

J•SOL

4000 N FAIRFAX DRIVE

Arlington, VA 22201



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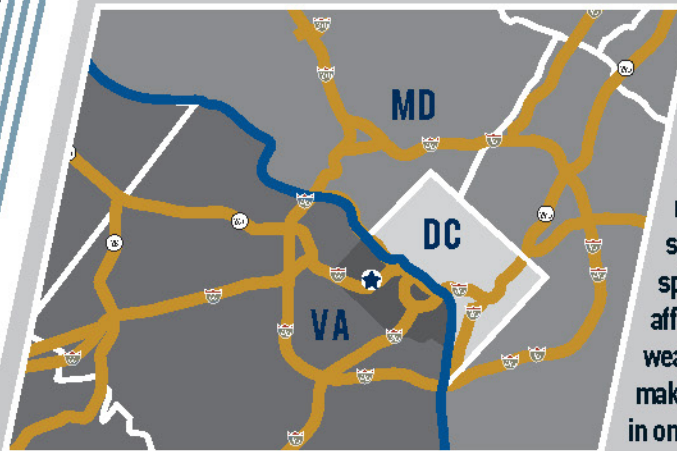
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Next
REALTY
MID-ATLANTIC

MARKET OVERVIEW



The Ballston neighborhood of Arlington is the western terminus of the Rosslyn-Ballston corridor, home to five separate metro stations, 28,500 residential units, 4,400 hotel rooms, 25 million square feet of office space and 2.5 million square feet of retail space. Arlington is home to a dense, affluent, highly educated population with a wealth of amenities and infrastructure, making it one of the most desirable trade areas in one of the best markets in the United States.

**1 MILE
SNAPSHOT**

48,122
population

\$166,891
median hh income

41,439
employees

82,4%
people with a
college degree+

PROPERTY HIGHLIGHTS

- 330-unit luxury apartment building delivered in 2020, located in the heart of Ballston
- Currently 95% leased to affluent young professionals
- Prime access: two blocks from Ballston Metro and three blocks from Virginia Square Metro
- High-visibility second-generation restaurant space with dual frontage on Fairfax Drive and Quincy Street
- Situated in the vibrant Ballston trade area, offering a strong daytime population and active evening/weekend foot traffic
- Retail space vented for restaurant use
- Includes six dedicated surface parking spaces, with ample additional street parking nearby

DEMOGRAPHICS*



	0.5-mile	1-mile	1.5-miles	2-miles
Population	23,273	48,122	84,286	147,633
Households	12,838	24,127	40,438	68,412
Median HH Income	\$150,104	\$166,891	\$164,599	\$156,250
Daytime Population	33,452	51,949	84,059	119,275

*Demographics are 2025 Estimates © 2025 SITES USA, Inc.

