



Central Place

Arlington, VA

2,499 SF 2nd-Gen Restaurant Available



Arlington

Virginia

- 2,499 SF second-generation restaurant opportunity available positioned within a dynamic area offering retail, services, attractions, and modern conveniences.
- Located in the heart of Rosslyn, a vibrant neighborhood with a significant daytime population driven by major employers, including Deloitte and the headquarters of Nestlé and Solidcore.
- Exceptional connectivity with immediate access to the Rosslyn Metro Station (Blue, Orange, and Silver Lines), serving approximately 9,000 daily riders.
- Surrounded by high-quality , nationally recognized retailers including Sweetgreen, Nando



2026 Demographics

	.5 mi.	1 mi.	2 mi.
Population	12,707	39,287	121,446
Daytime Population	27,182	115,924	295,286
Household Income	\$172,679	\$179,648	\$198,613
Traffic Counts	13,500 on N Lynn Street 13,600 on Wilson Boulevard		

Area Retailers

sweetgreen

CAVA

OPEN ROAD



COMPASS COFFEE





Central Place

FRANCIS SCOTT
KEY BRIDGE
92,700 VPD

DELOITTE
710,000 SF
2,500 EMPLOYEES

140 RESIDENTIAL
HOUSEHOLDS

CEB
550,000 SF
