



**900 N. STUART ST.  
SUITE 103**  
ALEXANDRIA, VA

**PROPERTY HIGHLIGHTS:**

Set in the heart of Arlington’s burgeoning Rosslyn-Ballston Metro corridor, this location is perfectly situated within heavy residential and transit with high walking and biking scores. Perfect for a fast-casual or service-related retail opportunity.

**ADDRESS:**  
900 North Stuart Street Suite 103 Arlington VA, 22203

**625 SF Available - Former Dry Cleaner Space**

**2023 DEMOGRAPHICS**

RADIUS	HH INCOME	POPULATION
1 mile:	\$128,610	43,496
3 mile:	\$115,422	255,403
5 mile:	\$119,664	608,297

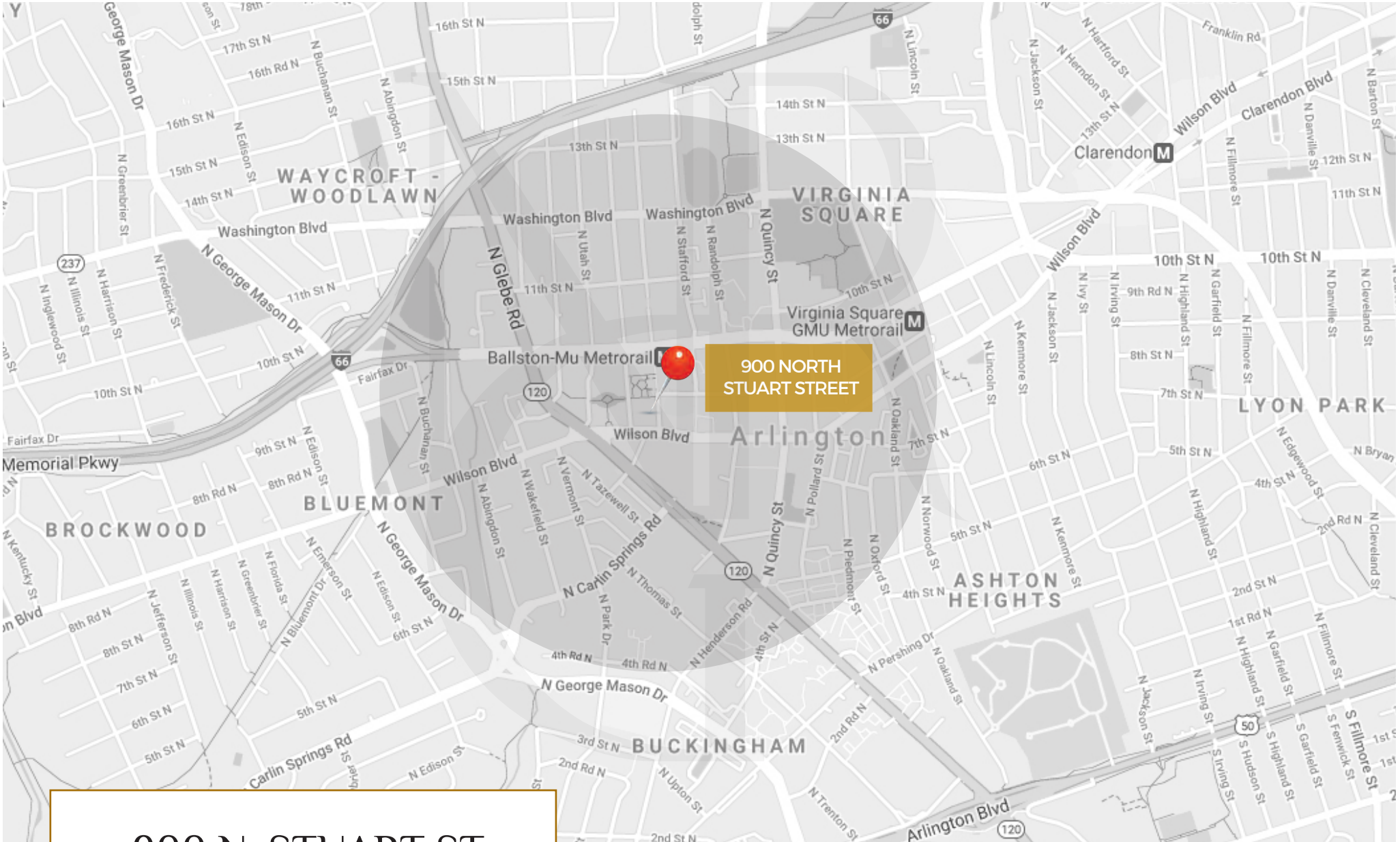
**NEARBY METRO**

Ballston-MU	4 min walk
Virginia Square-GMU	10 min walk
Clarendon	20 min walk

**WALK SCORE ®**  
Walker's Paradise (95)

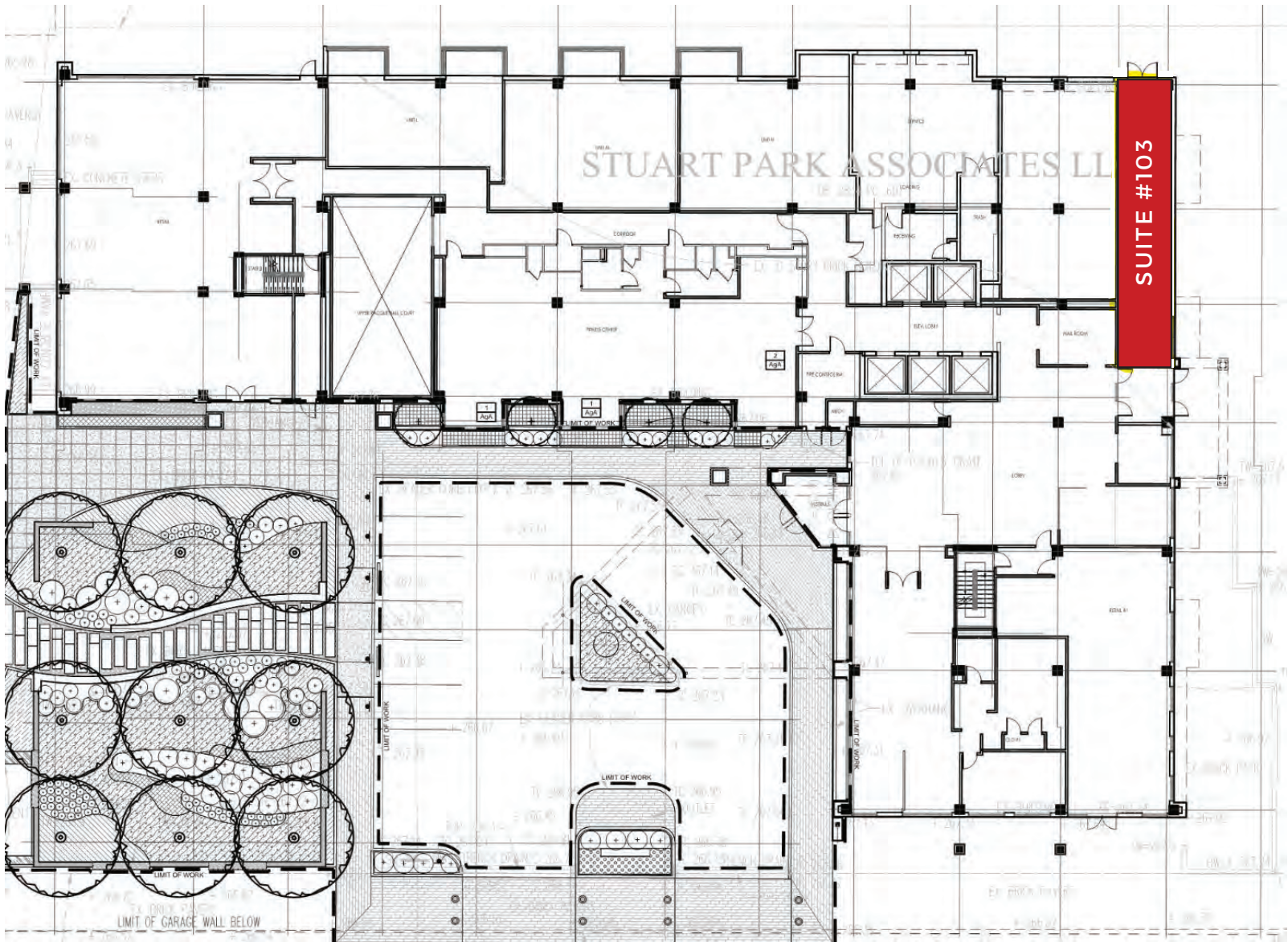
**TRANSIT SCORE ®**  
Rider's Paradise (75)