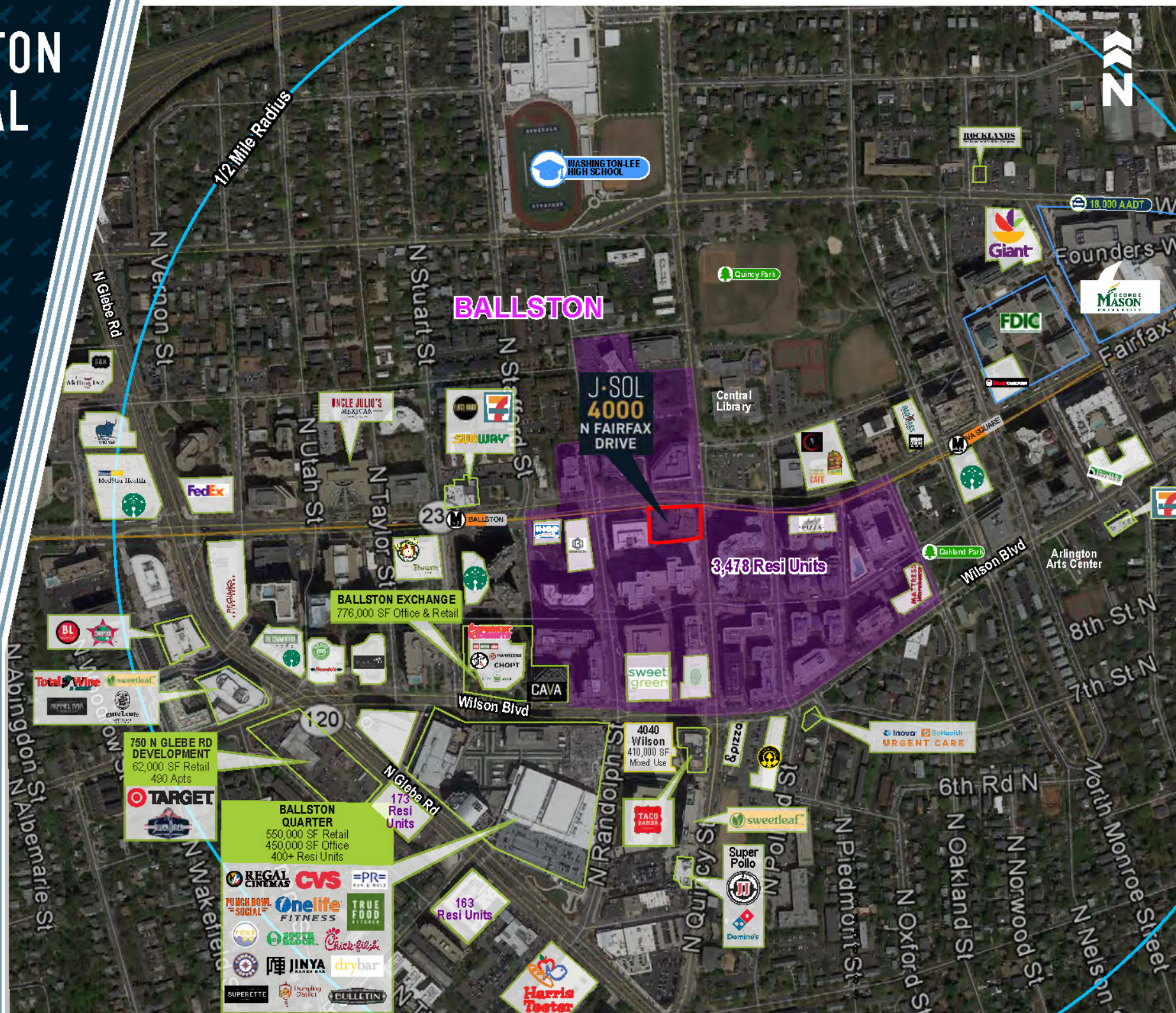


18,200 cars per day
on Fairfax Drive
2020 Traffic Counts

