



## BALLSTON POINT

4300 WILSON BOULEVARD  
ARLINGTON, VA 22203  
[BALLSTONPOINT.COM](http://BALLSTONPOINT.COM)

# 2 RETAIL SPACES AVAILABLE, UP TO 9,952 SF

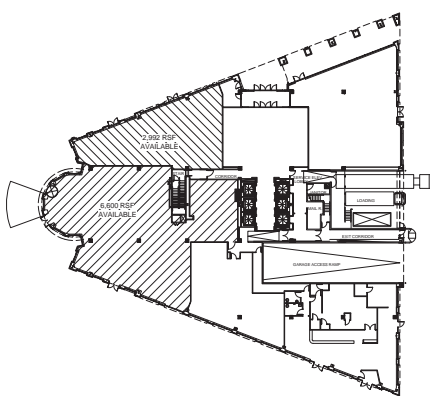
6,600 SF » FRONTAGE  
ON GLEBE RD

2,992 SF » FRONTAGE  
ON WILSON BLVD



## ABOUT BALLSTON POINT

- » Class A Building
- » Located at the intersection of Glebe Road & Wilson Boulevard, with a traffic count of 11,706 cars per day
- » Underground parking
- » Easy access to I-66 and Ballston Metro
- » Other retailers in the building include Chipotle, Which Wich, and Bangkok Bistro
- » Adjacent to Ballston/Quarter/Ballston Common Mall re-development



**ROGER CARLSON**

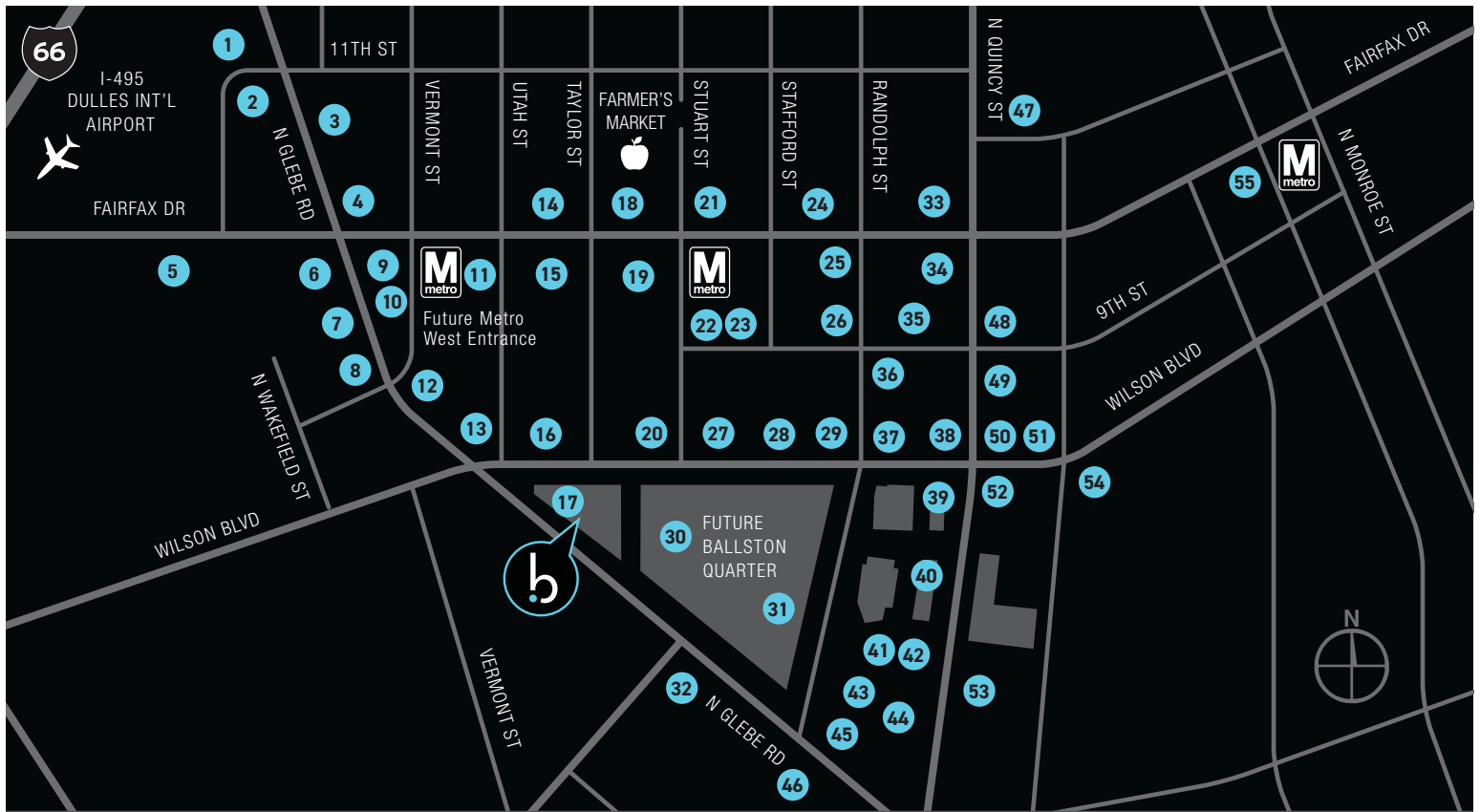
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**Monument**  
RETAIL

