

4600 NORTH FAIRFAX

ballston, va

 Grocery

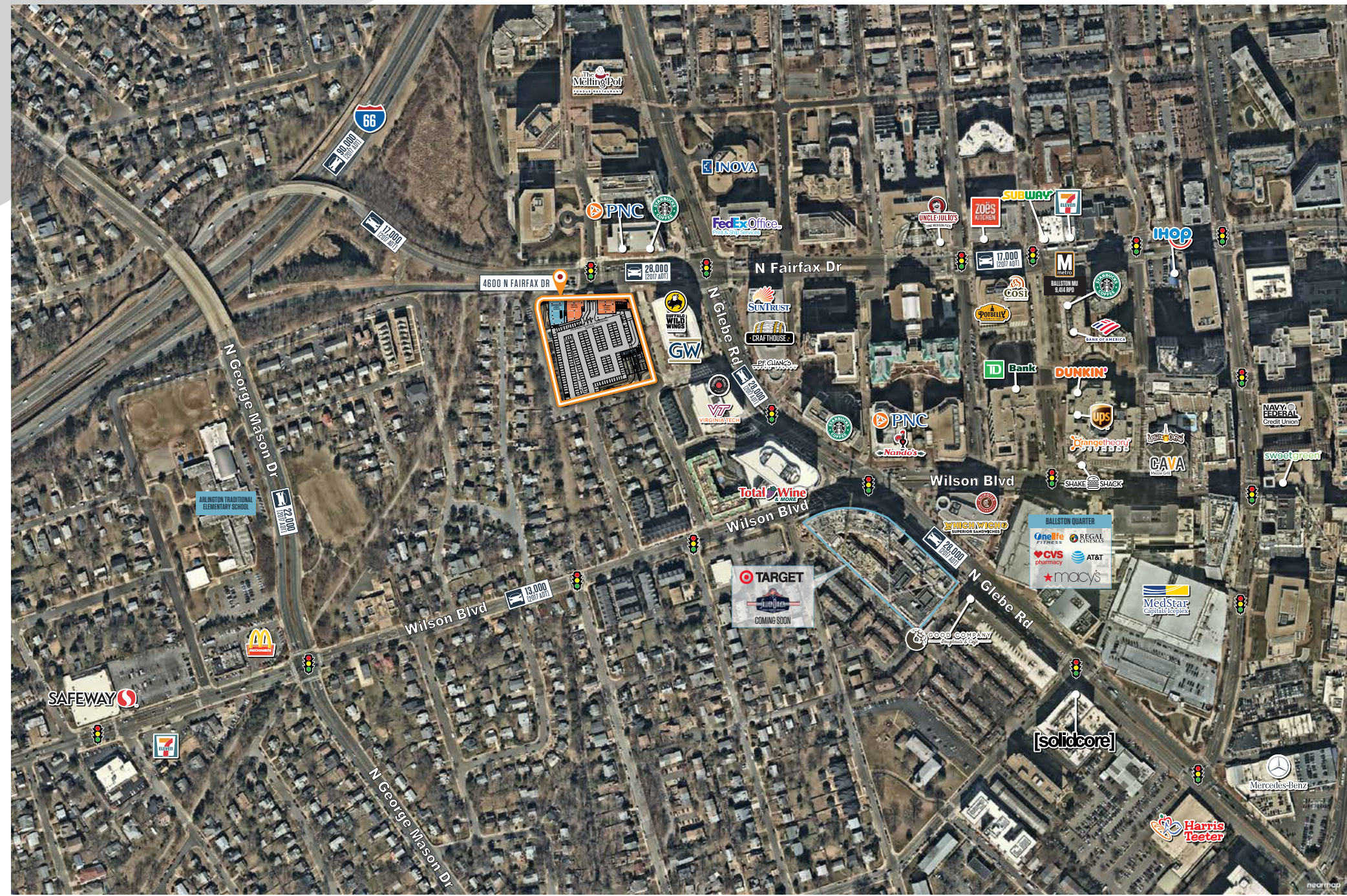
PARKING

COFFEE

RETAIL

MARKET AERIAL

klmb



CLOSE-UP AERIAL

klnb



BALLSTON, VA

Convenient access to I-66 • I-395 • Route 50 • Route 1



Ronald Reagan National **Airport** (DCA) **5.9 miles**



VRE/Amtrak **Train Stations** **7.5 miles**



Metro Stations • Orange, Silver, Blue and Yellow Lines
Ballston MU Station **0.4 miles**

