

FOR LEASE

2nd GENERATION RESTAURANT
SPACE AVAILABLE - 2,770 SF

Position your concept in one of Rosslyn's most dynamic retail corridors. This 2,770 SF second-generation restaurant space offers a rare turnkey opportunity surrounded by established, high-performing operators.

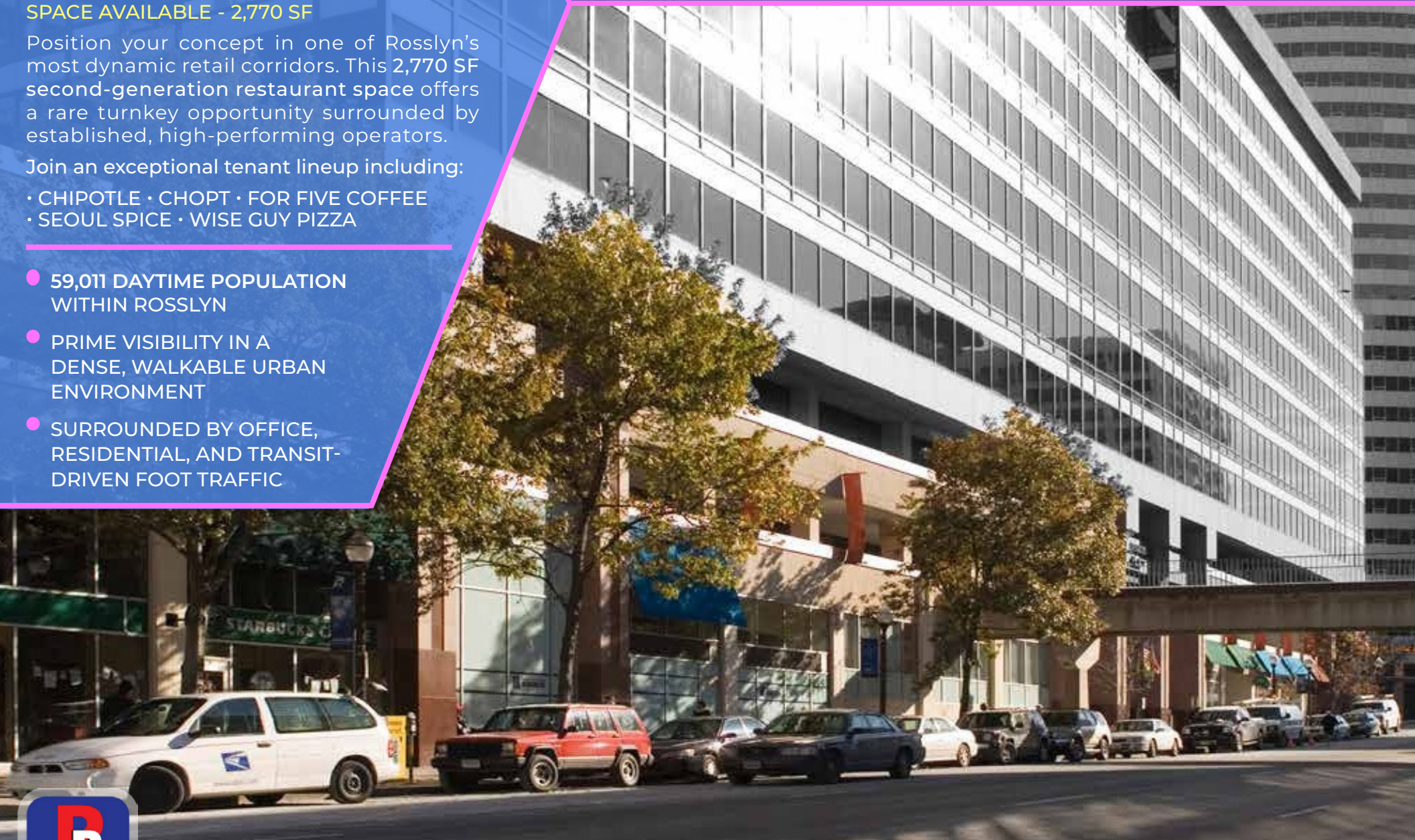
Join an exceptional tenant lineup including:

