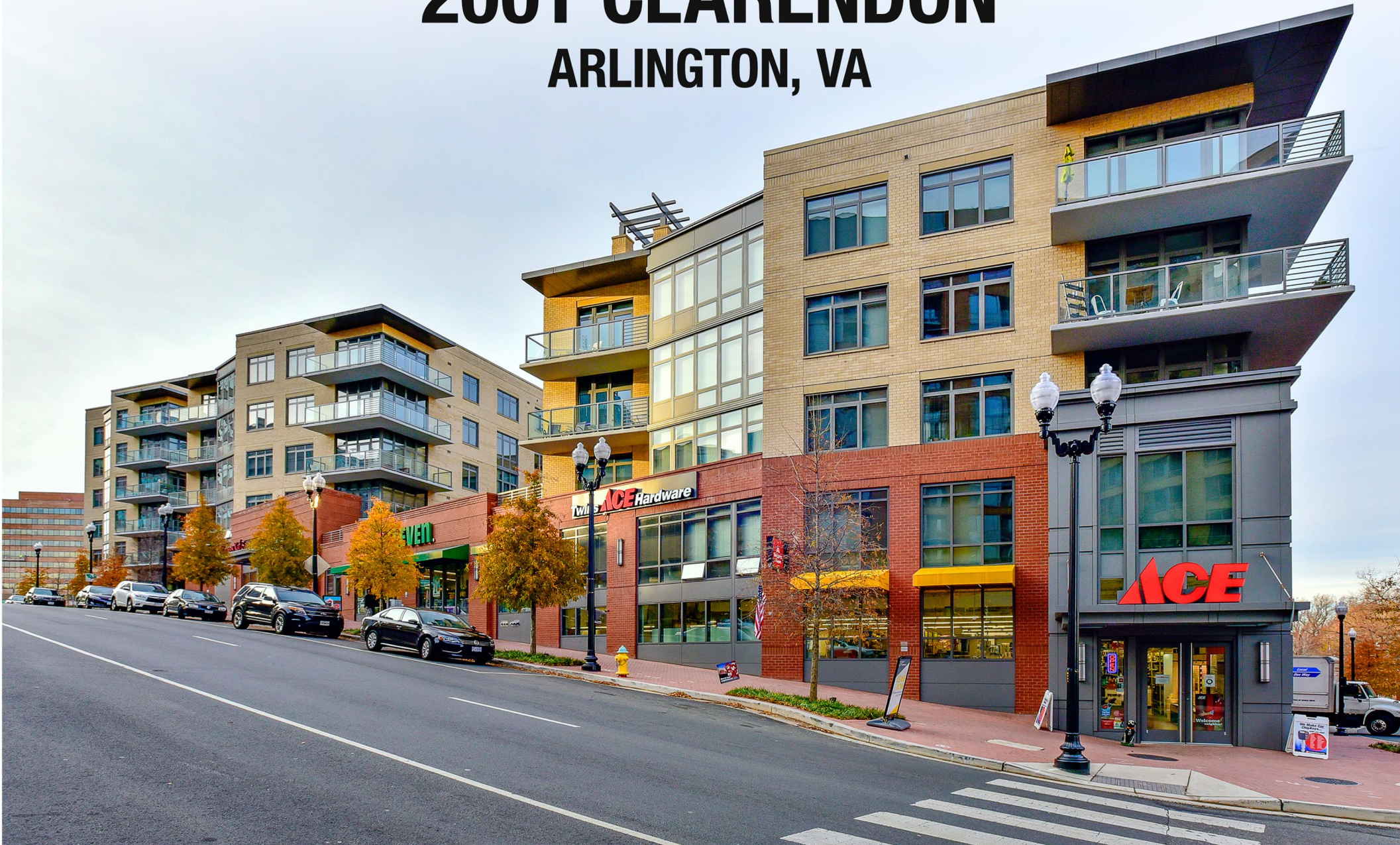


NVRetail 2001 CLARENDON BLVD

2001 CLARENDON ARLINGTON, VA



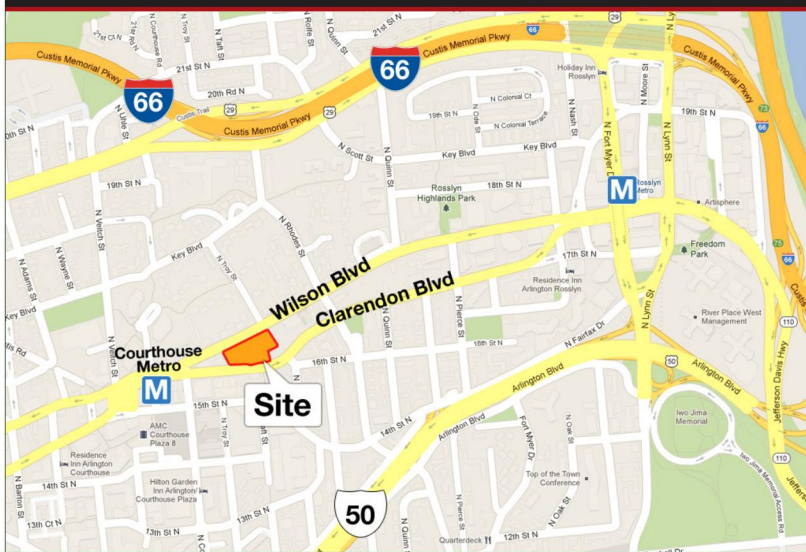


2001¹
CLARENDON BLVD

2001 CLARENDON BOULEVARD
Courthouse District - Arlington, Virginia

**RETAIL SPACE
FOR LEASE**

LOCATION



**6,500 SF – FORMER TUPELO HONEY CAFE
SPACE NOW AVAILABLE**

2001 CLARENDON HIGHLIGHTS

- Featuring 30,000+ square feet of **Class A Street Level Retail and Restaurant Space**
- 154 Class A trophy Apartments immediately above Retail Space
- Conveniently located in the vibrant Courthouse District along the **Ballston/Rosslyn Corridor**
- Located within immediate walking distance (600 feet) of the **Courthouse Metro** (Orange Line)
- Easily accessible from both Wilson Blvd. and Clarendon Blvd. and just minutes from I-66 and Route 50.

AREA DEMOGRAPHICS

2025 PROJECTED DEMOGRAPHICS

Distance	.5 Mile Radius	1 Mile Radius	1.5 Mile Radius
Population	23,384	43,331	69,406
Households	12,907	23,813	33,457
Avg. HH Income	\$154,833	\$160,519	\$173,309

CURRENT CO-TENANCY



AREA HIGHLIGHTS

WHERE WE ARE

2001 Clarendon is prominently located between Wilson Blvd. and Clarendon Blvd within a 2 minute walk of the Courthouse Metro.

