



Ballston Metro Center - 901 N Stuart St

Arlington, VA

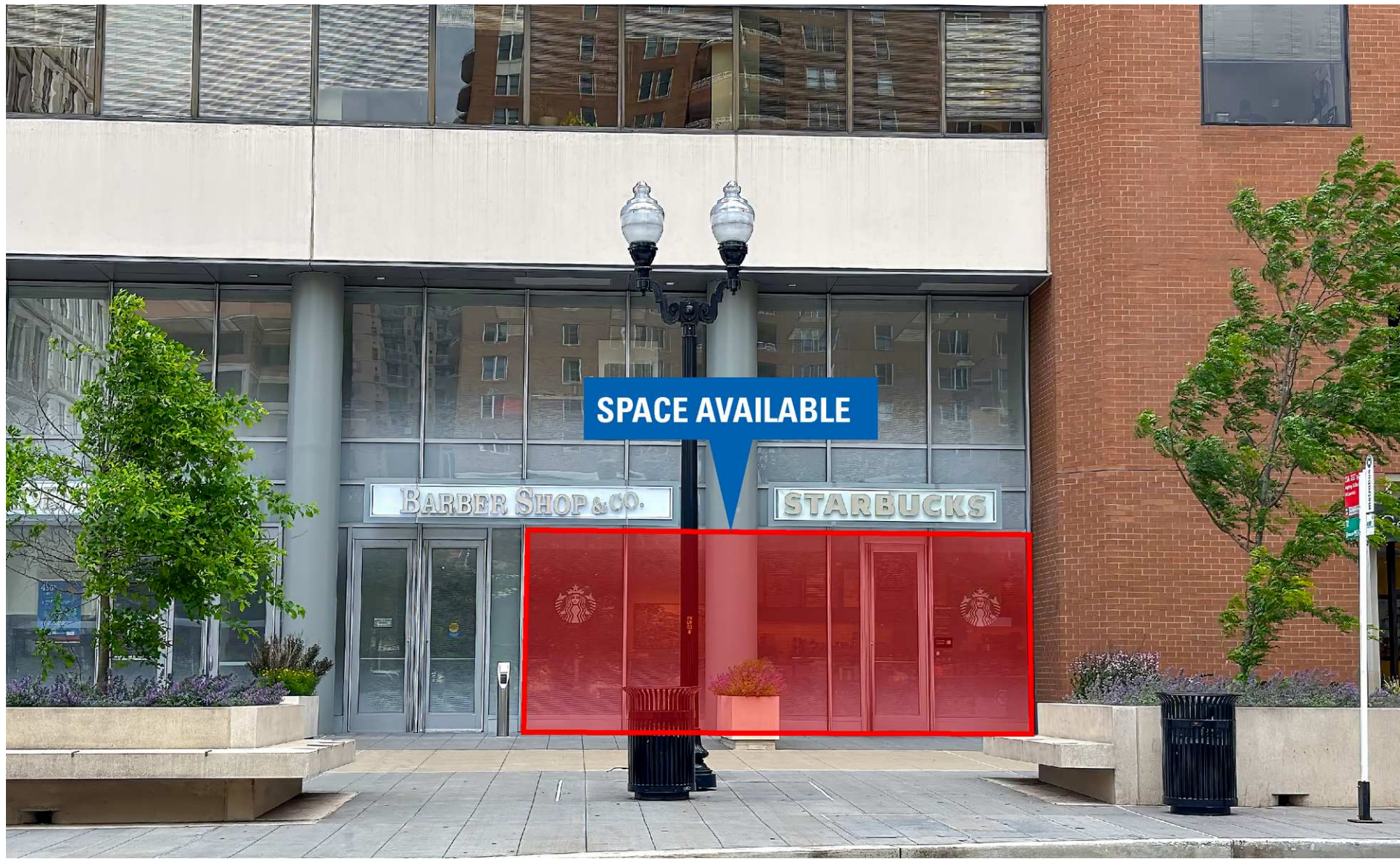
1,351 SF available



Arlington

Virginia

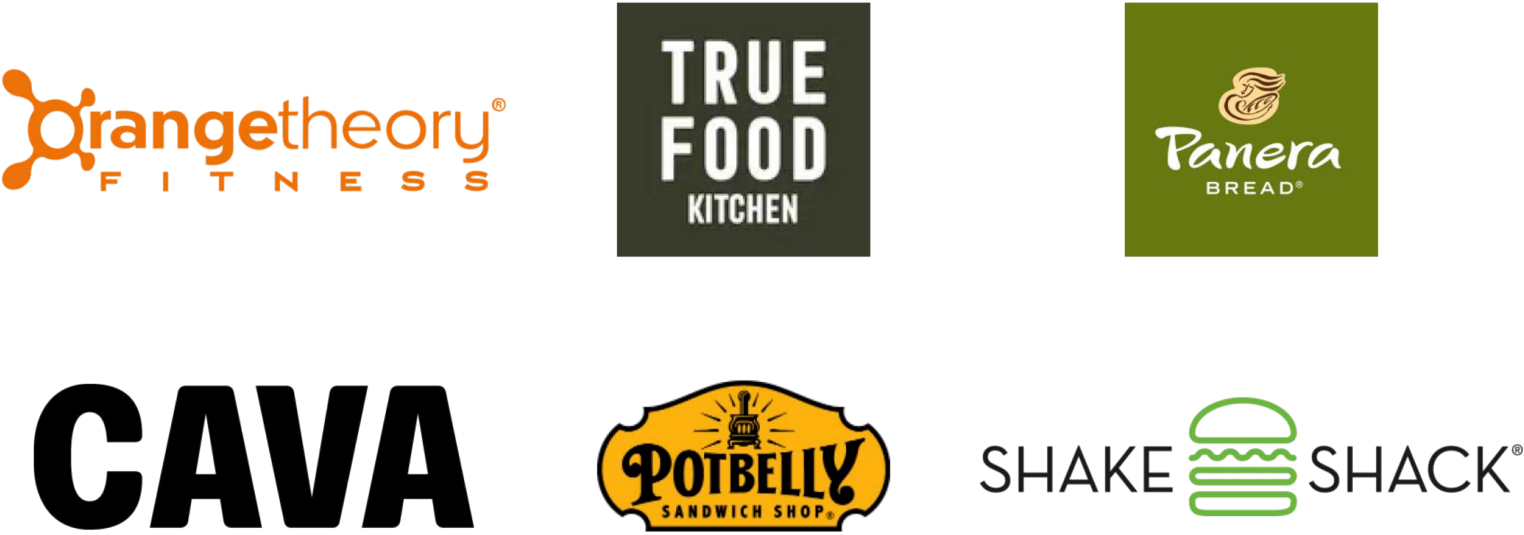
- Located in the heart of Arlington along N Fairfax Drive, directly adjacent to the Ballston-MU Metro, with easy access to the Ballston Quarter
- Situated within dense apartment communities, attracting the young professional population in the immediate area who primarily walk to work
- Project includes 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

