

For Lease

CBRE

Courthouse Station

2nd Generation Restaurant Available

Arlington (Courthouse), Virginia

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1,800 SF

2121 15th St North
Arlington, VA 22201

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In-Line Retail Courthouse Metro

Space Available Immediately: 1,800 SF

Details

- 1,800SF in-line retail space in warm shell condition on ground floor of 45,636 SF office building
- Patio space available
- Courthouse Metro (1,982 riders per day) located on site
- Courthouse is a seven-day trade area with immediate office (4.5 MSF) and residential density (4,277 residential units)
- Arlington County Courthouse located steps from storefront
- Join Prominent Retailers: CVS, AMC Theaters, Bayou Bakery, Tupelo Honey, Courthaus Social, For Five Coffee Roasters, and more!

98

Walk Score: Walker's Paradise

344 FEET

Courthouse Metro (Silver & Orange)



R-B Corridor: Courthouse

Arlington's Government Center

Courthouse is the center of Arlington County Government, and includes the courts, Police and Sheriff Departments, as well as offices for most County services. Yet for the residents who live here, it's a whole lot more — a busy neighborhood with easy access to public transportation and plenty of options for dining and entertainment. The centerpiece is the Courthouse Plaza and promenade, which ties together government and private office buildings, retail space, movie theaters and a large residential structure, all just steps away from the Metro station. The Courthouse area contains 3.3 million sq. ft. of office space, 370,000 sq. ft. of retail, 720 hotel rooms, and almost 8,000 residential units.

Courthouse Planning at a Glance

- + Focus redevelopment within the central core around the Metro station and preserve existing residential neighborhoods;
- + Develop Courthouse Plaza as a visual focal point of the Metro Station Area, with the plaza and promenade tying together the government and private office buildings, retail space, theaters and the residential structure located at the center of the complex; and
- + Provide underground parking as new residential and office/commercial buildings are developed.

Guidelines for Future Development

- + **North Courthouse:** Much of this area has been slated for preservation including the Lyon Village community and Colonial Village apartment complex, although there are some opportunities for infill development.
- + **Central Courthouse:** This area contains the government center surrounded by high-density office and apartment development.
- + **South Courthouse:** This area lies largely outside the quarter-mile radius from the Metro station and therefore represents a tapering to lower density development. The area has been planned for significant preservation with some opportunity for infill development.

Demographics	.25	.5	1	3
Population	8,638	22,071	48,090	279,558
Daytime Population	16,009	26,886	86,782	538,052
Median HHI	\$152,783	\$129,298	\$131,629	\$129,311
Average HHI	\$189,308	\$171,236	\$185,700	\$190,338
Education (Associates -)	10.8%	13.2%	12.7%	14.8%
Education (Bachelor's +)	86.9%	83.9%	84.8%	81.8%
Median Age	33.5	33.7	33.9	34.8

Ridership: RPD 6,706

Court House Metro Station | 1 min (344 ft)