2,000 EMPLOYEES

ROSSLYN
PLAZA
450,000 SF
1,500 EMPLOYEES

NESTLE HQ
300,000 SF
900 EMPLOYEES

SOLIDCORE HQ
12,000 SF
66 FLEX
WORKSTATIONS

RIVER PLACE
APARTMENTS
1,700 UNITS

CUSTIS MEMORIAL PARKWAY 97,100 VPD

POTOMAC RIVER

GW PARKWAY 72,500 VPD

ARLINGTON BOULEVARD 48,000 VPD

WILSON BOULEVARD 13,600 VPD

CLARENDON BOULEVARD 6,000 VPD

SOUTH
BLOCK
BASH

BARLEY MAC

QUINN'S
ON THE CORNER

Playful Pack
DOG DAYCARE & BOARDING

E60
FITNESS

SAFEWAY

TARGET

TACO ROCK

GOLD'S
GYM

Panera
BREAD

M
metro

Bright Horizons
FAMILY SOLUTIONS

CAVA
COMPASS
COFFEE
OPEN
ROAD

WISEGUY PIZZA
CHOP'T
POTBELLY
CHIPOTLE
FIVE
SPICE

Sfoglina
CVS
pharmacy

50

ROUTE
66

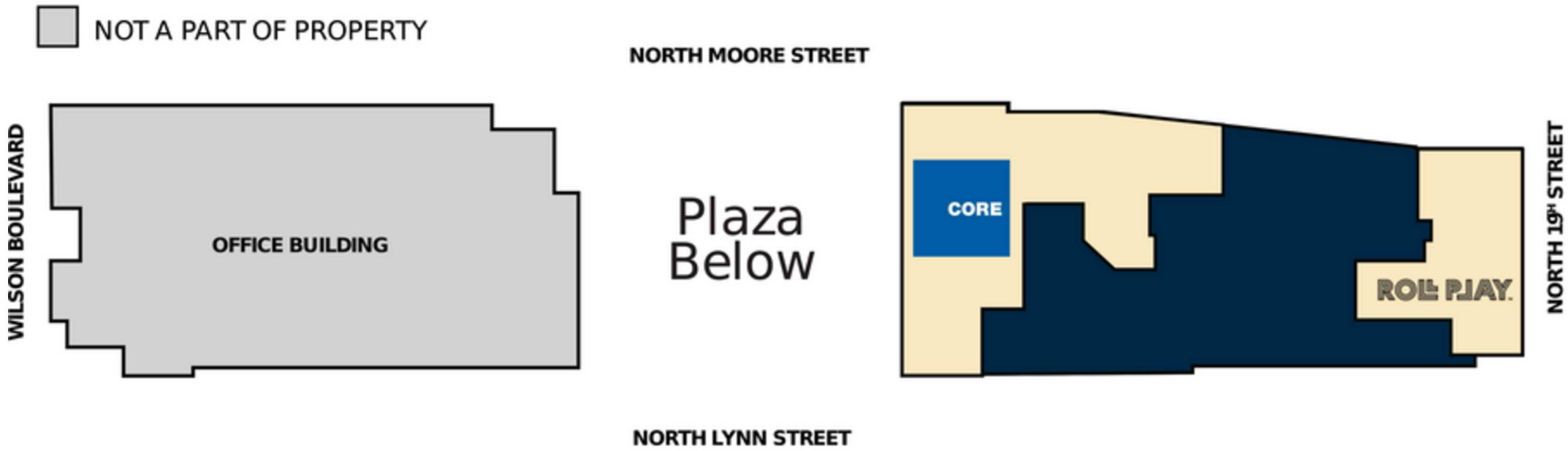


Site Plan

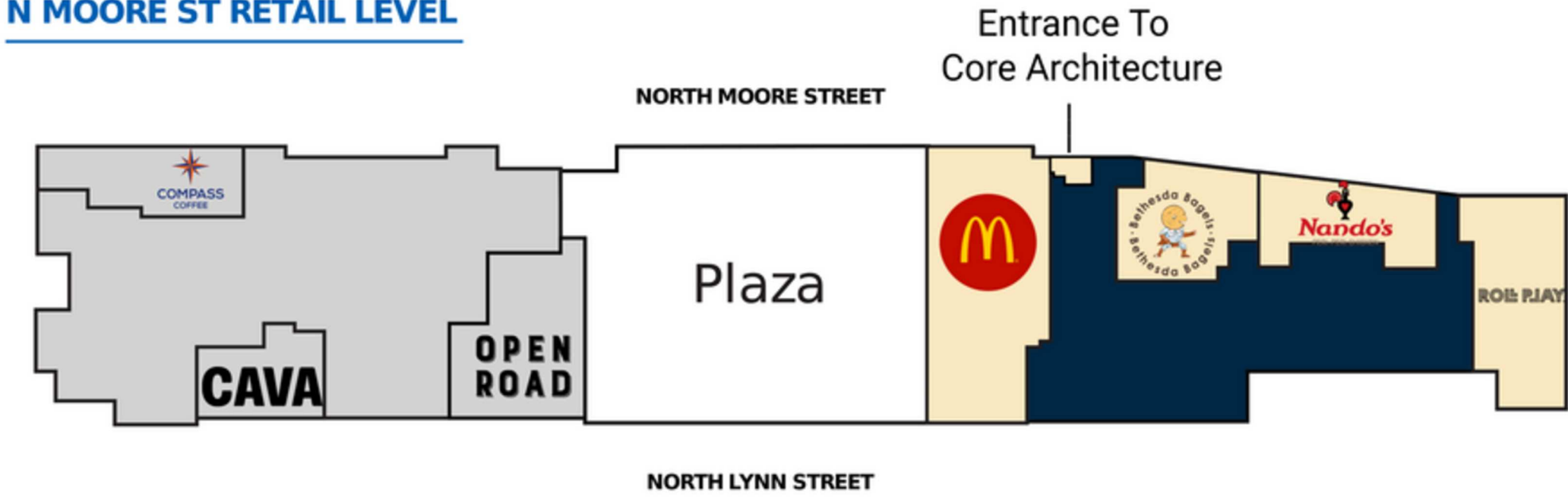
2,499 SF available

● Space Available

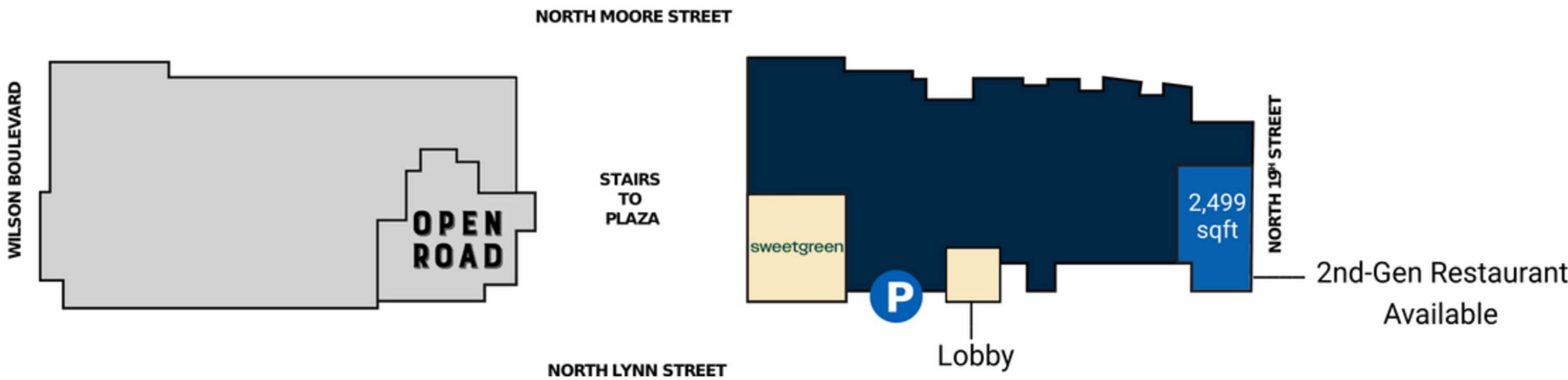
N MOORE ST 2ND LEVEL RETAIL



N MOORE ST RETAIL LEVEL



N LYNN ST RETAIL LEVEL



The Property



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WASHINGTON, D.C. | MARYLAND | VIRGINIA

CENTRAL PLACE | 1800 N LYNN STREET, ARLINGTON, VA

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983