



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

19,049 SF available



# 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.



## 2025 Demographics

|                           | .5 mi.             | 1 mi.     | 3 mi.     |
|---------------------------|--------------------|-----------|-----------|
| <b>Population</b>         | 20,456             | 47,215    | 269,873   |
| <b>Daytime Population</b> | 16,121             | 45,325    | 393,344   |
| <b>Household Income</b>   | \$149,118          | \$153,543 | \$152,704 |
| <b>Traffic Counts</b>     | 53,000 on Route 50 |           |           |

## Area Retailers

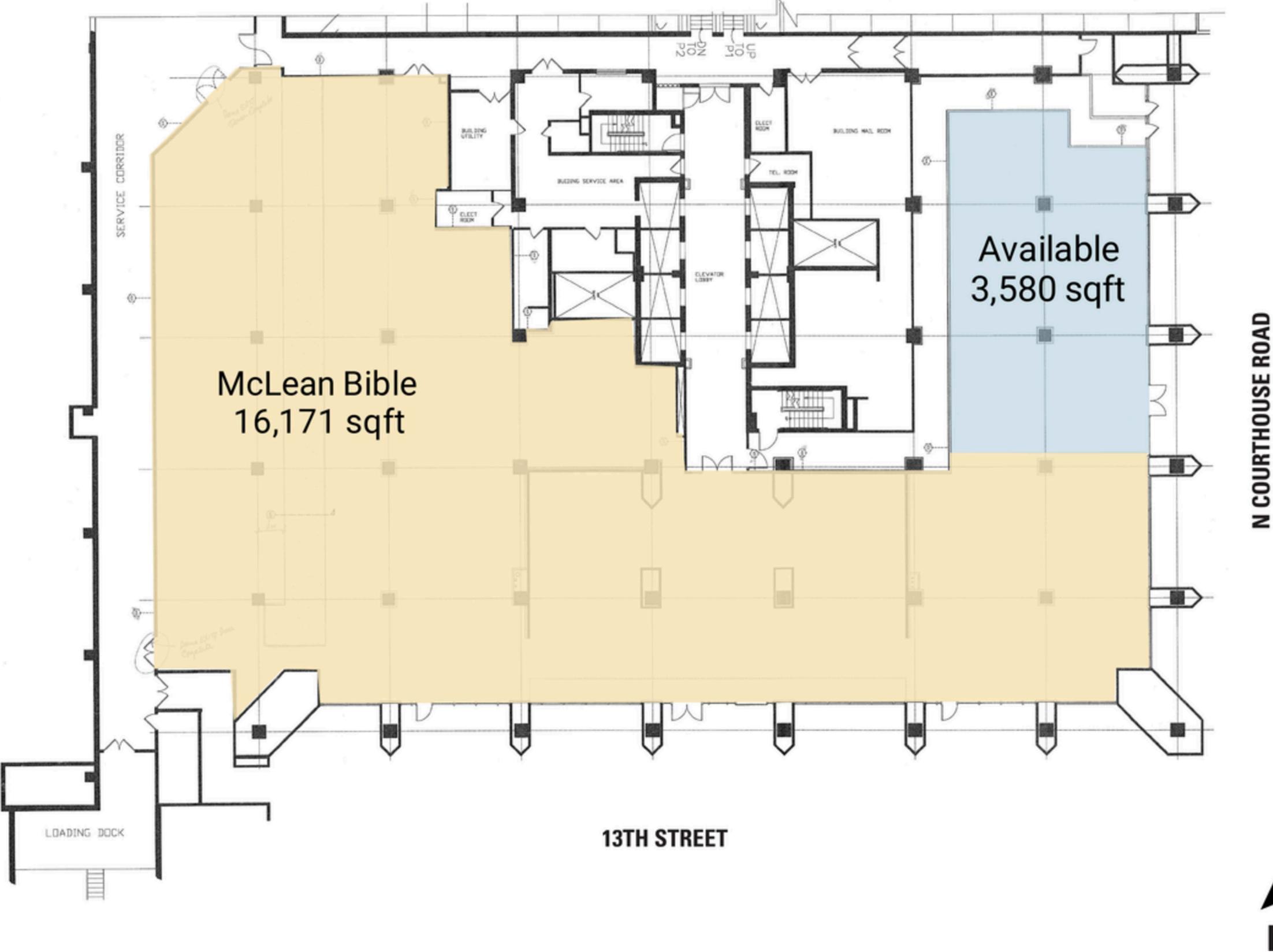




# Site Plan

19,049 SF available

● Space Available



# The Property



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

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