**BIKE SCORE ®**  
Biker's Paradise (85)



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STUART STREET

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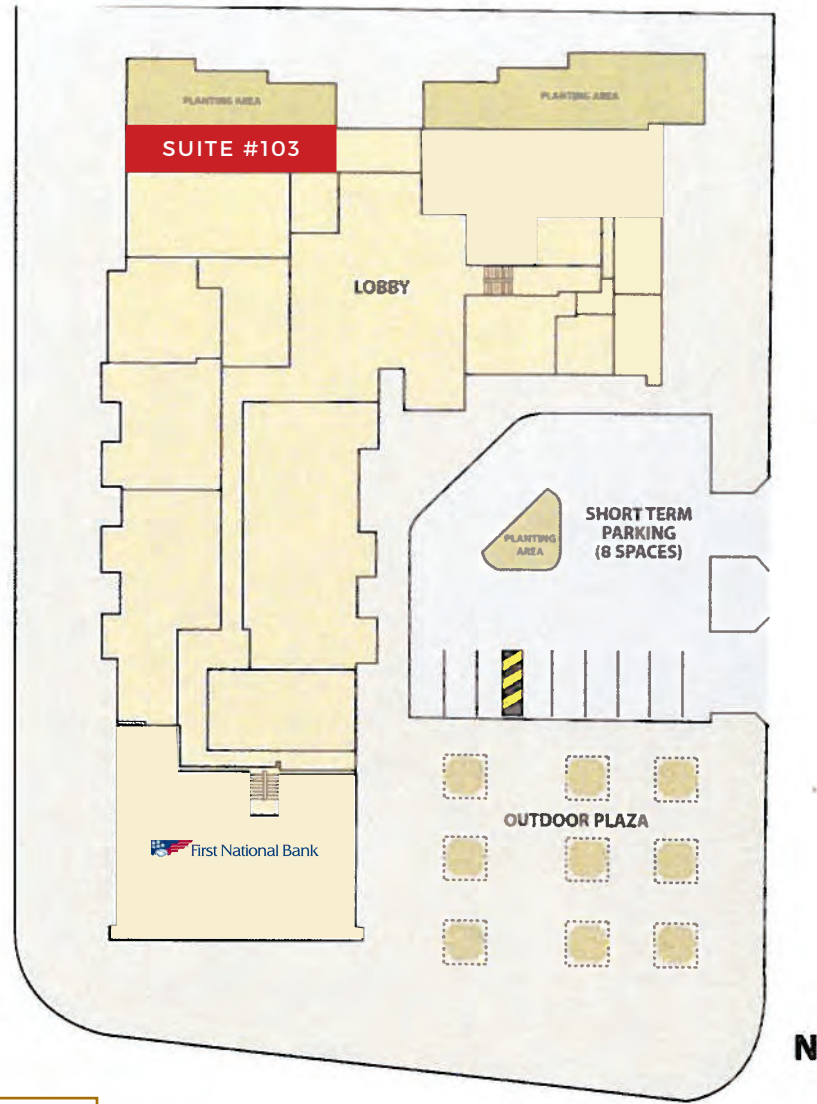
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SPACE DETAILS

