A longstanding shopping destination anchored by the Fashion Centre, Pentagon City is entering a new chapter with the arrival of Amazon’s headquarters. As the future home of the tech giant, and the 25,000+ jobs it entails, the submarket is expected to see a surge in demand for residential and retail uses.

### Pentagon City

**Retail Profile**

- **Prepared**
  - 1,809,000 Approved Office SF
  - 500 Approved Hotel Keys

- **Flourishing**
  - 440 Under Construction Housing Units
  - 821 Approved Housing Units

- **Visible**
  - 17,500 Traffic Count
  - 12,311 Weekday Metro Ridership

ArlingtonEconomicDevelopment.com/Retail
## Pentagon City Highlights

1. **Bed Bath & Beyond**
2. **Bonefish Grill**
   - Lebanese Taverna
   - LOFT
   - Smoothie King
   - Starbucks
   - Sur La Table
   - TJ Maxx
   - Unleashed by Petco
   - ULTA Beauty
3. **Champps**
   - Mattress Warehouse
   - Namaste Everest
4. **Asia Café – Sushi Bar**
   - Cost Plus World Market
   - DSW Shoe Warehouse
   - Nando's PERi-PERi
   - Rite Aid
   - Sin'e
   - Thai Phoon
5. **Honeygrow**
   - Matchbox
   - Shake Shack
   - Sugar Factory
6. **Best Buy**
   - California Pizza Kitchen
   - Chevy's Fresh Mex
   - CVS Pharmacy
   - Marshalls
   - Modell's Sporting Goods
   - Nordstrom Rack
7. **CorePower Yoga**
   - European Wax Center
   - Orangetheory Fitness
   - Roosters Men's Grooming
   - Rotti Mediterranean
   - Starbucks
   - Sweetgreen
8. **Epic Smokehouse**
   - Pentagon City Wine
   - U.S. Postal Service
9. **Dunkin Donuts**
   - Extreme Pizza
   - UPS Store
   - Urgent Care Xpress Clinic

### Demographics

<table>
<thead>
<tr>
<th>Category</th>
<th>1/4 Mile</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>3,504</td>
<td>14,399</td>
<td>25,623</td>
</tr>
<tr>
<td>Daytime Population</td>
<td>11,375</td>
<td>17,864</td>
<td>46,932</td>
</tr>
<tr>
<td>Bachelor's Degree or Higher</td>
<td>87.7%</td>
<td>84.3%</td>
<td>84.4%</td>
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<tr>
<td>Median HH Income</td>
<td>$105,355</td>
<td>$96,059</td>
<td>$102,352</td>
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<tr>
<td>Average HH Income</td>
<td>$150,245</td>
<td>$127,672</td>
<td>$132,879</td>
</tr>
<tr>
<td>Age 20-29</td>
<td>22.3%</td>
<td>25.5%</td>
<td>25.0%</td>
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<tr>
<td>Age 30-39</td>
<td>27.1%</td>
<td>27.0%</td>
<td>24.5%</td>
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<tr>
<td>Age 40-49</td>
<td>15.4%</td>
<td>12.0%</td>
<td>12.0%</td>
</tr>
<tr>
<td>Age 50-59</td>
<td>12.1%</td>
<td>10.5%</td>
<td>10.9%</td>
</tr>
<tr>
<td>Median Age</td>
<td>36.1</td>
<td>35.3</td>
<td>35.3</td>
</tr>
</tbody>
</table>

*Source: ESRI (2019) - Radius from Metro station*