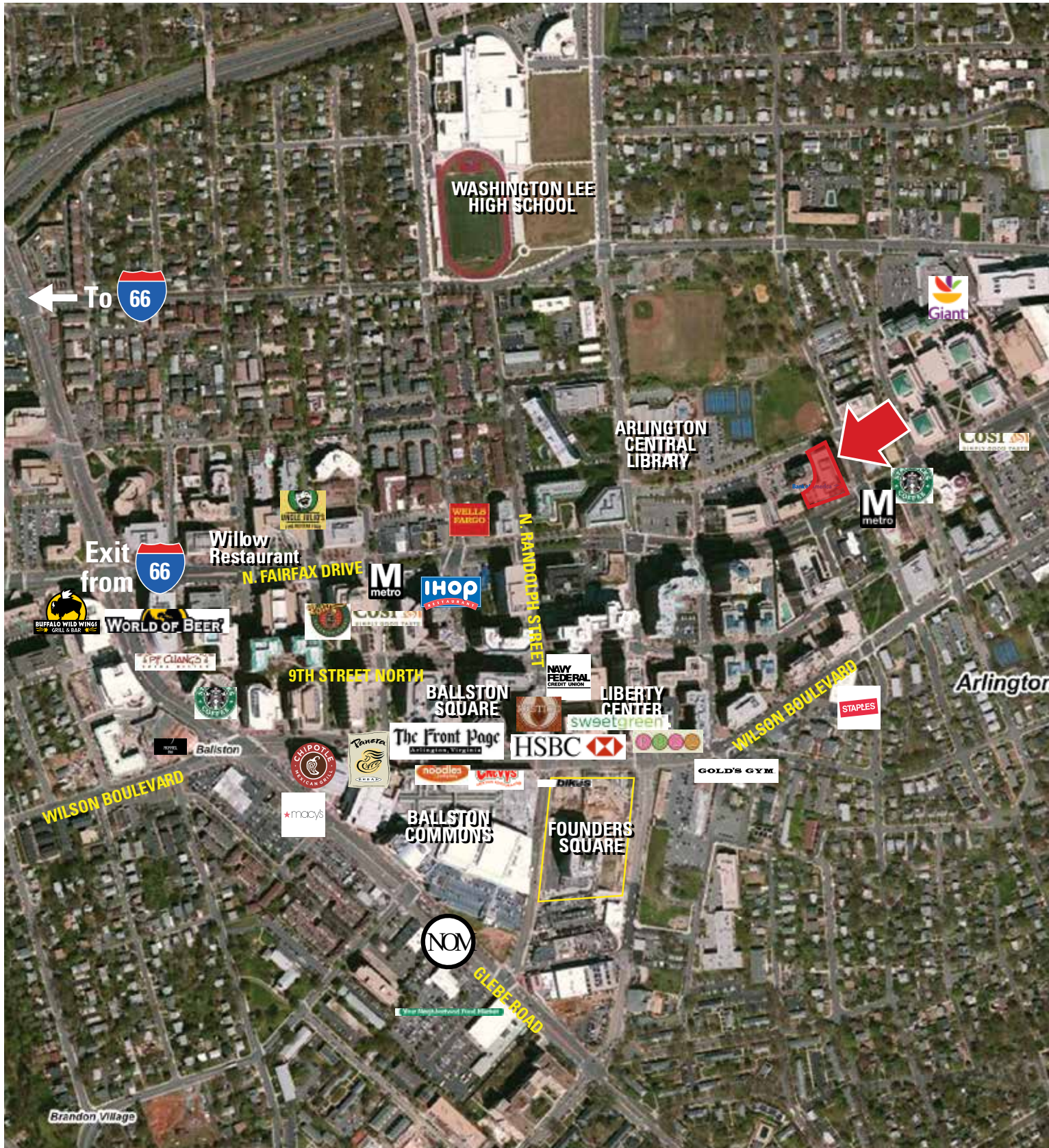


# RAPPAPORT

3701 N FAIRFAX DRIVE  
Arlington, Virginia

3,879 SF Available



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## STATISTICAL SNAPSHOT 3-MILE RADIUS, 2016 DEMOS



POPULATION  
**264,445**

AVG HH INCOME  
**\$143,552**



DAYTIME POPULATION  
**160,088**



TRAFFIC COUNTS  
**19,000 VPD**  
(Fairfax Drive)



AREA RETAILERS  
**Cosi, Starbucks, Rustico, The Front Page, Sweetgreen, PF Changs, World of Beer**

## 3701 N FAIRFAX DRIVE FACTS AT-A-GLANCE

- Highly visible space on the corner of N. Fairfax & Nelson Street directly across the street from the Virginia Square Metro with 3,595 average daily riders
- Surrounded by a dense daytime demographic occupying over 7 million SF of office space
- 9,400 public parking spaces within 3 blocks of the site
- Outdoor seating opportunity is available
- Growing residential area with 1,069 units proposed within 1 block

DEMOGRAPHICS (2016)	1 MILE	3 MILES	5 MILES
POPULATION	47,303	264,445	677,189
AVG HH INCOME	\$151,791	\$143,552	\$141,577
EMPLOYEES	44,262	160,088	654,034

### SITE FACTS

**SPACE:** 3,879 SF

**TRAFFIC COUNTS:** 19,000 VPD (Fairfax Drive)

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