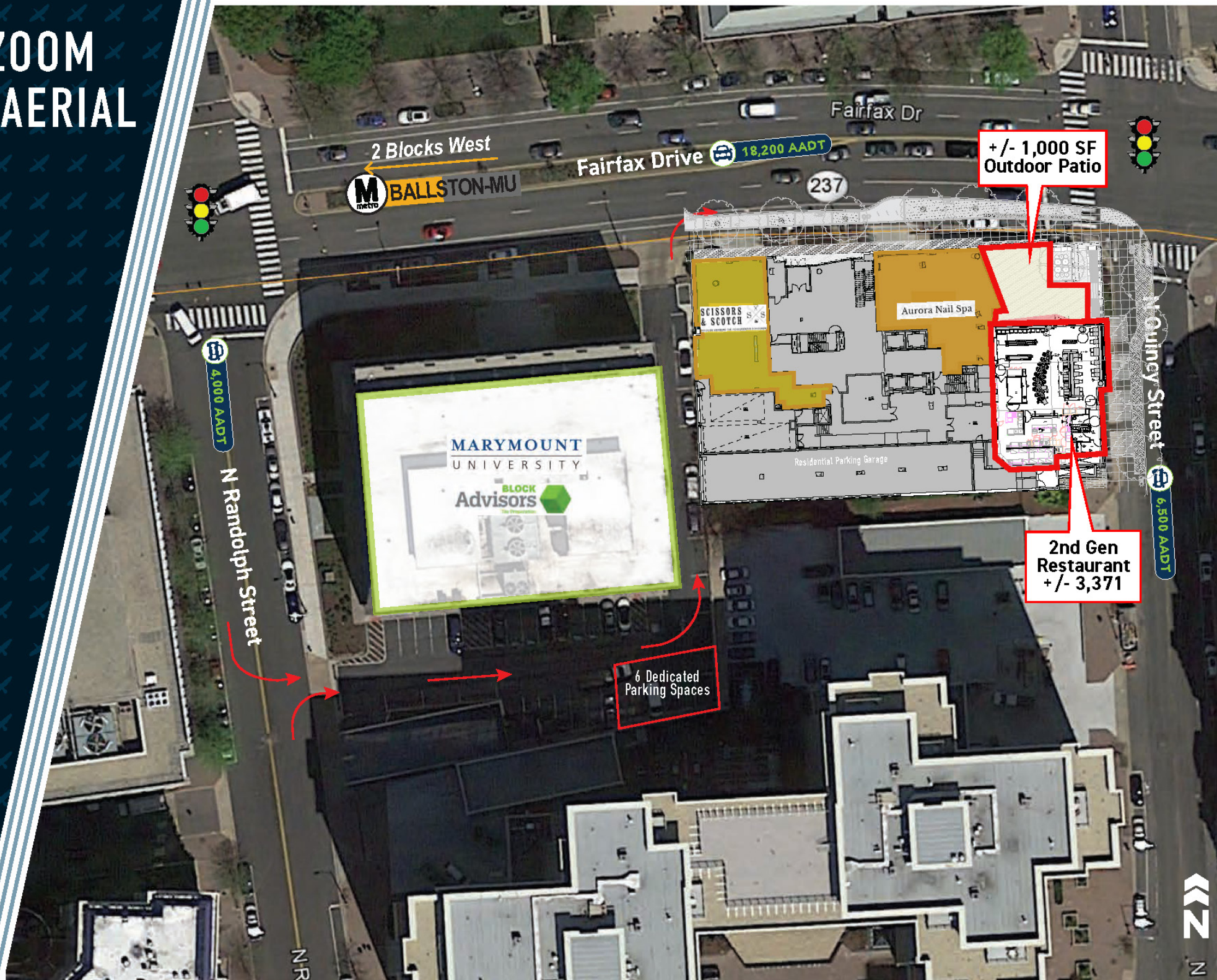


6,787 average riders per
weekday at Ballston-MU
Metro, 2 blocks away
WMATA 2025 Data