Virginia Square GMU Station **0.8 miles**

Clarendon Station **1.4 miles**

Courthouse Station **2 miles**

Rosslyn Station **3.4 miles**

Crystal City Station **5 miles**



Water Taxi service available from Georgetown –
Alexandria – The Wharf – National Harbor



Distance to Amazon Headquarters **5 miles**

klnb

ANCHOR OPPORTUNITY

SIZE:

Up to 50,000 SF

PARKING:

~278 Dedicated Retail Parking Spaces with 194 spaces at grade

NOTE:

current plan envisions parking at grade with a vestibule entryway for anchor opportunity

TIMING:

in planning phase, anticipated 2024 delivery

4 6 0 0
NORTH
FAIRFAX

DEMOGRAPHICS

| 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|
| 40,746 | 247,239 | 603,756 |
| POPULATION | | |
| 30,036 | 126,573 | 550,503 |
| DAYTIME POPULATION | | |
| \$152,003 | \$147,344 | \$147,969 |
| AVERAGE HH INCOME | | |

TRAFFIC

| | |
|---------------------|-------------|
| North Fairfax Drive | 15,000 AADT |
| North Glebe Road | 28,000 AADT |
| Route 66 | 90,000 AADT |

*BASED ON 3 MILE RADIUS



90,000

AVERAGE DAILY TRAFFIC ON
ROUTE 66



15,000

AVERAGE DAILY TRAFFIC ON
