

# 1310 N COURTHOUSE RD

ARLINGTON, VA

FULLY LEASED





RAPPAPORT  
CULTIVATING PLACES



## 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

### DEMOGRAPHICS 2024

	.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

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

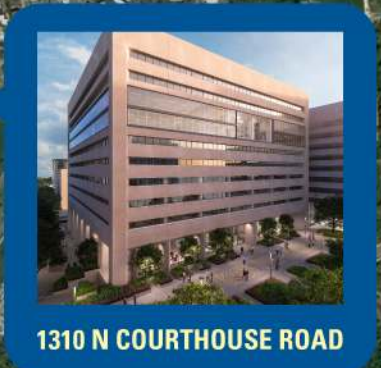
ROUTE  
66

50

**COURTHOUSE**

LINCOLN  
MEMORIAL

WASHINGTON  
MONUMENT

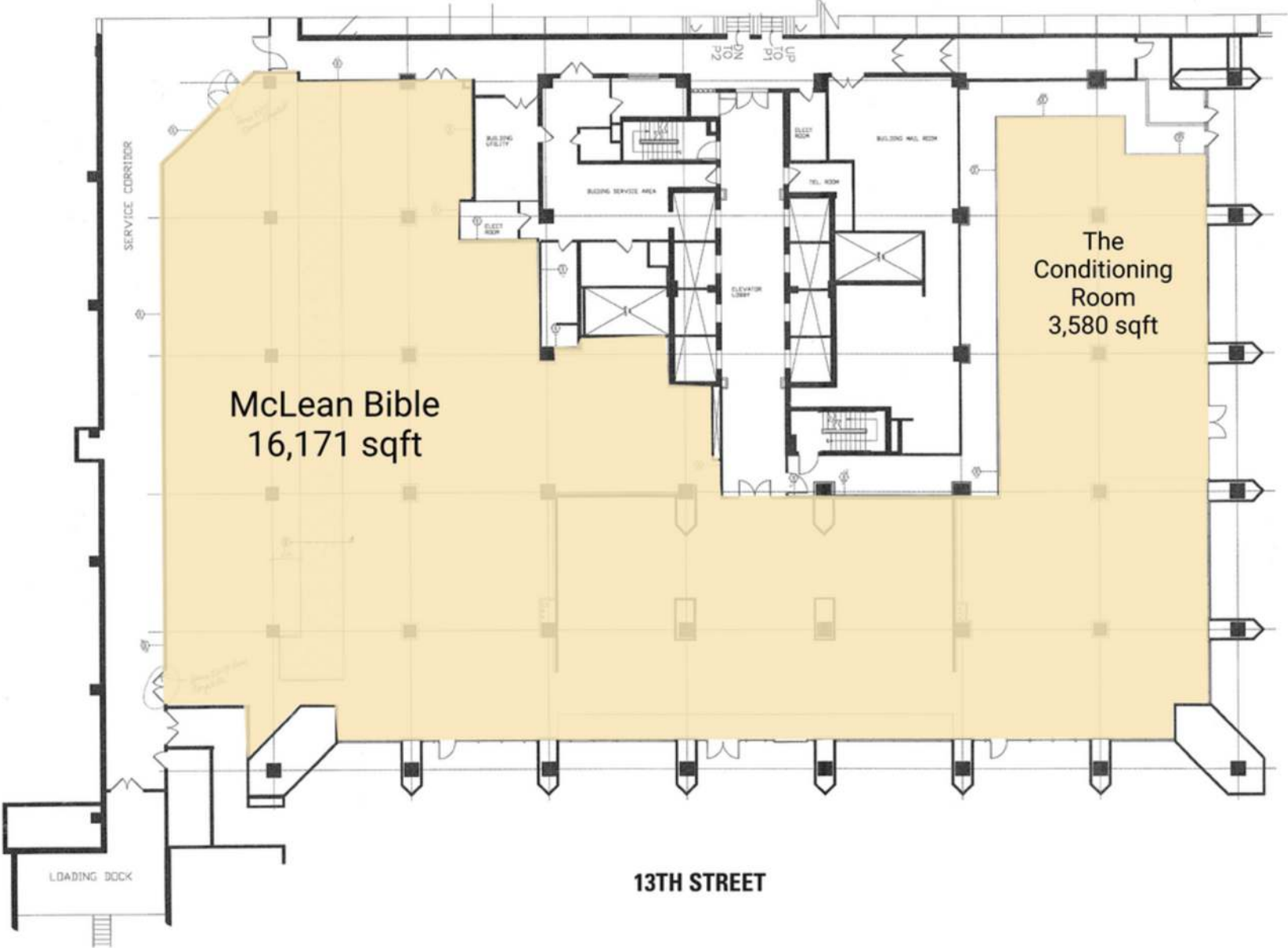


**1310 N COURTHOUSE ROAD**

**6 MINUTE DRIVE TO WASHINGTON, D.C.**

# SITE PLAN

1310 N COURTHOUSE RD | ARLINGTON, VA



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**1310 N COURTHOUSE RD, ARLINGTON, VA**

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