



# 10 AT CLARENDON

S. | CBRE



3110 10TH STREET N  
ARLINGTON, VA 22201



CLARENDON/ARLINGTON



3,650 TOTAL RETAIL SF

## NEIGHBORHOOD RESTAURANT/RETAIL OPPORTUNITY



**DELIVERY:** Immediate

### SPACE AVAILABLE

3,650 SF (devisible)

### DETAILS

- Over 110 feet of high visibility.
- Frontage at corner of 10th Street N and N Highland Street.
- Prime retail or restaurant opportunity where Clarendon's retail hub meets luxury living.

## DEMOGRAPHIC SNAPSHOT



**POPULATION**  
1 mi — 53,449  
3 mi — 261,520



**EMPLOYEES**  
1 mi — 79,155  
3 mi — 415,785



**MEDIAN HHI**  
1 mi — \$113,077  
3 mi — \$105,126



**EDUCATION**  
(Bachelor's Degree+)  
1 mi — 81.8%  
3 mi — 75.0%



**MEDIAN AGE**  
1 mi — 33.20  
3 mi — 33.90



**RIDERSHIP**  
(Clarendon Station)  
3,869 AWPB

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# OVERVIEW MAP

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