THE COURTHOUSE DISTRICT

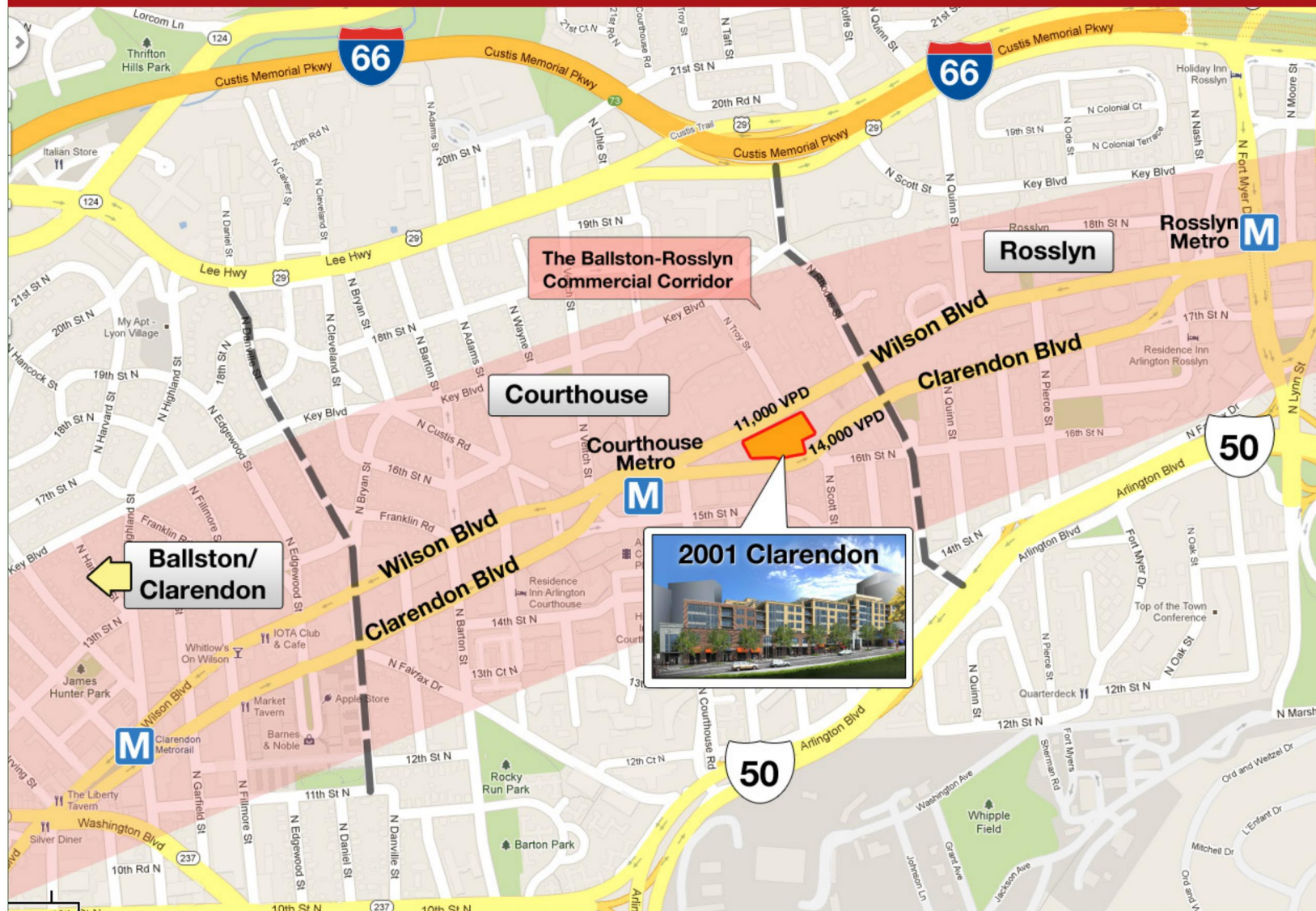
The downtown Courthouse District area has a vibrant day-time population and strong evening activity due to high office and residential density.

The Courthouse sub-market has 3.5+ million SF of office space, and 6000+ residential units. Within a 1 mile radius of the site, there is a population of 43,300+ and an average household income of \$160,500+.

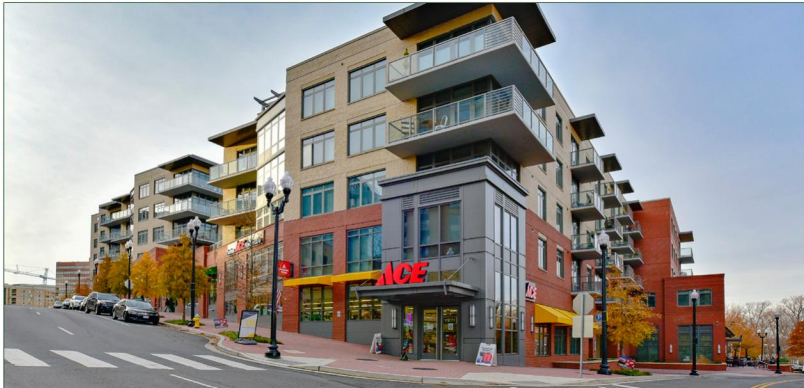
Large Immediate Area
Employers include Arlington County Government, Verizon, Strayer University, and many more!

Wilson Blvd. and Clarendon Blvd. experience 11,000 VPD and 14,000 VPD respectively.

MAP



SITE PHOTOS



STREET LEVEL AVAILABILITIES



LEASING AVAILABILITIES

RETAIL E SPACE
AVAILABLE NOW!
6,500 SF
(FORMER TUPELO HONEY CAFE)

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