

3503 N FAIRFAX DRIVE

ARLINGTON, VA

RAPPAPORT



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This 2nd-gen restaurant space is on the ground floor of a 357,998 SF office building with approximately 2,000 employees. The ceilings are over 18' high and there is a large outdoor patio available. It is located just steps from the Virginia Square-GMU Metro Station (7,457 daily riders) with high visibility for commuters, students, and local employees alike in a 7-day trade area. 3503 N Fairfax Drive is situated along the main road running through Arlington nearby lots of regional and national tenants, including Giant, Silver Diner, Starbucks, 7-Eleven, and Medium Rare. The space is also adjacent to the GMU campus with 495 students, 44 full-time faculty, and 157 part-time faculty.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	49,972	258,760	682,740
 DAYTIME POPULATION	74,359	321,012	1,151,223
 HOUSEHOLD INCOME	\$166,481	\$161,816	\$157,658
 TRAFFIC COUNTS	17,000 on Fairfax Drive		

AREA RETAILERS

DUNKIN'

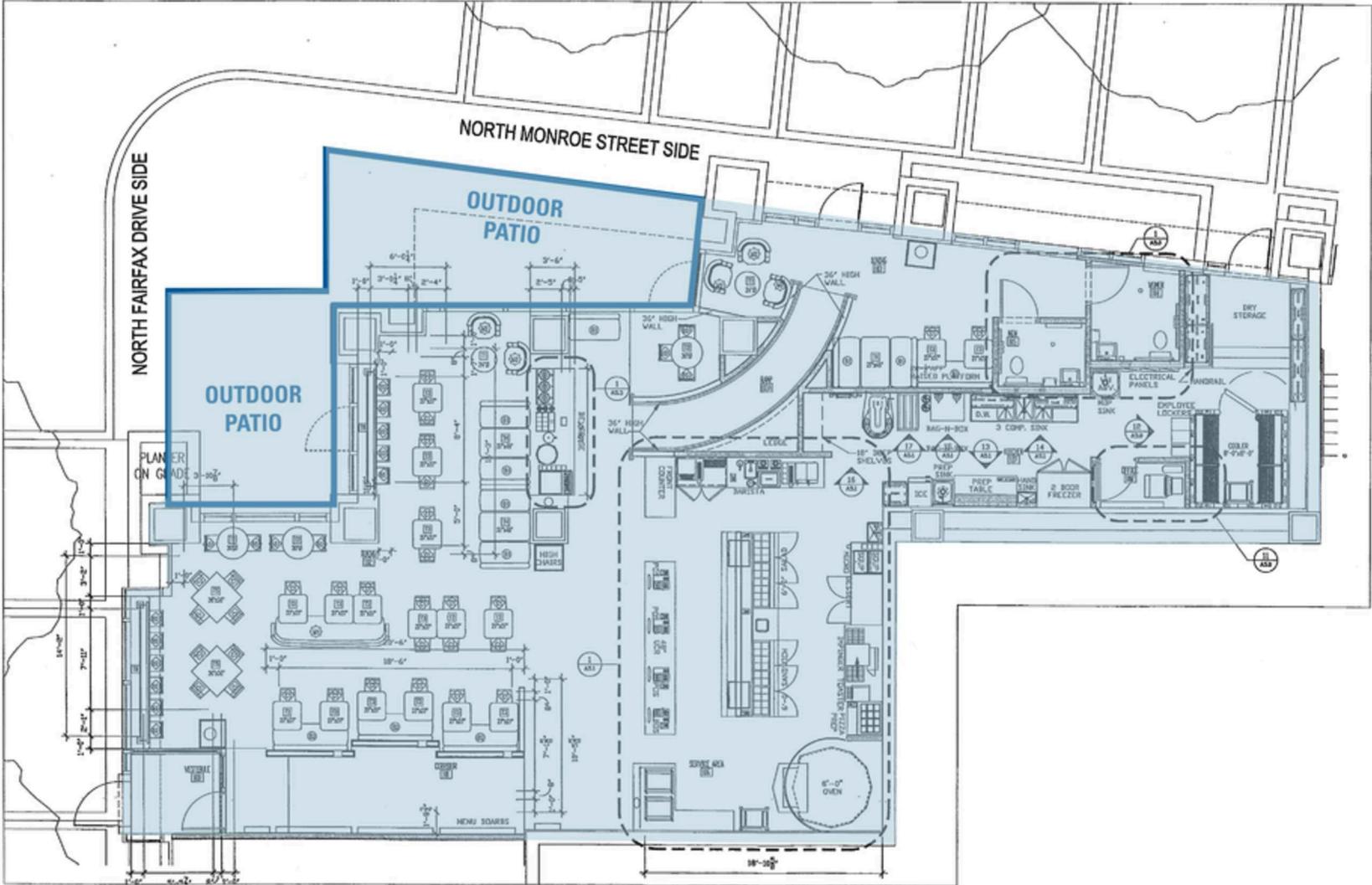
MEDIUM RARE

SILVER DINER

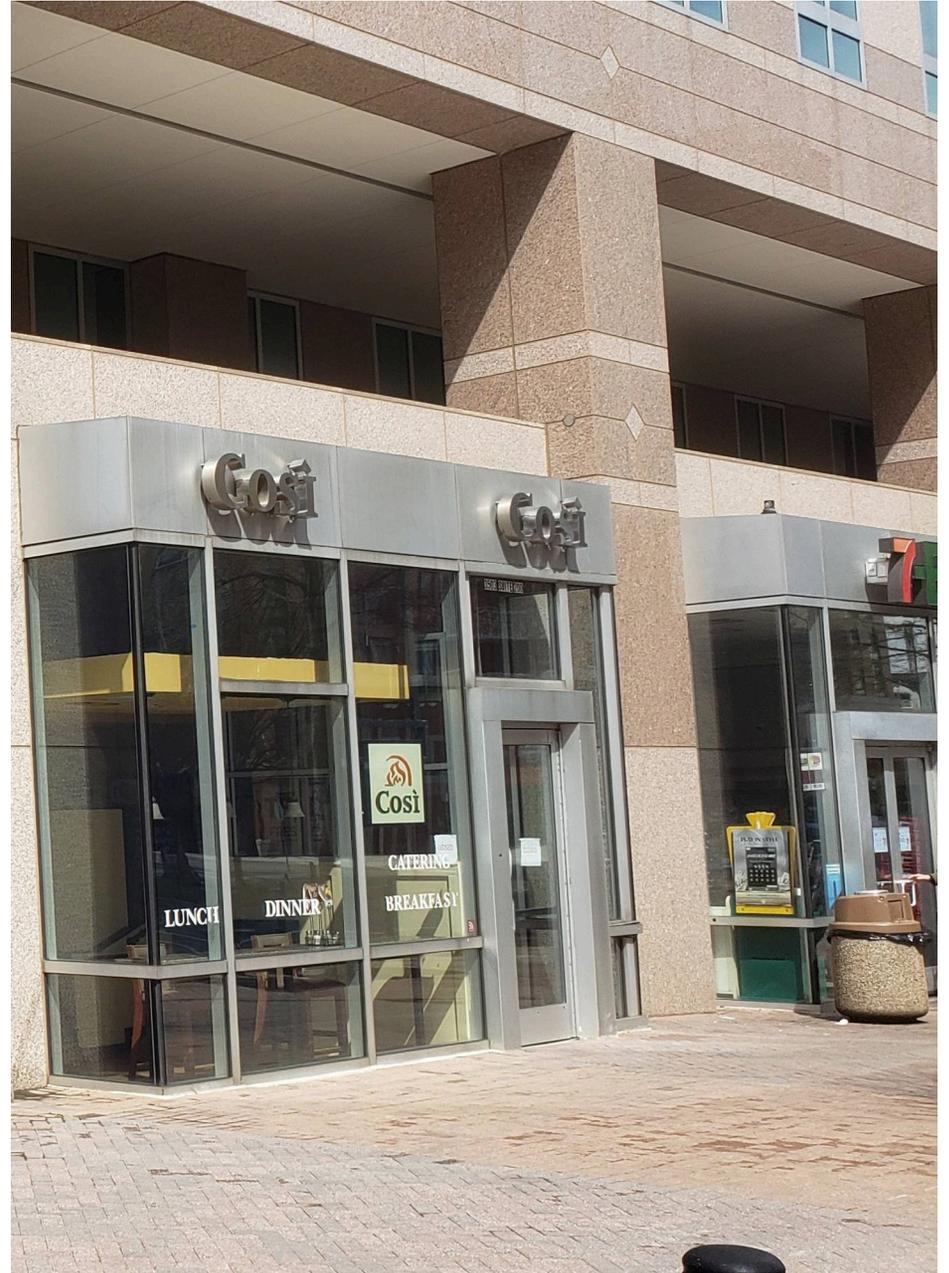
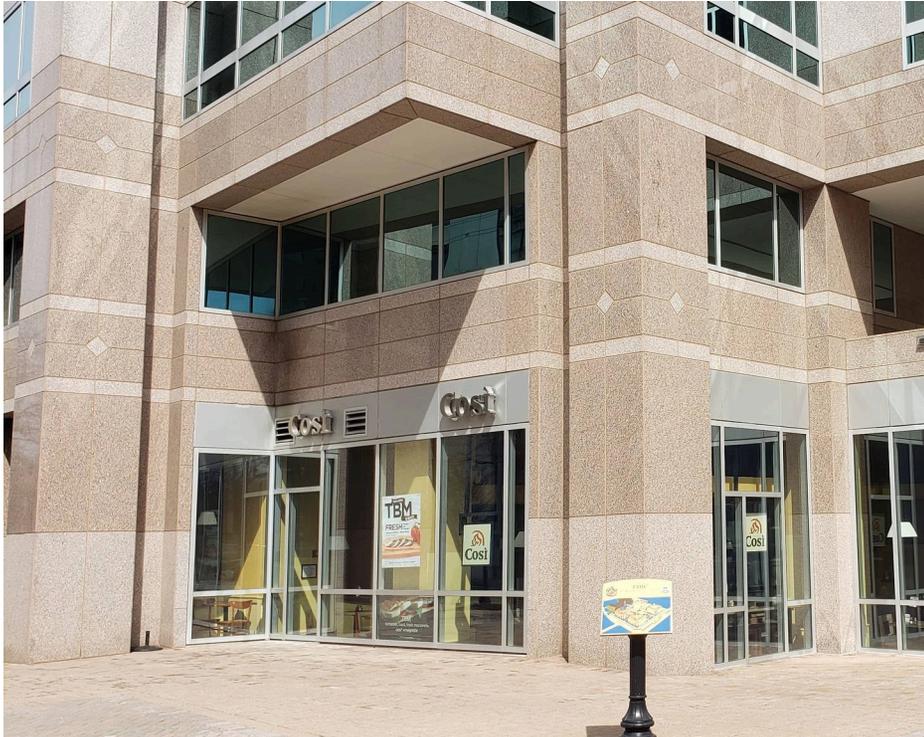


SITE PLAN

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Patrick O'Meara | pomeara@rappaportco.com | 571.382.1218

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

rappaportco.com