

CRYSTAL CITY

1,048 SF RETAIL AVAILABLE

1235 S. Clark Street, Arlington, VA



Located in the heart of Crystal City, one of Arlington, Virginia's most vibrant and walkable neighborhoods, the available 1,048 SF space serves a large population of daytime office workers and evening residents. The space is adjacent to **Earth Treks fitness center (largest 40,000 SF rock climbing center on the east coast)** the Mt. Vernon Bike Trail and steps from Crystal City Metro (**10,200 riders/day**) — an easy choice for both commuters and tourists.



Dense daytime
population of over
30,000 people within
1-mile radius



Adjacent to
2 daycare Facilities



Located on the 1st
Floor of a 1.5M SF
Office Complex
(7,150 employees)



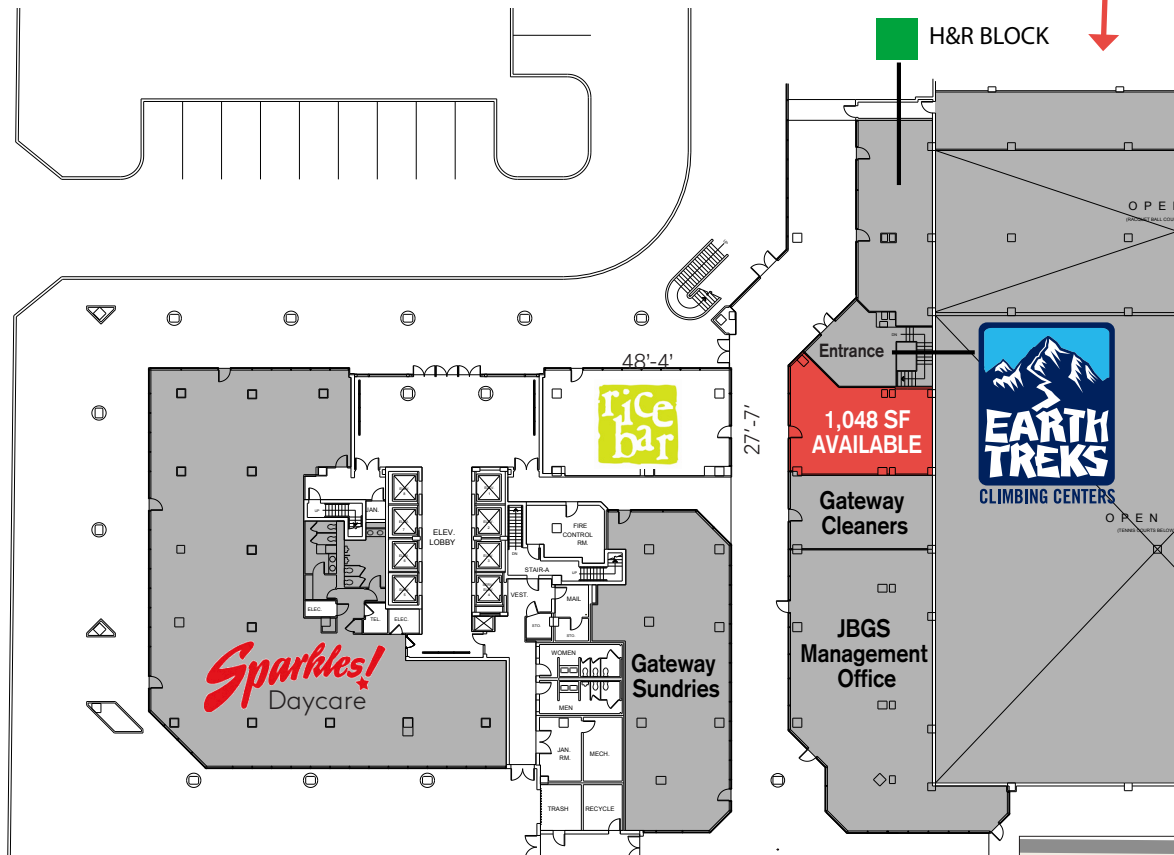
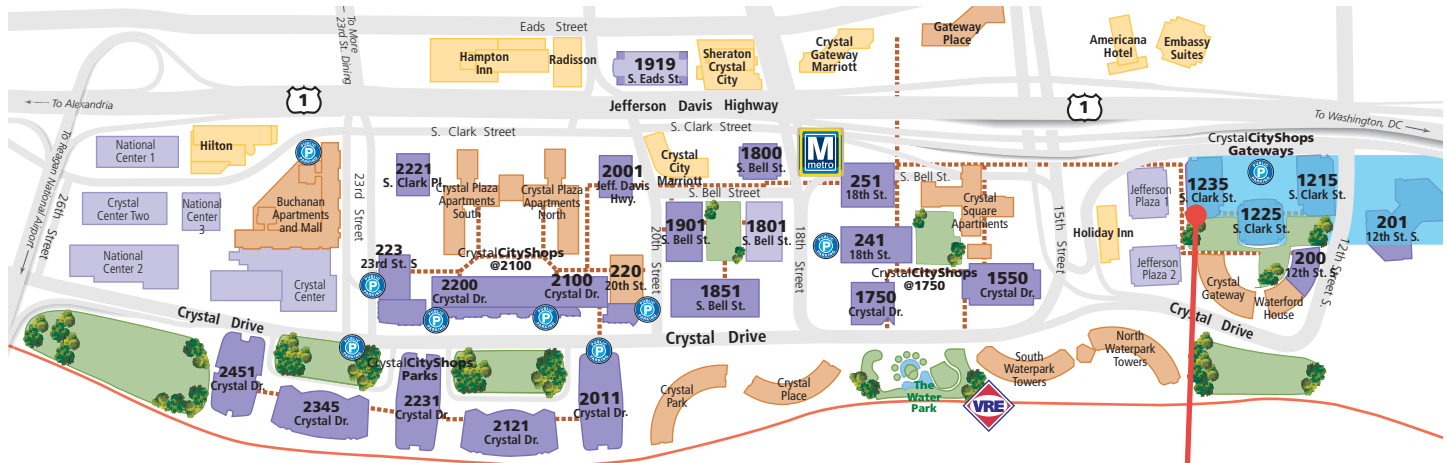
10,200 Metro transit
riders daily



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Perfect for a Fast Casual/Coffee Shop/Smoothie Café/Services
(Non-vented)

AVAILABLE IMMEDIATELY



LEASING INFORMATION

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