



**Ballston Metro Center - 901 N Stuart St**  
Arlington, VA

1,351 SF available

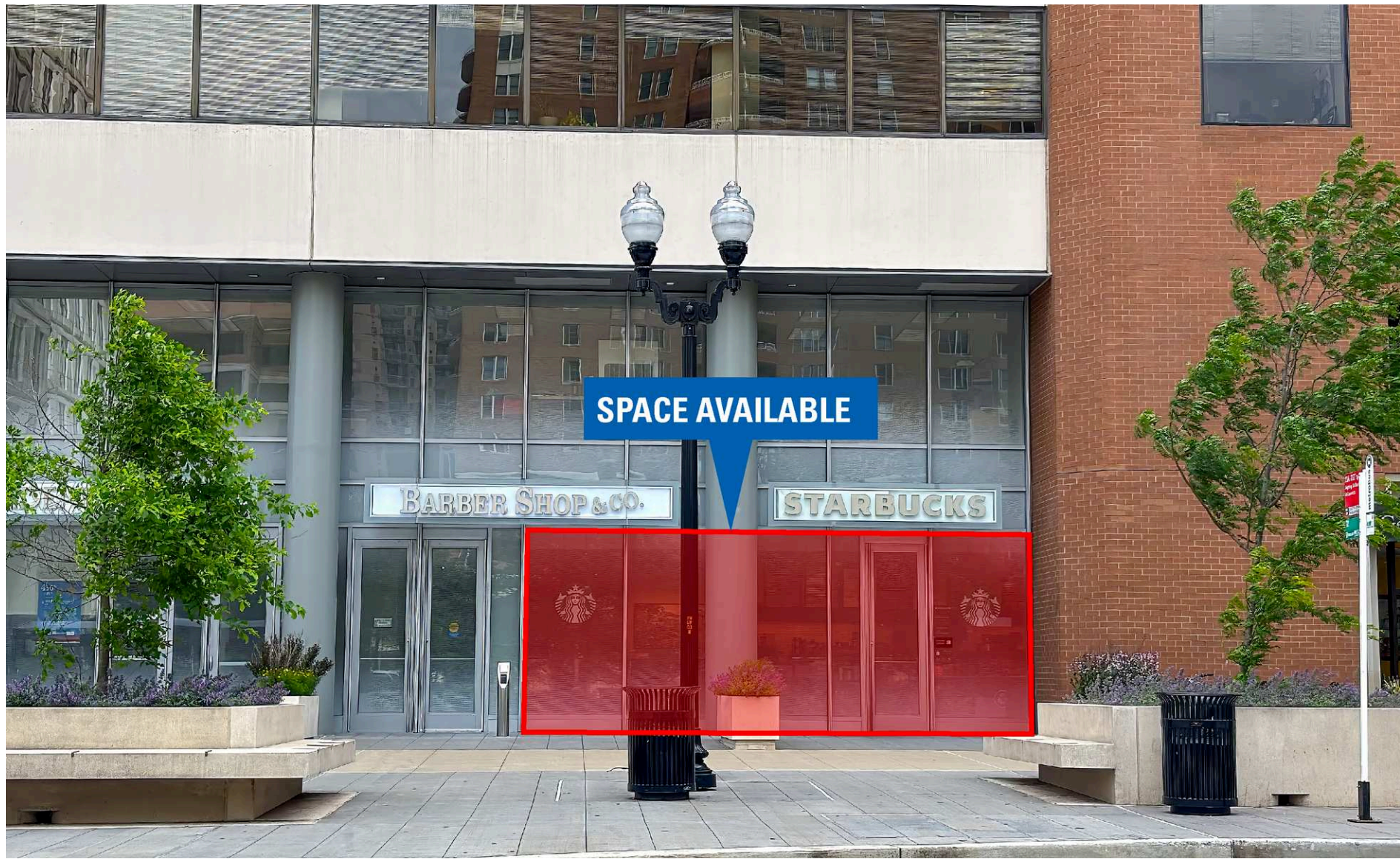




# Arlington

Virginia

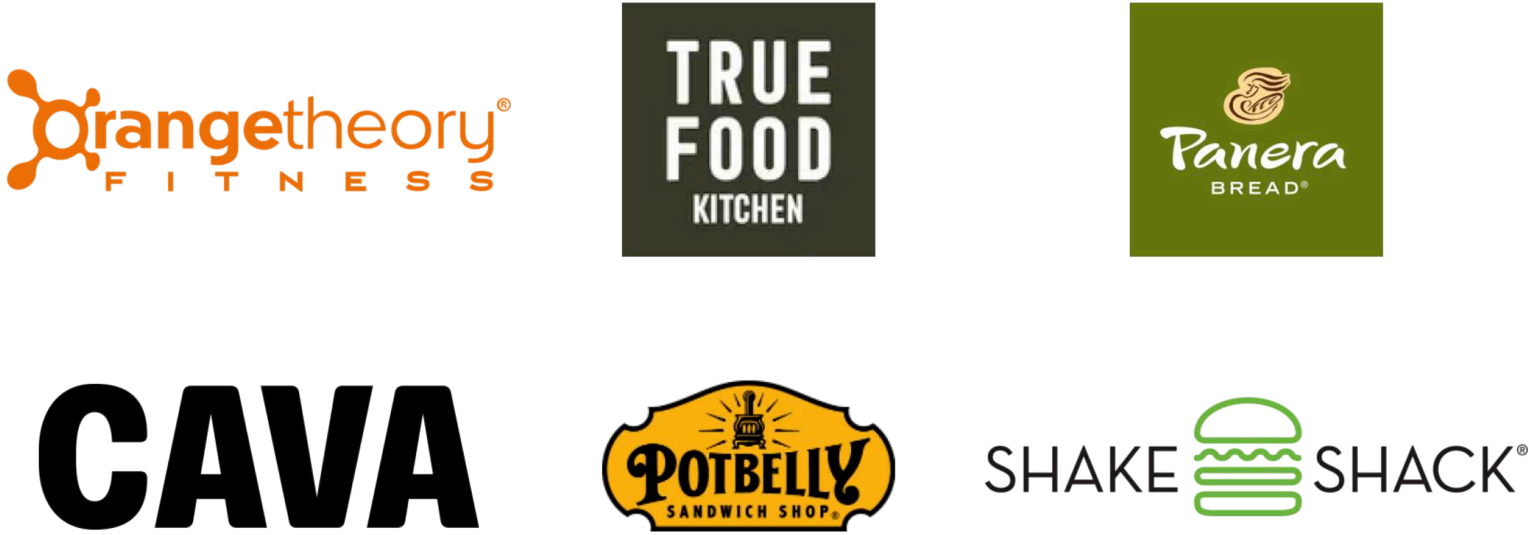
- Located in the heart of Arlington along N Fairfax Drive, directly adjacent to the Ballston-MU Metro, with easy access to the Ballston Quarter
- Situated within dense apartment communities, attracting the young professional population in the immediate area who primarily walk to work
- Project includes a 230,000 sf office building, 277 unit Alta Vista Condominiums and a 210 room Hilton Hotel
- New streetscape improvements completed in 2022



## 2025 Demographics

|                    | 1 mi.                     | 3 mi.     | 5 mi.     |
|--------------------|---------------------------|-----------|-----------|
| Population         | 45,436                    | 261,394   | 641,083   |
| Daytime Population | 40,323                    | 200,332   | 585,991   |
| Household Income   | \$190,420                 | \$178,976 | \$187,444 |
| Traffic Counts     | 30,000 on N Fairfax Drive |           |           |

