

# RAPPAPORT THE SHOPS AT PERSHING

2201 North Pershing Drive, Arlington, Virginia

LAST SPACE REMAINING!! 3,076-SF Full-Service Restaurant Space



### A CLOSER LOOK AT LYON PARK RESIDENTS

**5,353 Residents** (areavibes.com)  
Highly educated professionals, many with advanced degrees. Residents draw a handsome salary and have reasonable living expenses while living a hip upscale life in an urban center.

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### STATISTICAL SNAPSHOT 1-MILE RADIUS, 2013 DEMOS

AREA DEMOGRAPHICS:

- Affluent residential population
- 44.7% residents with graduate degrees
- High average household incomes
- Underserved residential area

AREA RESTAURANTS/RETAIL

TALLULA, EATBAR, VOCELLI PIZZA, ZPIZZA, ASTOR MEDITERRANEAN

AREA EMPLOYERS

FORT MYER MILITARY BASE, ARLINGTON COUNTY COURTHOUSE/BAR ASSOCIATION



POPULATION

**36,504**

AVG HH INCOME

**\$143,266**

DAYTIME POPULATION

**27,893 EMPLOYEES**



CLARENDON (10 MINUTE WALK DOWNTOWN)

MARKET COMMON AT CLARENDON (APPLE, CRATE & BARREL, WILLIAMS SONOMA, BARNES & NOBLE, ANN TAYLOR, ETHAN ALLEN, POTTERY BARN), WHOLE FOODS, STARBUCKS, LIBERTY TAVERN

### THE SHOPS AT PERSHING FACTS AT-A-GLANCE

- New mixed-use project featuring 188 residential units and street-level retail with 123 dedicated parking spaces
- Strategically located at the intersection of Route 50 and North Pershing Drive and within proximity to Clarendon
- Join recently opened Bonchon Chicken, Spark Yoga & Paisanos, and soon to open Natural Market & Minnieland
- Directly across the street from Fort Myer Military Base (1,293 people) and Sheffield Court (597 units)
- Highly underserved Lyon Park residential community (High average HH Incomes over \$122,000)

### DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2013)	1 MILE	3 MILES	5 MILES
POPULATION	36,504	251,108	683,211
AVG HH INCOME	\$143,266	\$128,495	\$125,164
EMPLOYEES	27,893	315,325	727,478

### SITE FACTS:

SPACE: 868 SF & 3,076 SF of space available

TRAFFIC COUNTS: 55,000 VPD (Route 50/Arlington Boulevard)

### CONTACT INFO:

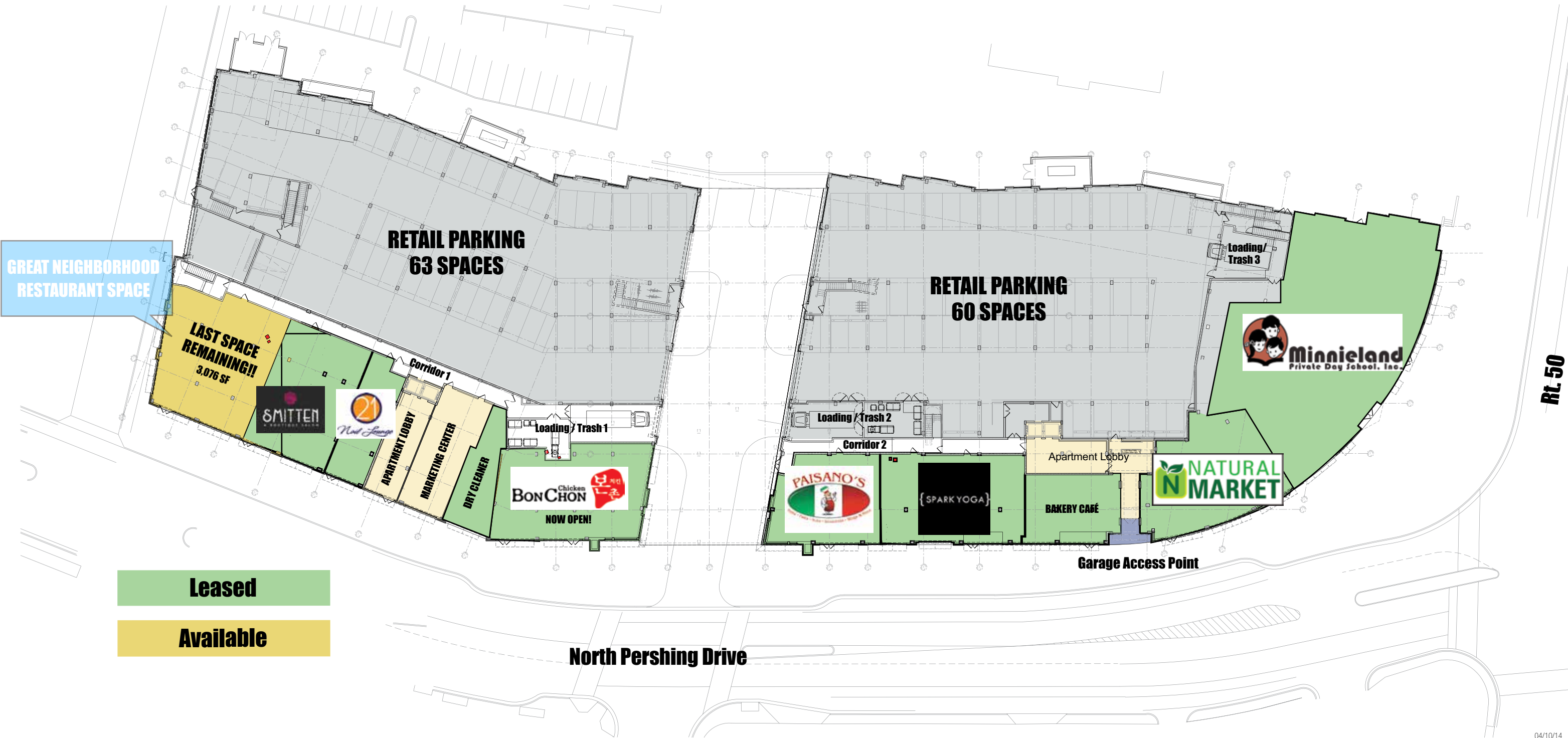
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**Leased**

**Available**

North Pershing Drive