BALLSTON AERIAL



ZOOM IN AERIAL



2 Blocks West



BALLSTON-MU

Fairfax Drive 18,200 AADT

237

+/- 1,000 SF
Outdoor Patio



N Quincy Street



6,500 AADT

2nd Gen
Restaurant
+/- 3,371

6 Dedicated
Parking Spaces



4,000 AADT

N Randolph Street

MARYMOUNT
UNIVERSITY

BLOCK
Advisors



SCISSORS
& SCOTCH

Aurora Nail Spa

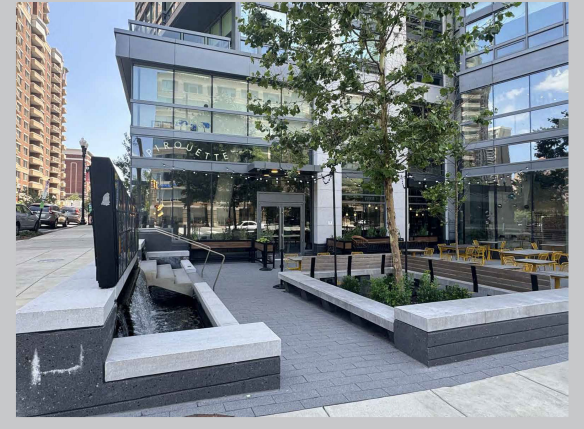
Residential Parking Garage



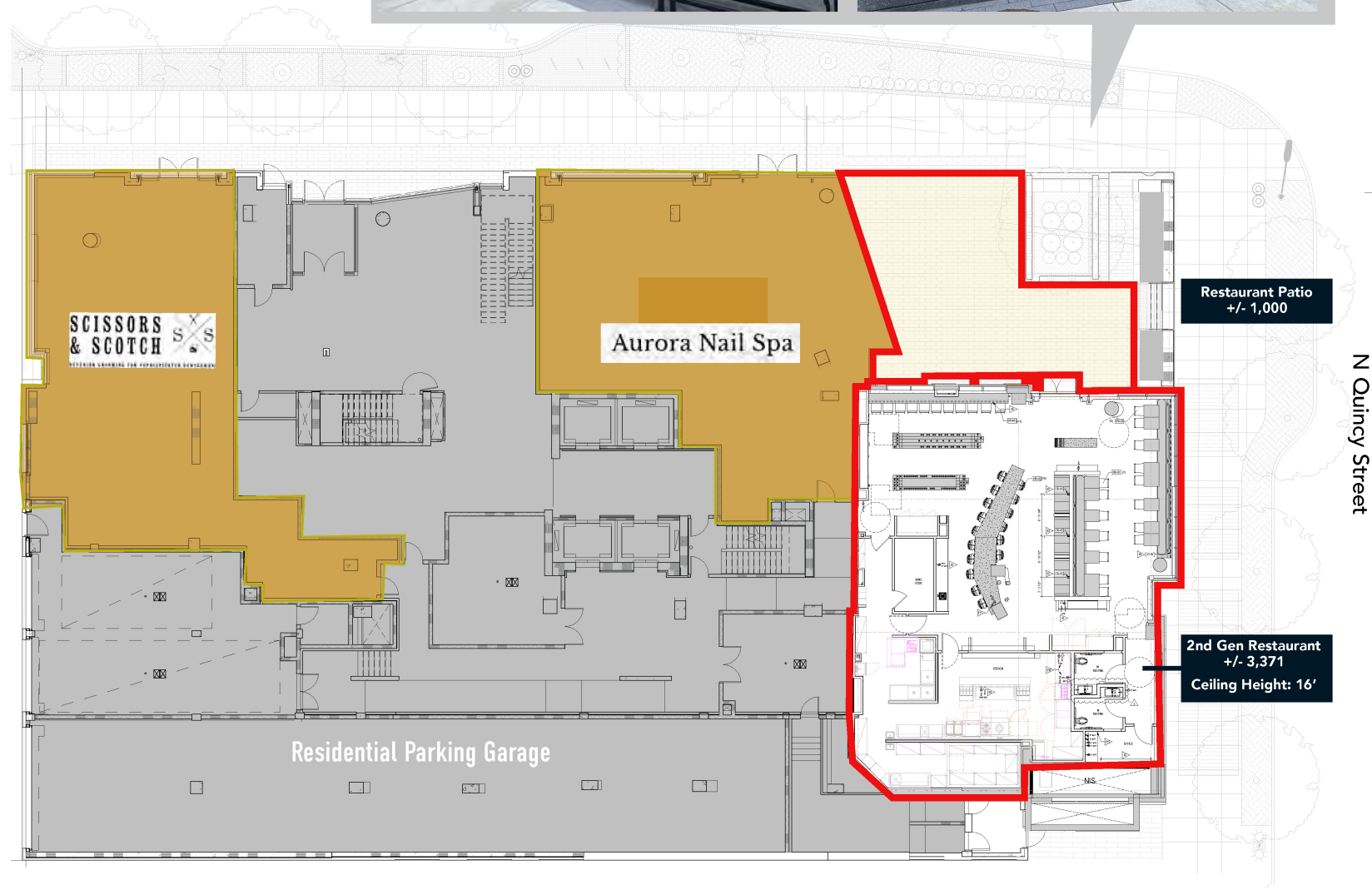
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SITE PLAN

EXCELLENT OUTDOOR PATIO OPPORTUNITY ON FAIRFAX DRIVE



Fairfax Drive



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