- CHIPOTLE • CHOPT • FOR FIVE COFFEE
- SEOUL SPICE • WISE GUY PIZZA

- 59,011 DAYTIME POPULATION WITHIN ROSSLYN
- PRIME VISIBILITY IN A DENSE, WALKABLE URBAN ENVIRONMENT
- SURROUNDED BY OFFICE, RESIDENTIAL, AND TRANSIT-DRIVEN FOOT TRAFFIC

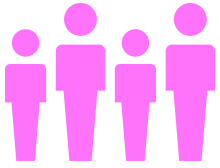
1735 NORTH LYNN STREET

ARLINGTON, VA 22209



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. 2 5 M I L E . 5 M I L E 1 M I L E



POPULATION

3 , 2 2 6

1 0 , 4 2 0

3 7 , 7 0 4



HOUSEHOLD
INCOME

\$ 8 3 , 1 0 3

\$ 1 2 4 , 5 9 0

\$ 1 4 0 , 6 5 4



DAYTIME
POPULATION

1 7 , 5 8 3

2 1 , 7 2 4

5 8 , 2 4 3

**W A L K
S C O R E**



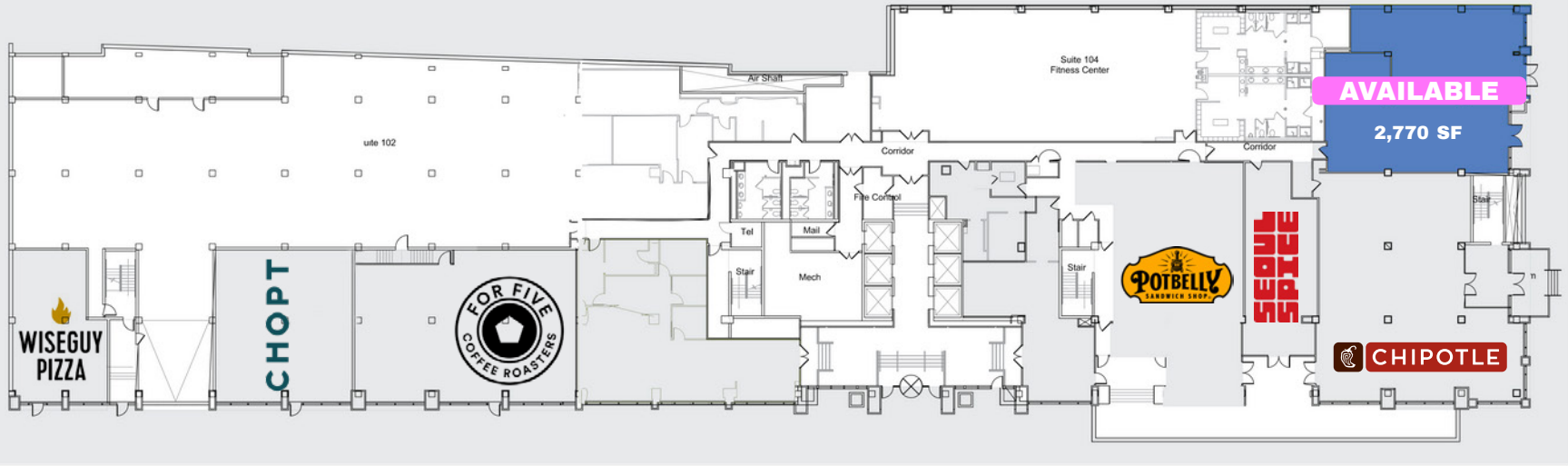
8 9

**B I K E
S C O R E**



8 2

SITE PLAN



**WILSON BOULEVARD
(18,000 VPD)**

**NORTH LYNN STREET
(18,000 VPD)**

AREA MAP

