



3503 N FAIRFAX DRIVE |
Arlington, VA



Arlington, VA

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.



2024 Demographics

	1 mi.	3 mi.	5 mi.
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



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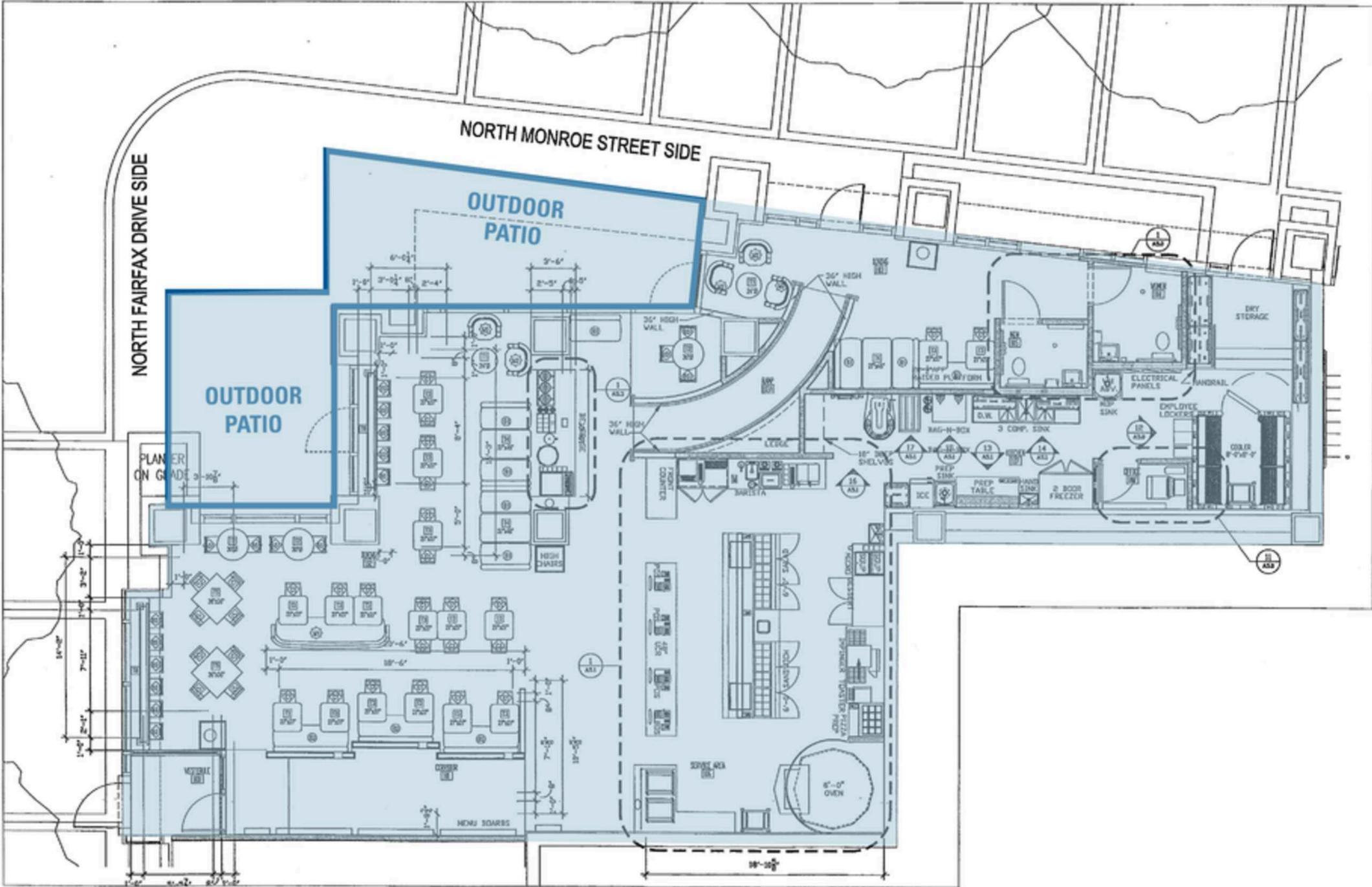
Area Retailers



The Area

Site Plan

● Space Available



The Property



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