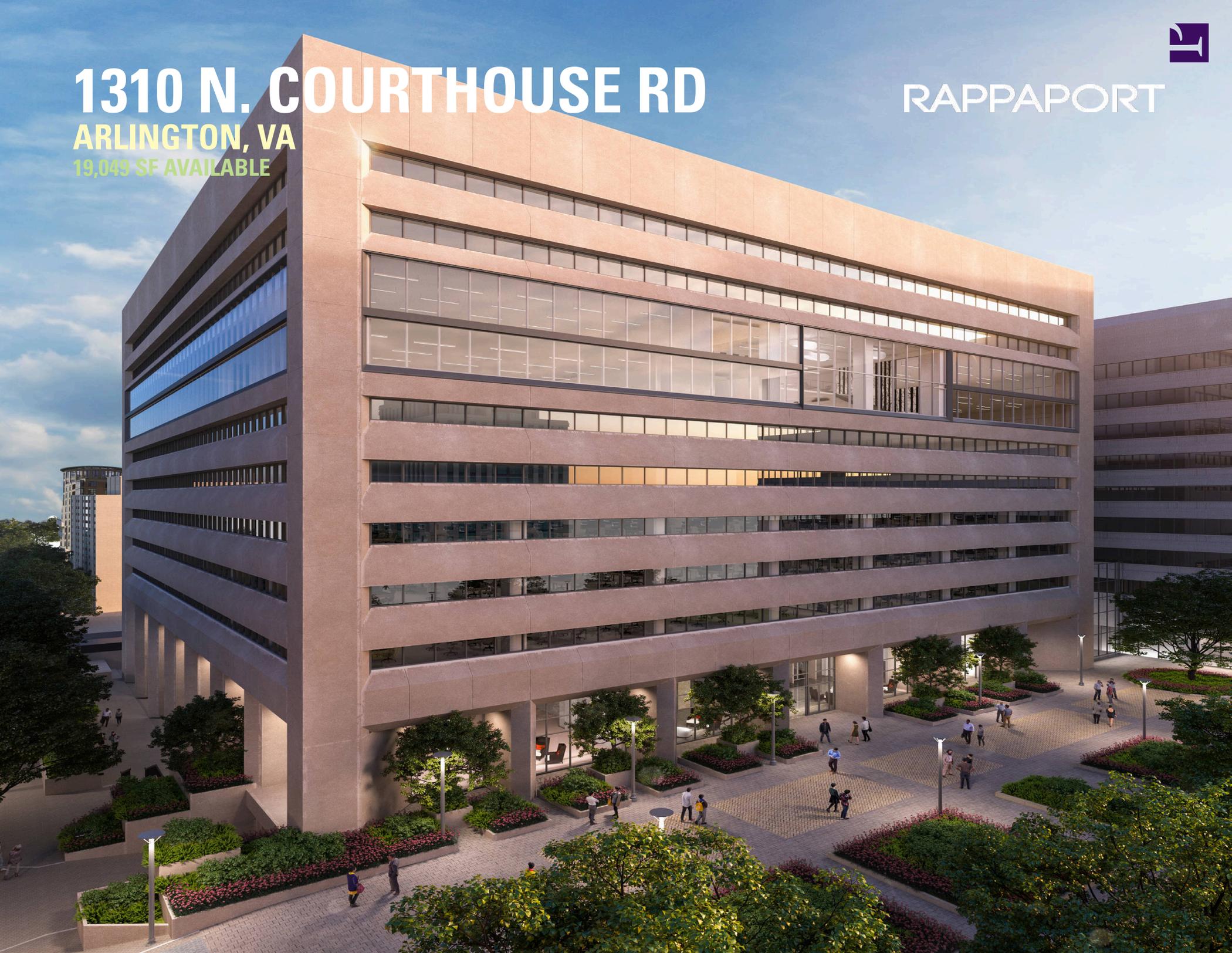


1310 N. COURTHOUSE RD

ARLINGTON, VA

19,049 SF AVAILABLE

RAPPAPORT



1310 N. COURTHOUSE RD ARLINGTON, VA

Formerly a Gold's Gym, this highly visible fitness space with over 19,000 SF offers the dense residential and daytime population in the neighborhood a convenient and walkable option to maintain their health and wellness. Located directly along N Courthouse Road, the streetfront space with ample signage will not go unnoticed to the over 9,000 vehicles passing daily. Considered a Walker's Paradise with a 94 Walk Score, this space is surrounded by nearby employers including the Arlington General District Court, plenty of multifamily communities within walking distance, and is easily accessible to the Court House Metro Station.

DEMOGRAPHICS 2024

	.5 MILE	1 MILE	3 MILES
 POPULATION	20,456	47,215	269,873
 DAYTIME POPULATION	16,121	45,325	393,344
 HOUSEHOLD INCOME	\$149,118	\$153,543	\$152,704
 TRAFFIC COUNTS	53,000 on Route 50		

AREA RETAILERS



SITE PLAN

1310 N. COURTHOUSE RD | ARLINGTON, VA

19,049 SF AVAILABLE



N COURTHOUSE ROAD

13TH STREET



**1310 N. COURTHOUSE
RD**
ARLINGTON, VA



RAPPAPORT

1310 N. COURTHOUSE RD | 1310 N. COURTHOUSE RD, ARLINGTON, VA

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