

1310 N COURTHOUSE RD

ARLINGTON, VA

3,580 SF AVAILABLE

RAPPAPORT



1310 N COURTHOUSE RD ARLINGTON, VA

- | Formerly a Gold's Gym, this streetfront fitness space is ideally located in the heart of Arlington
- | Deemed "America's Fittest City" by the American College of Sports Medicine* in 2018
- | Steps from the Courthouse Metro station and multiple apartment communities, attracting the young professional population in the immediate area who primarily walk to work
- | Unparalleled access off Rt. 50 with 53,000 VPD
- | 669 covered parking spaces with a ratio of 1.8/1,000 SF
- | High ceilings with 40' clears in portion of the space

DEMOGRAPHICS 2020

| | .5 MILE | 1 MILE | 3 MILES |
|---|--------------------|-----------|-----------|
|  POPULATION | 20,456 | 47,215 | 269,873 |
|  DAYTIME POPULATION | 16,121 | 45,325 | 393,344 |
|  HOUSEHOLD INCOME | \$149,118 | \$153,543 | \$152,704 |
|  TRAFFIC COUNTS | 53,000 on Route 50 | | |

AREA RETAILERS



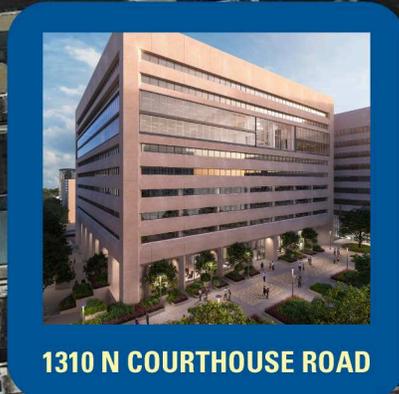
1310 N COURTHOUSE RD
ARLINGTON, VA

N. VEITCH STREET

LYON VILLAGE
850 RESIDENTIAL UNITS



WILSON BOULEVARD 12,000 VPD



1310 N COURTHOUSE ROAD



CLARENDON BOULEVARD



N COURTHOUSE ROAD



MARKET COMMON CLARENDON

| | | |
|--------------|------------------|-----------------|
| | south moon under | WILLIAMS SONOMA |
| LOFT | POTTERY BARN | |
| Crate&Barrel | ANN TAYLOR | |

**1310 N COURTHOUSE RD
ARLINGTON, VA**

GEORGETOWN

DUPONT
CIRCLE

DOWNTOWN DC

FOGGY BOTTOM

THE WHITE HOUSE

ROSSLYN

THEODORE
ROOSEVELT
ISLAND

KENNEDY
CENTER

WASHINGTON, D.C.

ROUTE
66

ROUTE
66

50

COURTHOUSE

LINCOLN
MEMORIAL

WASHINGTON
MONUMENT



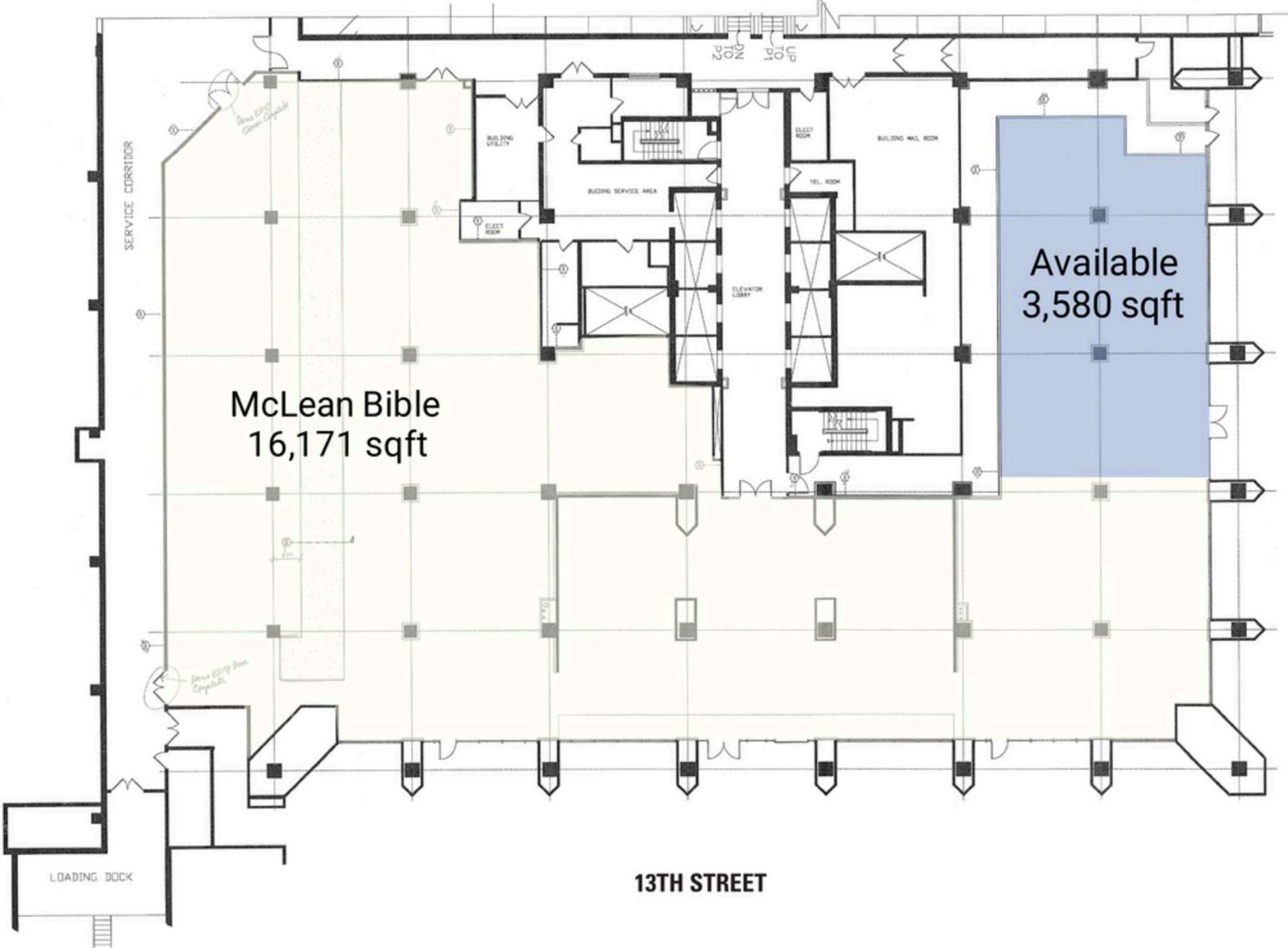
1310 N COURTHOUSE ROAD

6 MINUTE DRIVE TO WASHINGTON, D.C.

SITE PLAN

1310 N COURTHOUSE RD | ARLINGTON, VA

3,580 SF AVAILABLE



N COURTHOUSE ROAD

13TH STREET



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1310 N COURTHOUSE RD, ARLINGTON, VA

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