N FAIRFAX DR 30,000 VPD

POTBELLY
SANDWICH SHOP

Panera
BREAD

BIG BUNS
BAMN GOOD BURGER CO

9TH ST N

Ballston Metro Center

P.F. CHANG'S

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

PUNCH BOWL
SOCIAL

TRUE
FOOD
KITCHEN

THE
SALT LINE
OYSTER + ALE

TACO
BAMBA
TAQUERIA

GOLDS
GYM

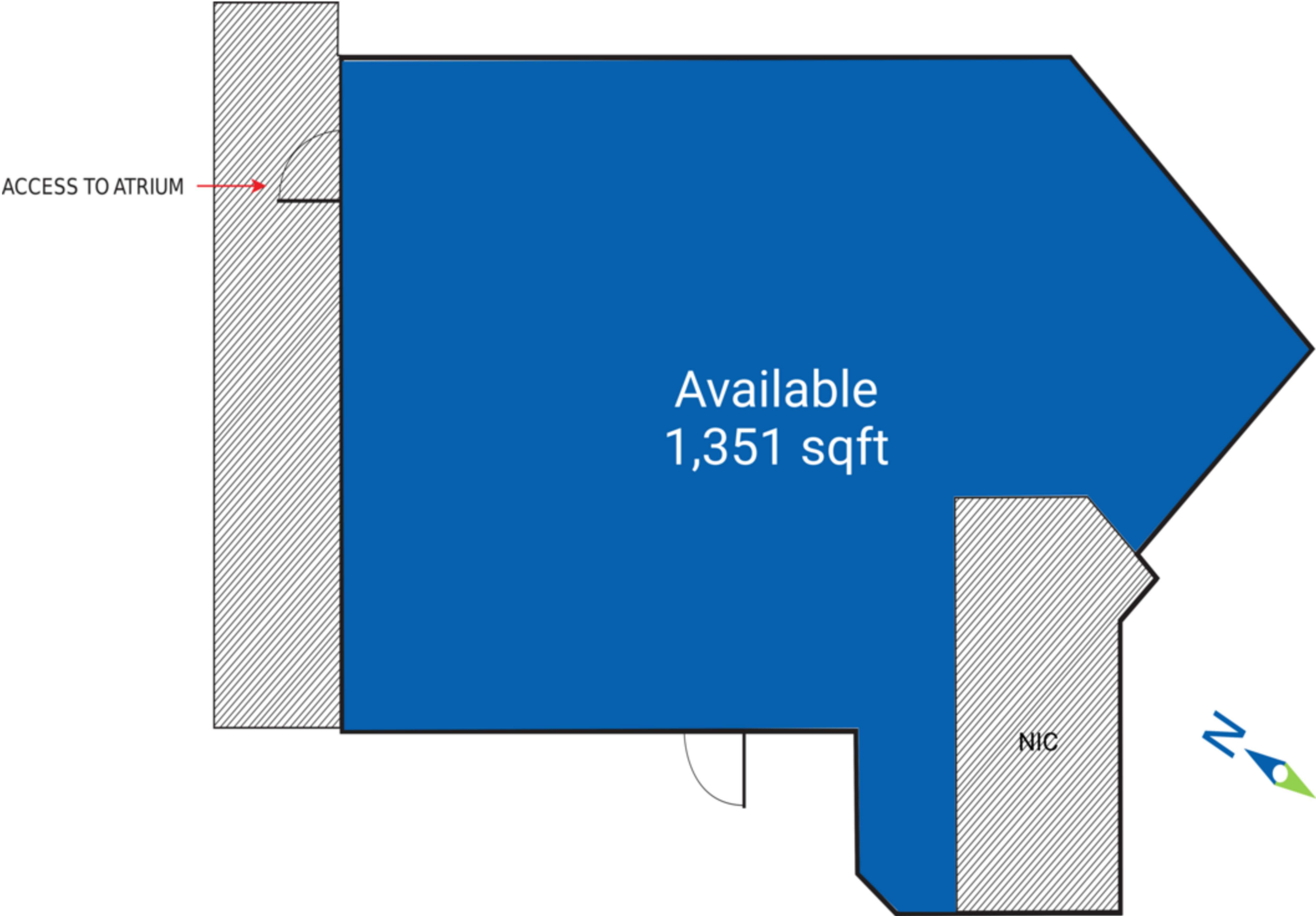
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RAPPAPORT
CULTIVATING PLACES

Site Plan

1,351 SF available

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



● Space Available

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