



Central Place

Arlington, VA

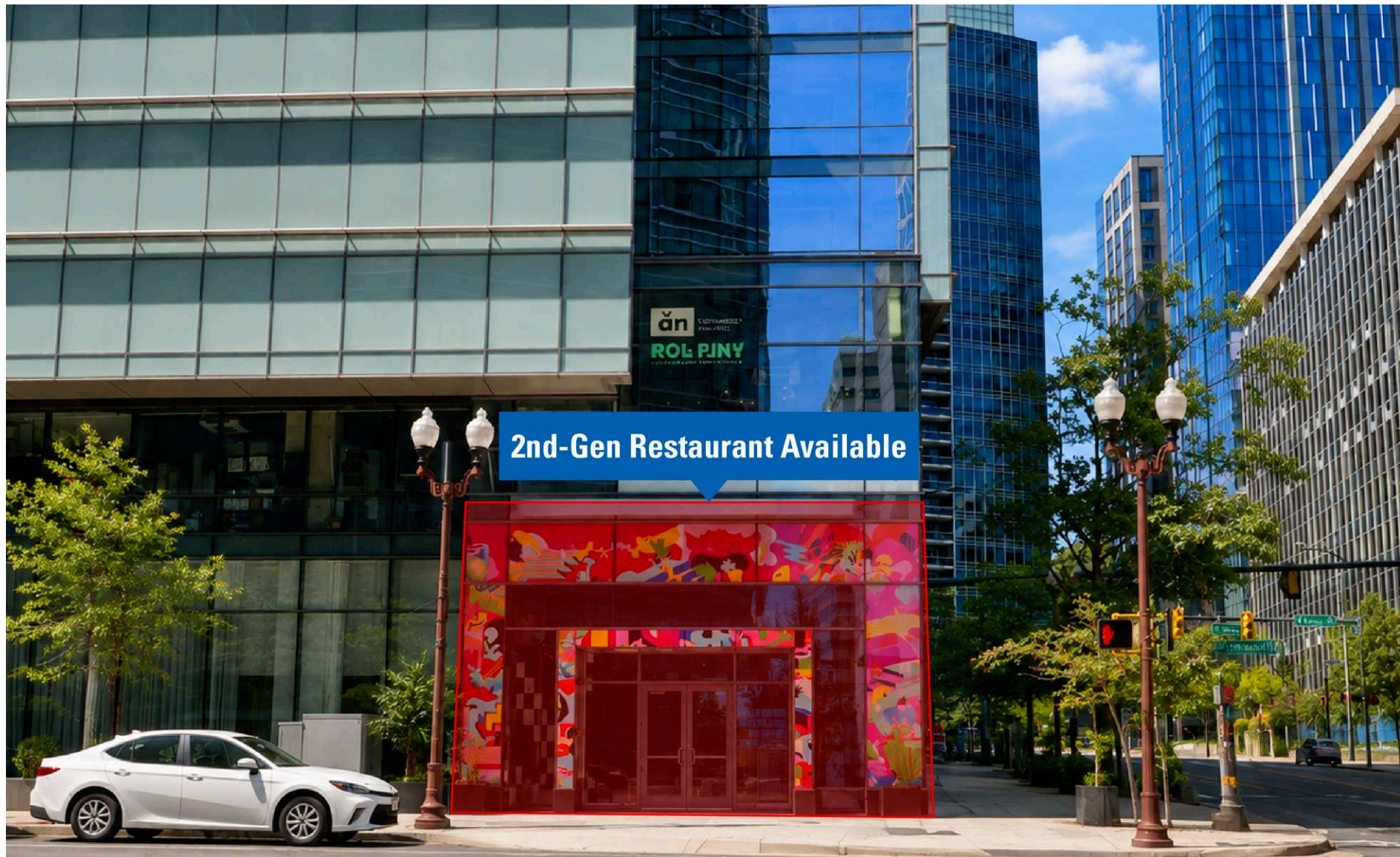
2,499 SF Ground Floor 2nd-Gen Restaurant Available

RAPPAPORT
CULTIVATING PLACES®

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, Open Road, and Nando's.