NORTH FAIRFAX DRIVE



247,239

POPULATION*

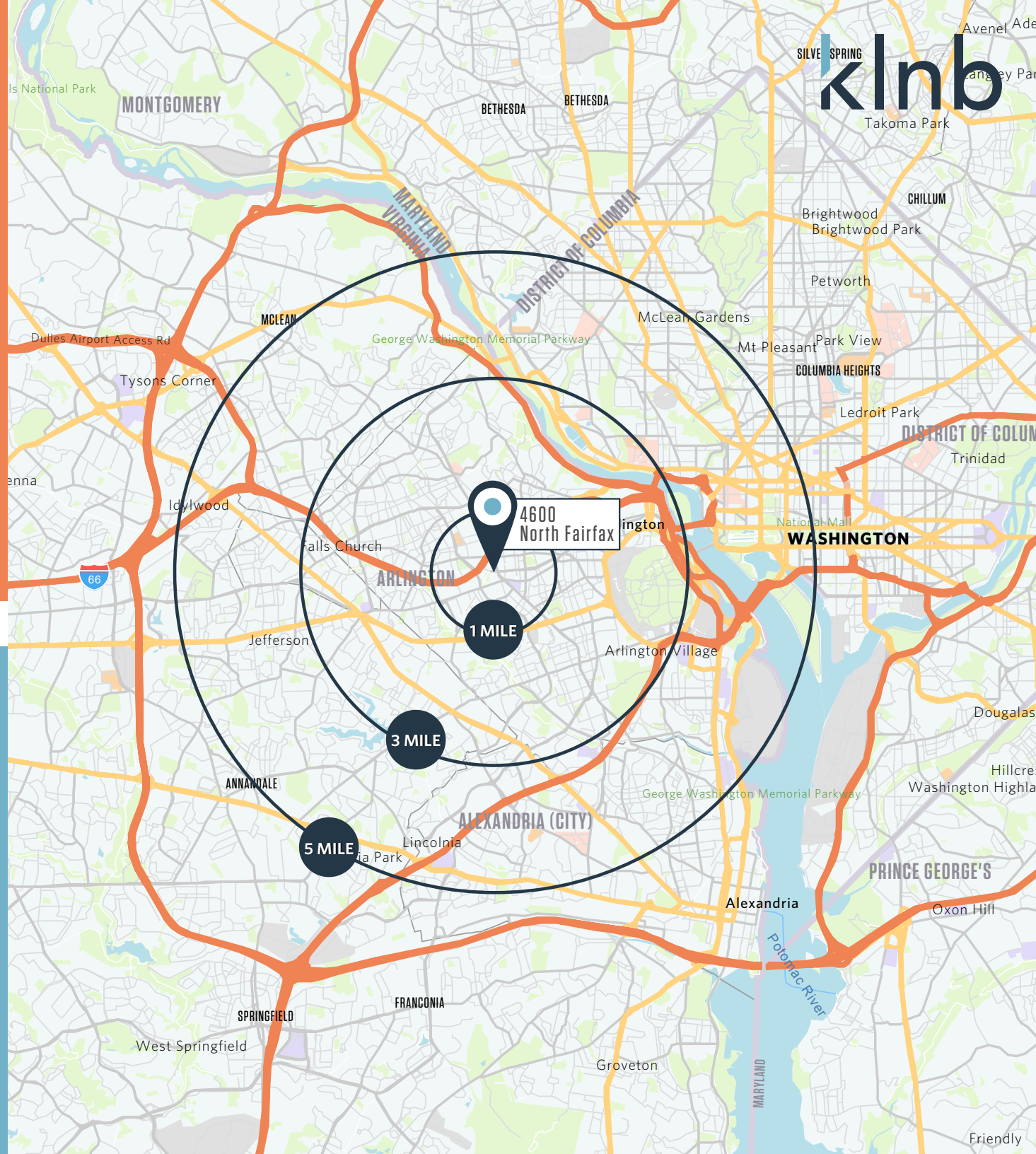


8,429,372 SF

RETAIL GLA

\$147,344

AVERAGE HOUSEHOLD INCOME*

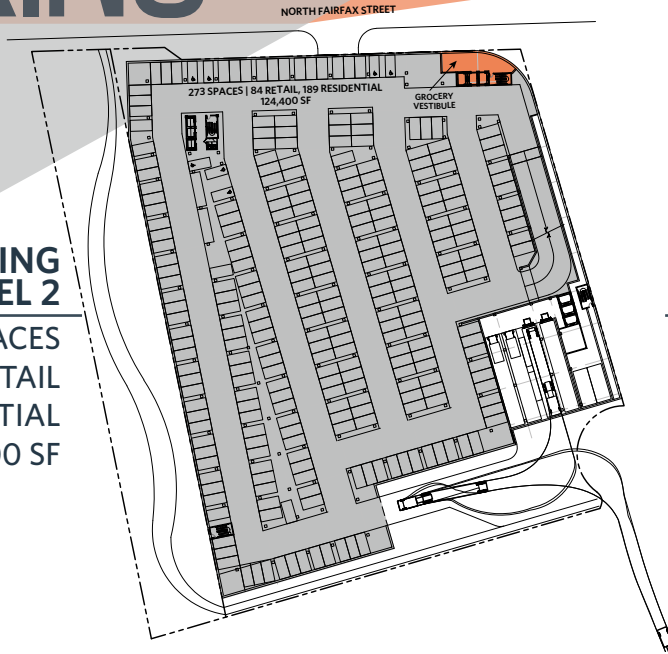


PARKING

kl**nb**

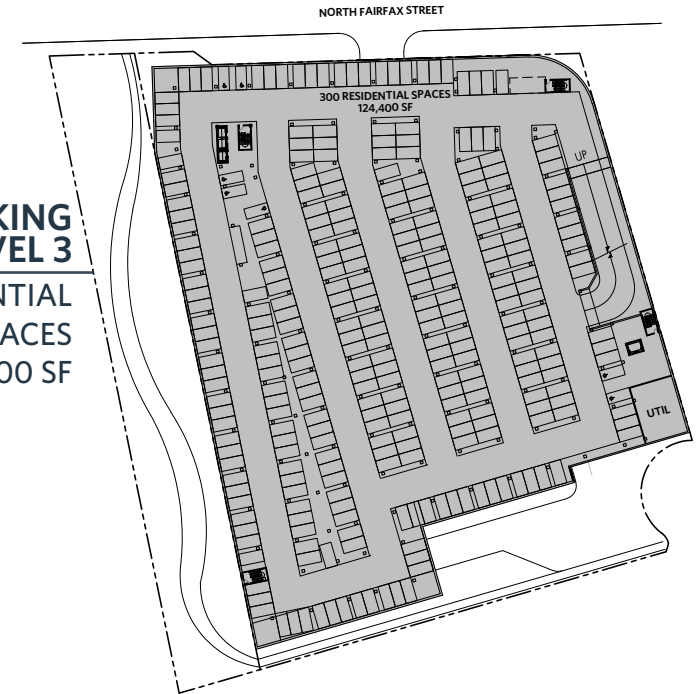
PARKING LEVEL 2

273 SPACES
84 RETAIL
189 RESIDENTIAL
124,400 SF



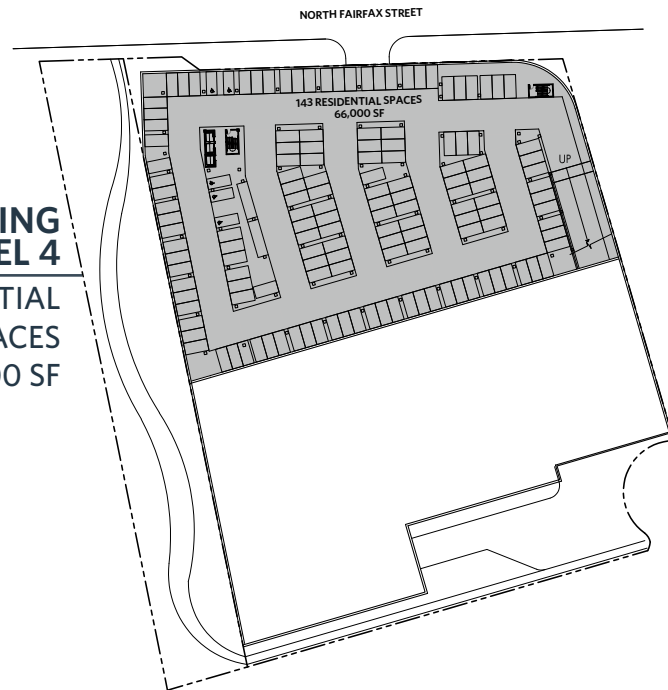
PARKING LEVEL 3

300 RESIDENTIAL
SPACES
124,400 SF



PARKING LEVEL 4

143 RESIDENTIAL
SPACES
66,000 SF



278 RETAIL PARKING SPACES

632 RESIDENTIAL
PARKING SPACES

