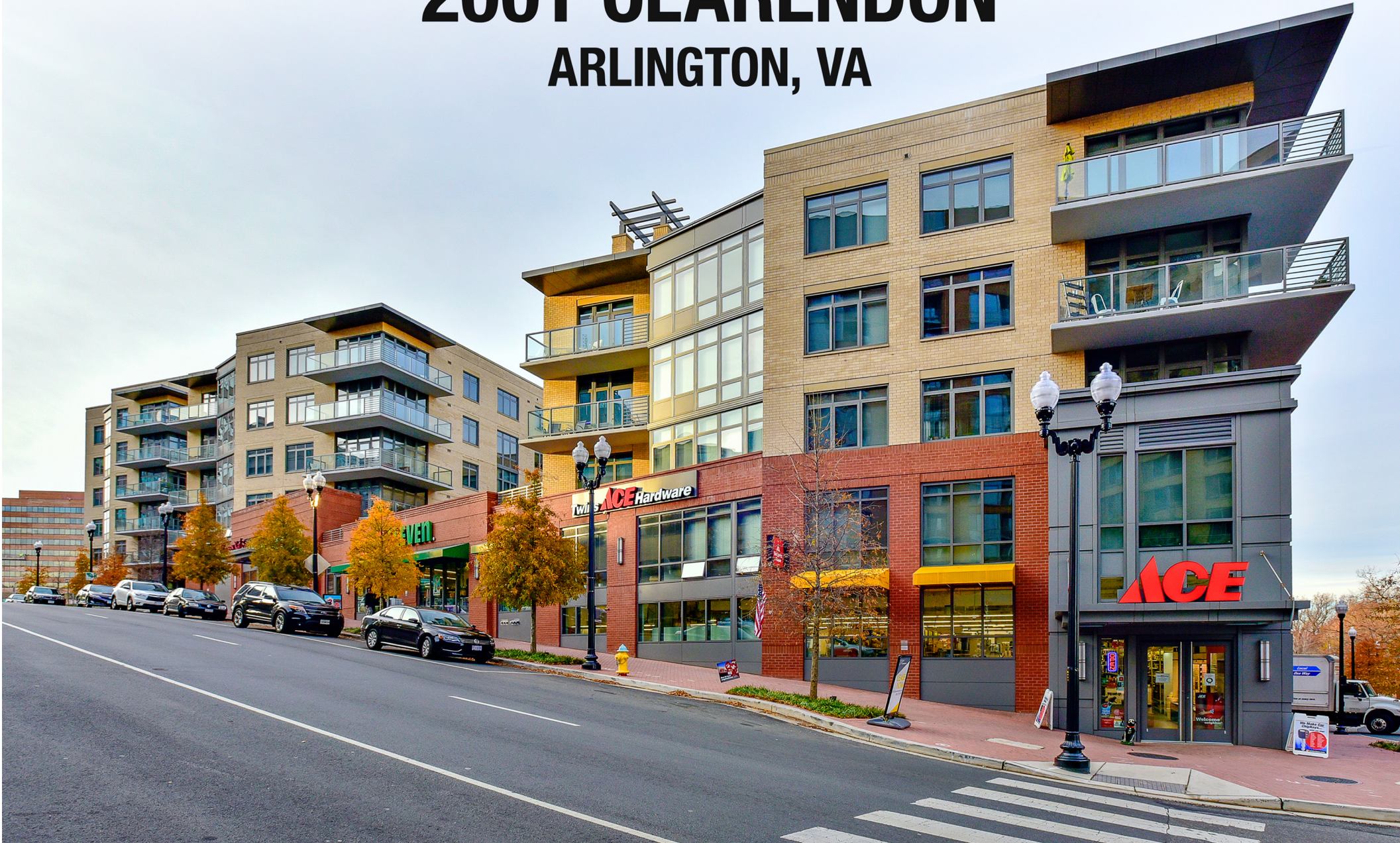


NV[®]Retail 2001¹ CLARENDON BLVD

2001 CLARENDON ARLINGTON, VA



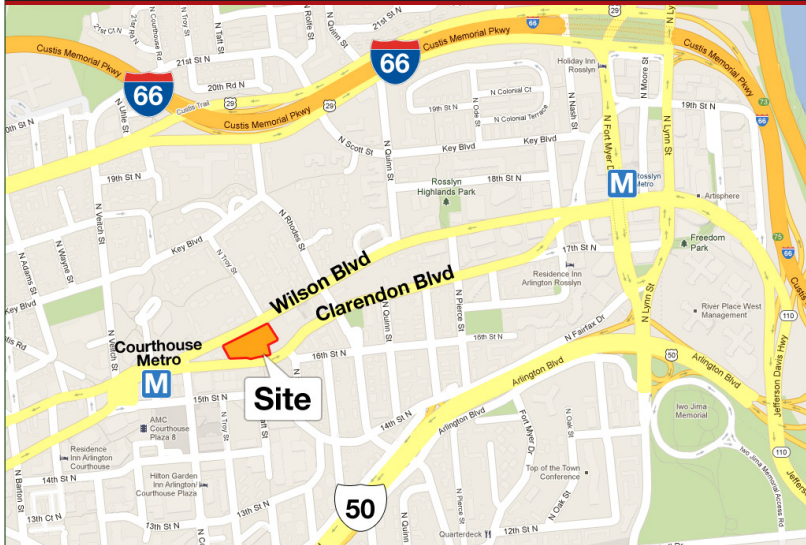


2001¹
CLARENDON BLVD

2001 CLARENDON BOULEVARD
Courthouse District - Arlington, Virginia

**RETAIL SPACE
FOR LEASE**

LOCATION



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



Conveniently located at Courthouse Metro



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.

AREA DEMOGRAPHICS

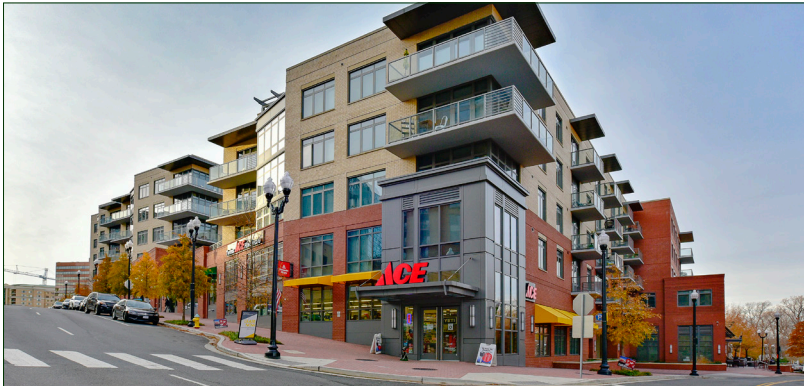
2025 PROJECTED DEMOGRAPHICS

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



SITE PHOTOS



STREET LEVEL AVAILABILITIES



LEASING AVAILABILITIES

**RETAIL B SPACE
AVAILABLE NOW!**

**1360 SF
(FORMER GREENHEART)**

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