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

WISEGUY PIZZA
CHOP T
POTBELLY
CHIPOTLE
FIVE FINGER
COFFEE ROASTERS

**SOUTH
BLOCK**
BASH

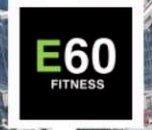


Sfoglina
**CVS
pharmacy**



QUINN'S
ON THE CORNER

Playful Pack
DOG DAYCARE & BOARDING



CAVA
COMPASS
COFFEE
**OPEN
ROAD**

SOLIDCORE HQ
12,000 SF
66 FLEX
WORKSTATIONS

RIVER PLACE
APARTMENTS
1,700 UNITS

WILSON BOULEVARD 13,600 VPD

CLARENDON BOULEVARD 6,000 VPD

ARLINGTON BOULEVARD 48,000 VPD



GW PARKWAY 72,500 VPD

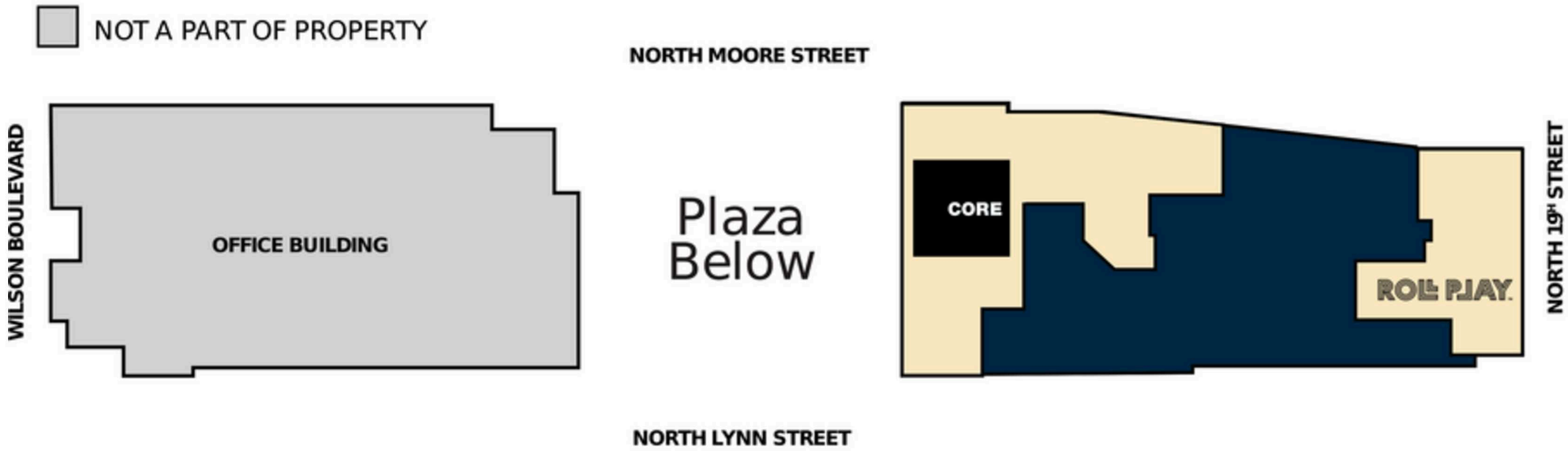


Site Plan

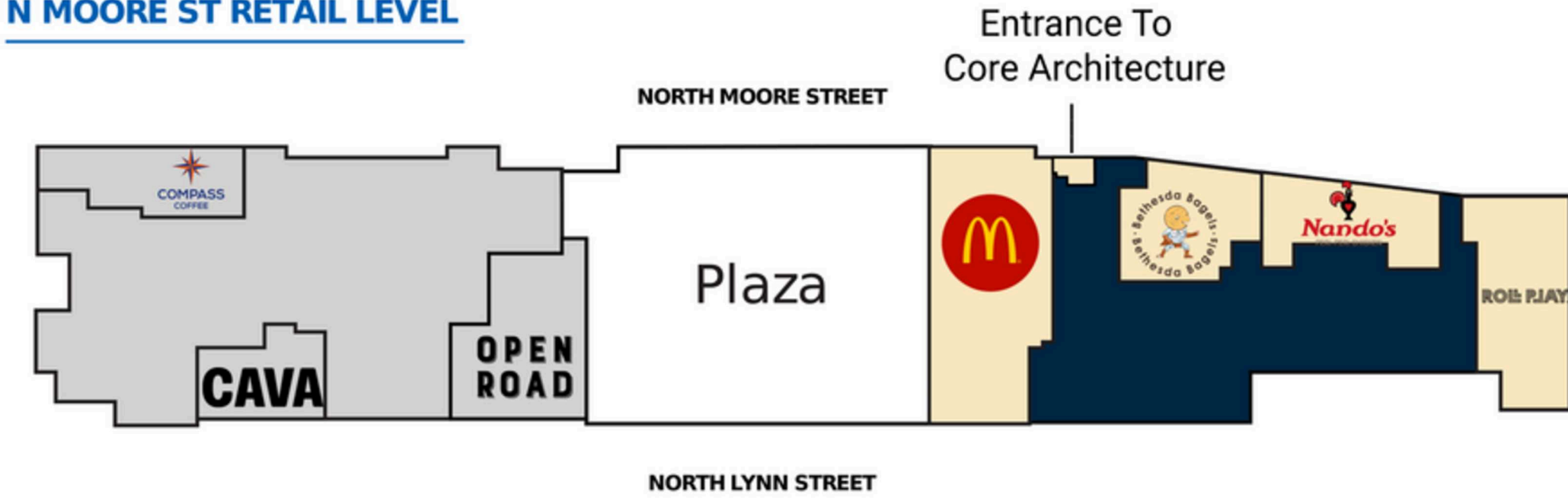
2,499 SF available

● Space Available

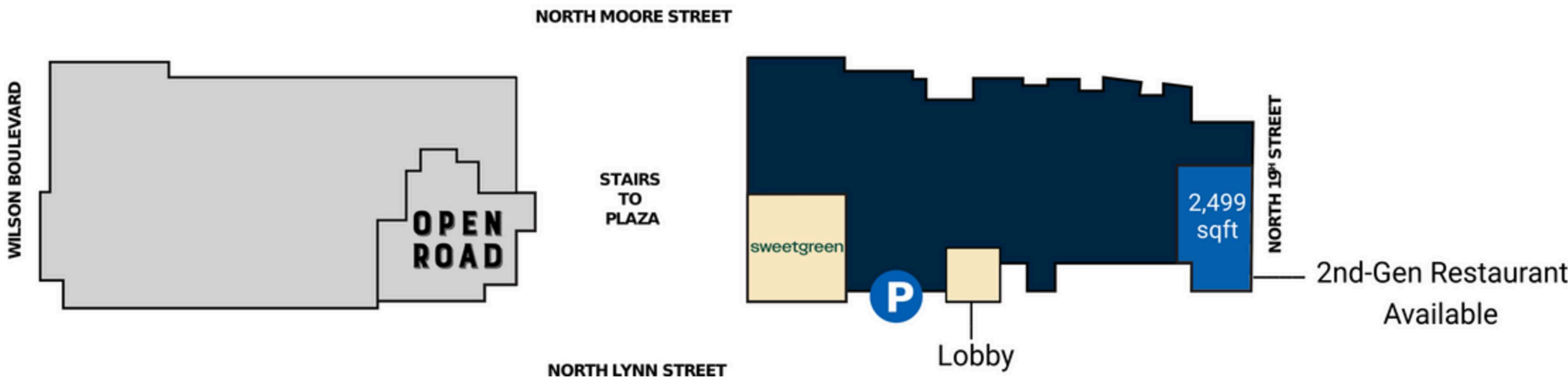
N MOORE ST 2ND LEVEL RETAIL



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