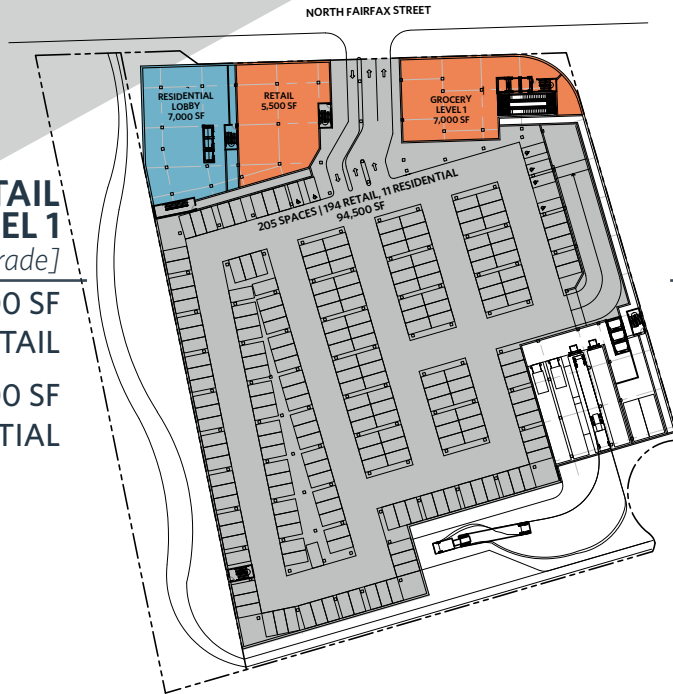
on four levels

RETAIL & RESIDENTIAL

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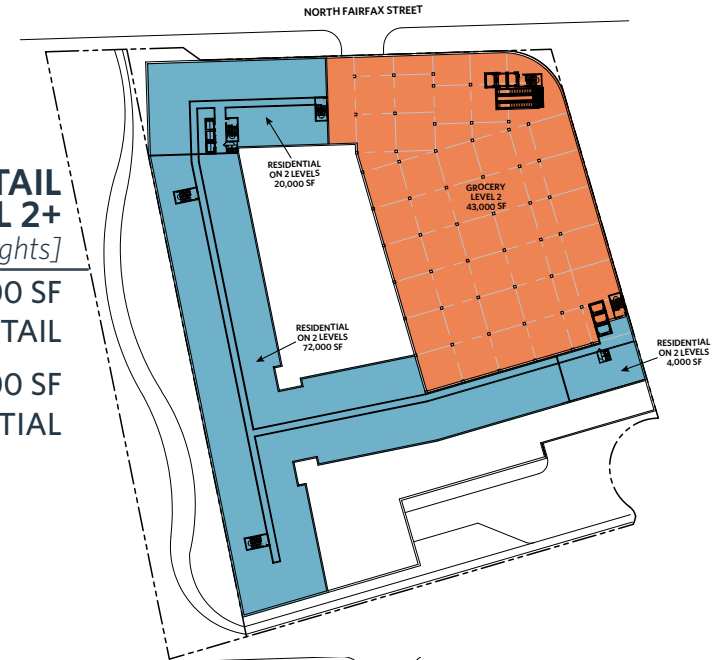
PARKING/RETAIL LEVEL 1 *[at grade]*

12,500 SF
RETAIL
7,000 SF
RESIDENTIAL

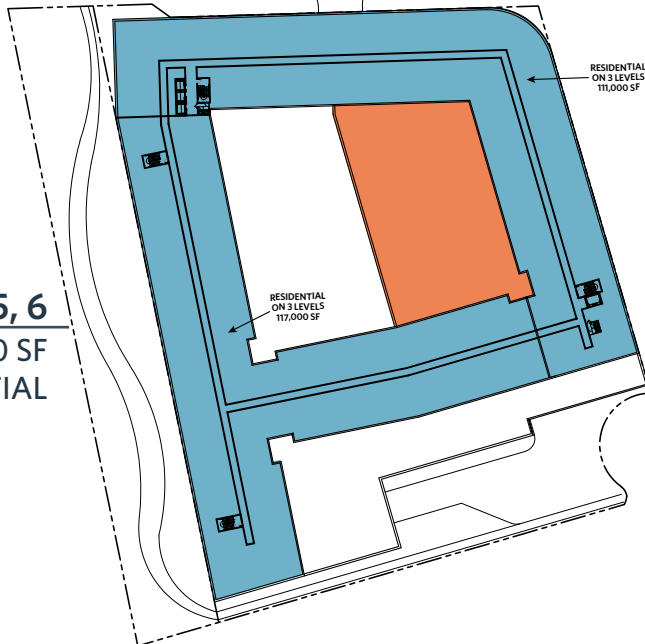


RETAIL LEVEL 2+ *[extended ceiling heights]*

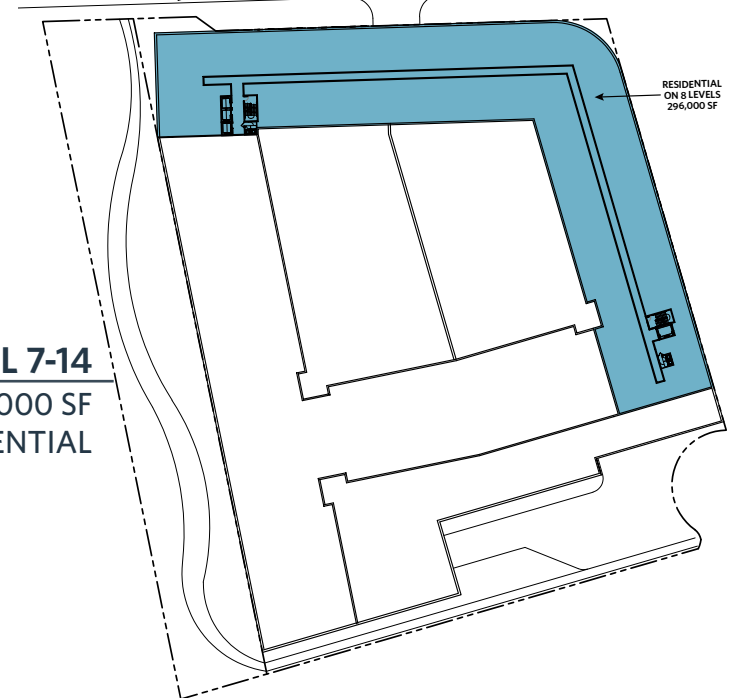
43,000 SF
RETAIL
96,000 SF
RESIDENTIAL



LEVEL 4, 5, 6 228,000 SF RESIDENTIAL



LEVEL 7-14 296,000 SF RESIDENTIAL



RENDERING

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