



### PROPERTY FEATURES:

- RETAIL IS 100% LEASED
- Visibility to over 52,000 cars per day on Arlington Blvd (Route 50)
- Convenient to both I-66 and I-395
- Average household income within three miles is over \$130,000/yr
- Arlington Forest is an upscale community registered as a National Historic District since 2005
- Ample free parking
- Excellent co-tenancy; solid mix of national and strong local/regional tenants

	Population	Avg HH Income	Daytime Population
1 Mile	37,729	\$111,263	18,718
2 Miles	148,318	\$121,401	68,945
3 Miles	283,834	\$126,602	125,875





4801 - 4831 1st Street N, Arlington, Virginia

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UNIT	SQ FT	TENANT
4801	1,400	Mathnasium Learning
4805	6,600	DaVita Dialysis
4807	1,200	Coffee/Bakery/Sandwich
4809	1,200	Brick's Pizza
4811	1,200	Crystal Coiffure
4813	1,200	Cleaners
4815	1,200	Chiropractor
4817	1,200	Fashion Nails
4819	2,500	Crystal Thai
4821	6,000	Outback Steakhouse
4831	1,800	Brooke Rental Center