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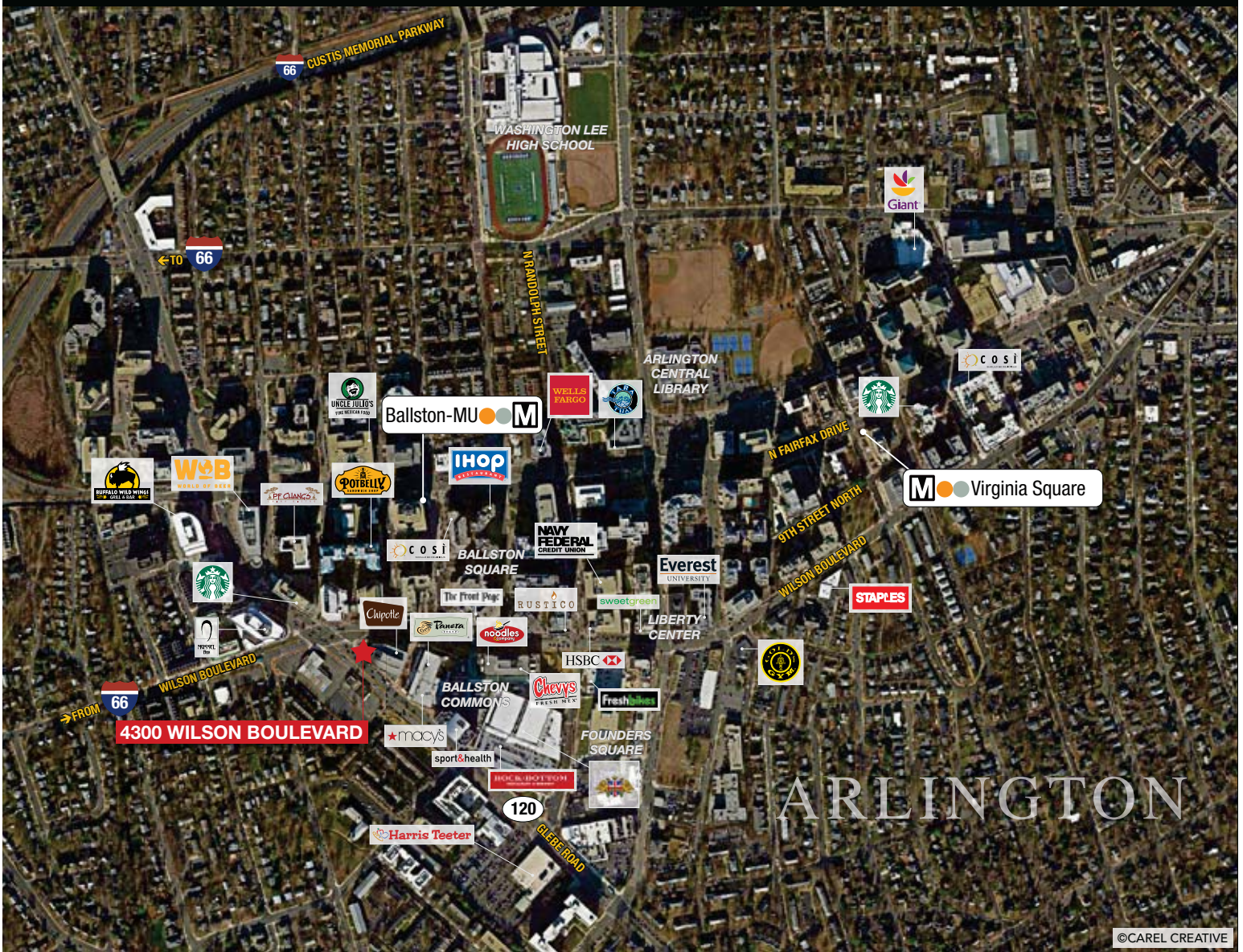


