and 14,000 VPD respectively.

## MAP



## SITE PHOTOS



## STREET LEVEL AVAILABILITIES



## LEASING AVAILABILITIES

**RETAIL B SPACE  
AVAILABLE NOW!**

**1360 SF  
(FORMER GREENHEART)**

## CONTACT

JUDD BOSTIAN  
[jbostian@nvretail.com](mailto:jbostian@nvretail.com)

**703.448.4312**

PATRICK HAYDEN  
[phayden@nvretail.com](mailto:phayden@nvretail.com)  
**703.448.4307**