Court House Metro Entrance



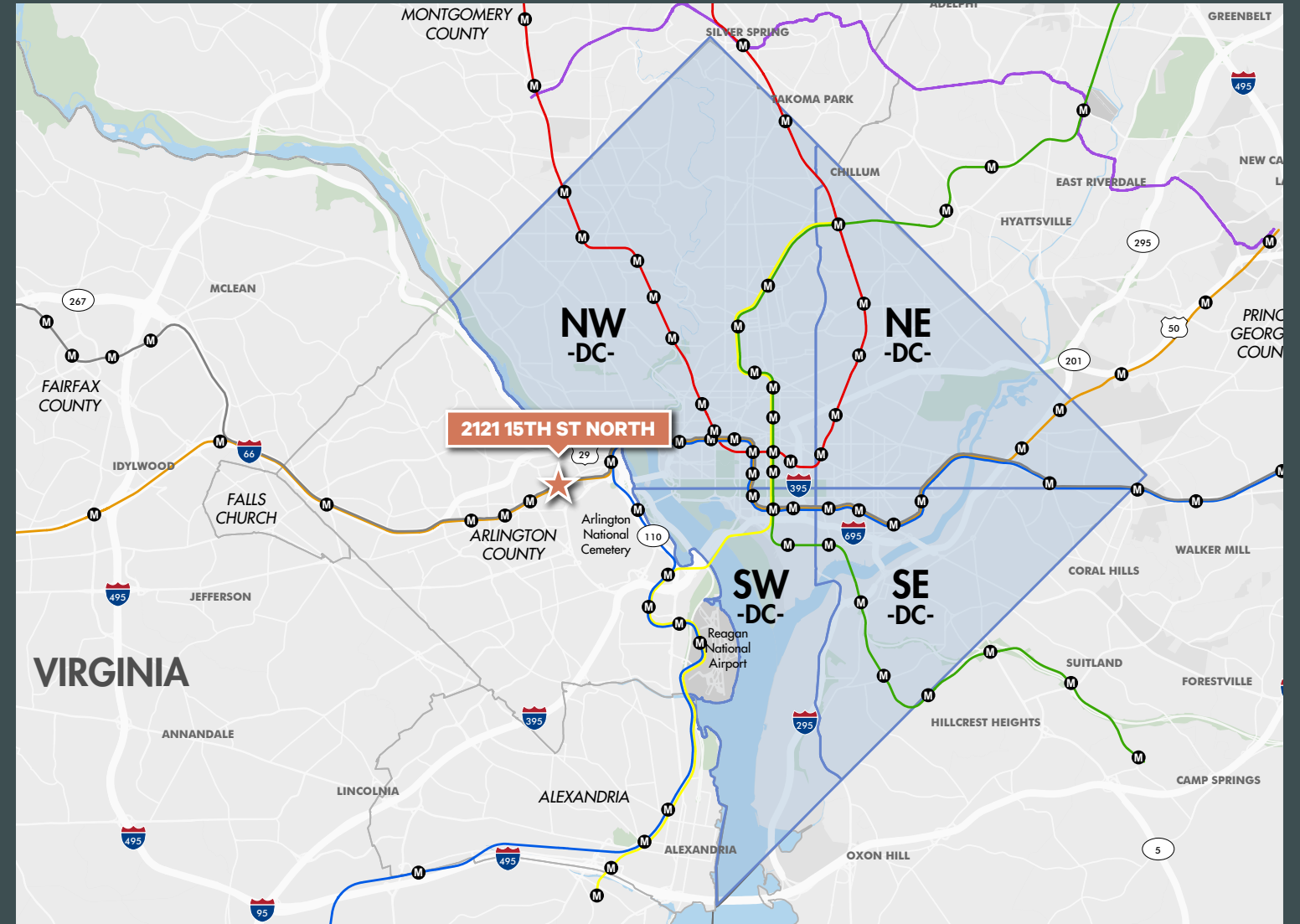
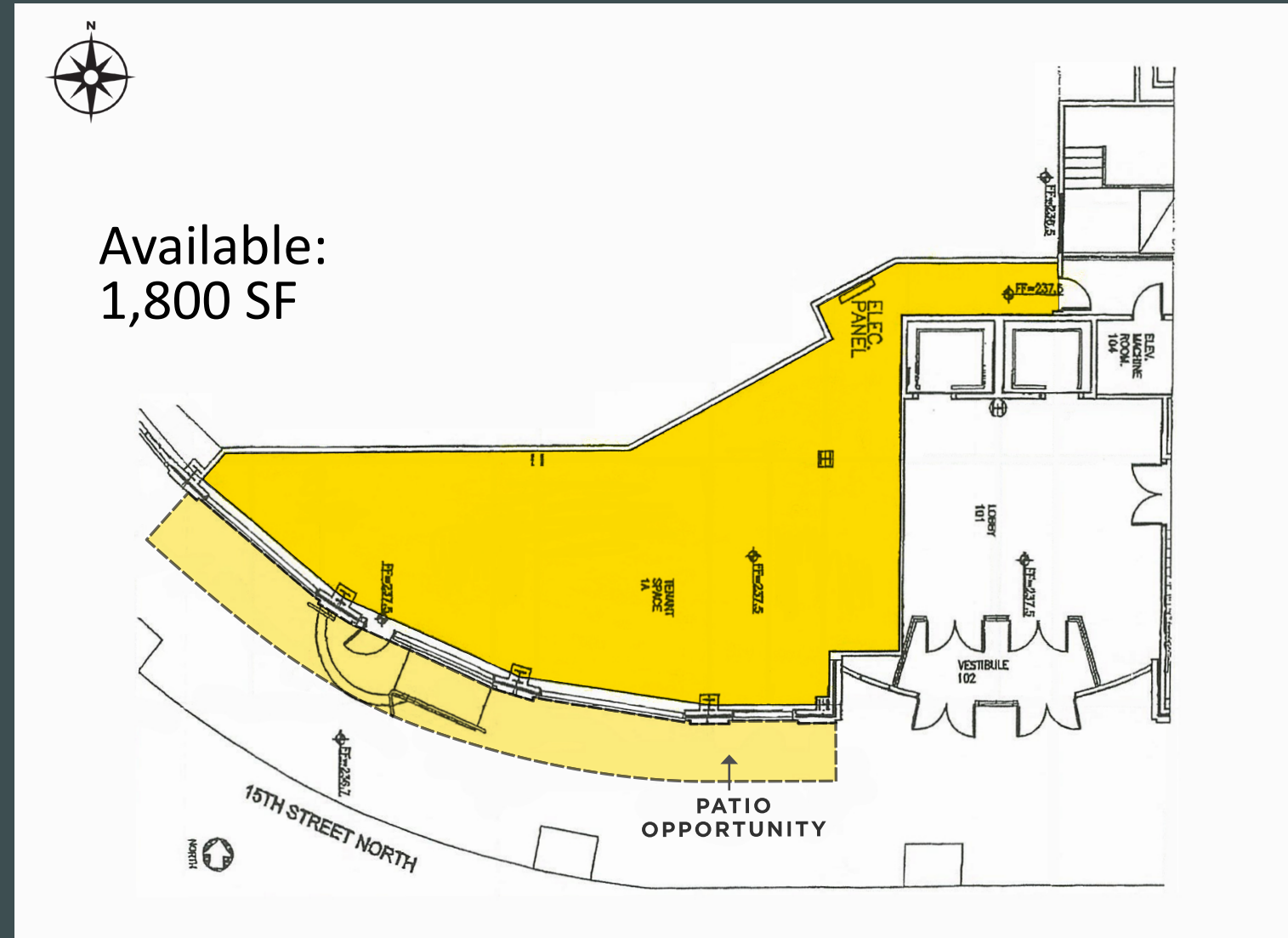
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Market Overview

Submarket | Courthouse



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Contact Us

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