MAIN/STREET LEVEL: 625 SF - Former Dry Cleaning Space

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NEIGHBORHOODRETAIL.COM



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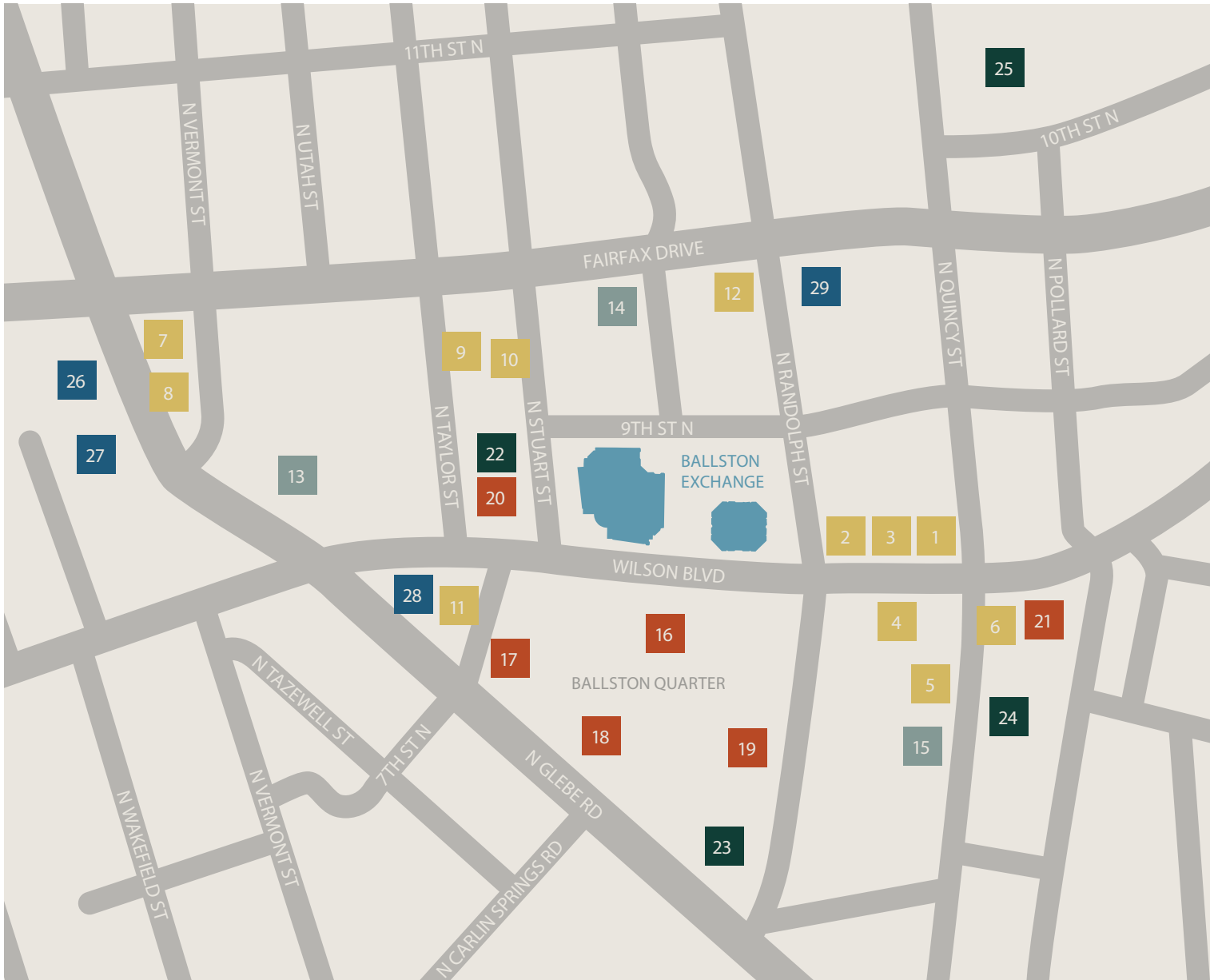
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# THE NEIGHBORHOOD



## DINING

1. POPPYSEED RYE
2. SWEETGREEN
3. RUSTICO RESTAURANT & BAR
4. TACO BAMBA
5. SWEET LEAF CAFE
6. &PIZZA
7. CRAFTHOUSE
8. PF CHANGS
9. POTBELLY SANDWICH SHOP
10. COSI
11. CHIPOTLE
12. A-TOWN BAR & GRILL

20. FRESHFARM THURSDAYS
21. TREK BICYCLE

## PARKS

22. WELBURN SQUARE
23. GLEBE & RANDLOLPH PARK
24. MOSAIC PARK
25. QUINCY PARK

## UNIVERSITIES & HIGHER EDUCATION

26. THE GEORGE WASHINGTON UNIVERSITY
27. VIRGINIA TECH
28. CALIFORNIA UNIVERSITY OF MANAGEMENT AND SCIENCES
29. MARYMOUNT UNIVERSITY

## HOTELS

13. THE WESTIN
14. HILTON ARLINGTON
15. RESIDENCE INN

## SHOPPING & ATTRACTIONS

16. BALLSTON QUARTER
17. MACY'S
18. REGAL CINEMAS
19. MEDSTAR CAPITALS ICEPLEX

DINING

HOTELS

SHOPPING + ENTERTAINMENT

UNIVERSITIES

PARKS

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**BETHANY SUSAN KAZABA**

**(202) 617.3113 : OFFICE**

**(302) 507.7500 : MOBILE**

**[BETHANY@NEIGHBORHOODRETAIL.COM](mailto:BETHANY@NEIGHBORHOODRETAIL.COM)**

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The information contained herein is believed to be accurate but the Landlord or Agent does not warrant or guaranty the accuracy and therefore is subject to change without notice.

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