- |  |   |   |
|--|---|---|
| 1. The Melting Pot/SER   | 19. Cosi/Potbelly   | 37. HSBC/Rustico                                    |
| 2. Boeymonger/Citibank/<br>Plaza Newstand                          | 20. TD Bank   | 38. Bruegger's Bagels/Buzz Bakery                   |
| 3. Fairgate Café   | 21. Hunan Gate/7-11/Subway/Pizza<br>Roma/Earl's/First Down Sports<br>Bar & Grill        | 39. Kapnos Taverna/Pepita/Yona                      |
| 4. Washington First Bank/Kinko's/<br>Potomac River Running Company | 22. Tivoli Gourmet & Pastry/Presidential<br>Bank/Primo Fresh Deli/Starbucks             | 40. Residence Inn/Sweet Leaf                        |
| 5. Holiday Inn   | 23. Hilton  | 41. Enterprise Rent-A-Car                           |
| 6. First Citizens Bank/Buffalo<br>Wild Wings                       | 24. Rus Uz/Wells Fargo  | 42. Jimmy John's/Sandy Spring Bank                  |
| 7. Il Forno/Applebee's   | 25. IHOP/A-Town Bar & Grill/<br>The Marketplace   | 43. Bikram Yoga                                     |
| 8. Cheesetique/Sweet Life/Mussel Bar                               | 26. Salon Anu   | 44. Arlington Auto Body Shop                        |
| 9. World of Beer   | 27. UPS/Dunkin' Donuts/The Front Page   | 45. Mercedes-Benz of Arlington                      |
| 10. SunTrust Bank/P. F. Chang's/ Market<br>Place & Café            | 28. Arlington Community Federal<br>Credit Union   | 46. Harris Teeter                                   |
| 11. EagleBank  | 29. Pizza Autentica/Pearl River Nails   | 47. Arlington Library                               |
| 12. Westin   | 30. Ballston Quarter  | 48. Naked Pizza/Edible Arrangements/<br>United Bank |
| 13. Starbucks/Pinzimini  | 31. Kettler Capitals Iceplex  | 49. Sichuan Wok/ABC Store                           |
| 14. Ascot Diamonds/SC Passport & Visa/<br>Uncle Julio's            | 32. Solidcore   | 50. Subway/Arlington Nutrition Center               |
| 15. Prudential Bank/BB&T   | 33. Tara Temple/Café Tirolo   | 51. Willy's Barber Shop/Coco Nails/<br>Zapatat      |
| 16. PNC Bank/Rock 'n' Joe/Big Buns/<br>Grand Cru Wine Bar & Bistro | 34. Carpool   | 52. Freshbikes/Gold's Gym                           |
| 17. Which Wich/Chipotle/Bangkok Bistro/<br>Wahlburgers             | 35. Minutemen Press/Salon Istanbul Hair<br>& Spa/Randolph Deli & Grocery/<br>I3 U Nails | 53. C & G Speciality Auto Repair                    |
| 18. Zoë's Kitchen  | 36. Navy Federal Credit Union   | 54. Petco Unleashed                                 |
|  |   | 55. Bank of America/Chevy Chase/<br>Starbucks       |

# AREA DEMOGRAPHICS

|  | .5 MILES  | 1 MILE    | 2 MILES   |
|--|-----------|-----------|-----------|
| <b>POPULATION</b>                      | 19,890    | 39,091    | 140,280   |
| <b>HOUSEHOLD INCOME</b>                | \$104,890 | \$108,999 | \$103,993 |
| <b>EDUCATION (COLLEGE OR ADVANCED)</b> | 79.0%     | 77.0%     | 71.8%     |
| <b>TOTAL EMPLOYEE POPULATION</b>       | 28,750    | 35,762    | 83,616    |

# AERIAL MAP



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