## Area Retailers







UNCLE JULIO'S  
MEXICAN  
from scratch

SUBWAY

WELLS  
FARGO

Quincy Hall  
PINTS & PIZZA



EAGLEBANK



ihop

BRONSON  
BIERHALL

N STUART ST

N STAFFORD ST

N RANDOLPH ST

POTBELLY  
SANDWICH SHOP

Panera  
BREAD

9TH ST N

Ballston Metro Center

P.F. CHANG'S

BIG BUNS  
BAMN GOOD BURGER CO

Nando's

Orangetheory  
FITNESS

SHAKE  
SHACK

CAVA

sweetgreen

CARBONARA  
• OLD SCHOOL ITALIAN & WINE BAR •

F45

SILVER Diner

N GLEBE RD 28,000 VPD

WILSON BLVD 14,000 VPD

Ballston Common Mall

REGAL

BULLETIN

bartaco

SMOOTHIES + JUICES

PUNCH BOWL  
SOCIAL

TRUE  
FOOD  
KITCHEN

THE  
SALT LINE  
OYSTER + ALE

TACO  
BAMBA  
TAQUERIA

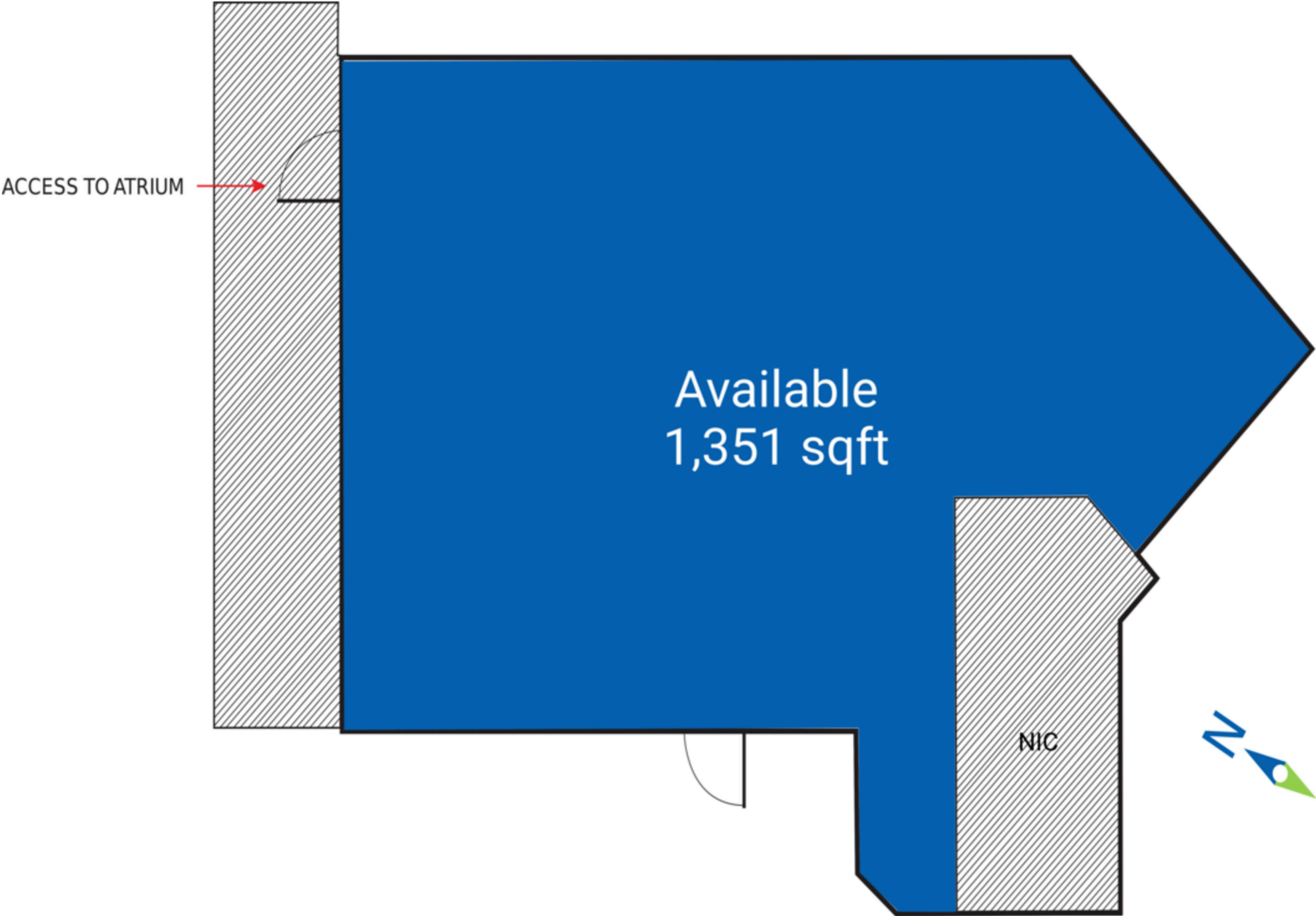
GOLDS  
GYM



# Site Plan

1,351 SF available

| Space # | Sq. Ft. | Tenant    |
|---------|---------|-----------|
| 1       | 1,351   | Available |



● Space Available

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**901 N STUART ST, ARLINGTON, VA**

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**Melissa Webb | [mwebb@rappaportco.com](mailto:mwebb@rappaportco.com) | 703.980.6829**