



**COMMERCIAL
FEE SIMPLE BUILDING
ON PRIME
DEVELOPMENT SITE**

**901 N Quincy St.
Arlington, VA 22203**

**Ideal For Owner/User
Or Development**

INVESTMENT SUMMARY

Prime, fee simple, commercial building in the heart of Ballston. 3 blocks from two Metro's: Ballston and Virginia Square.

C-2 zoning, allows many commercial uses. Corner location, with excellent visibility and traffic. Currently configured for restaurant use with main level dining room, upper dining room, outside deck seating, 2 bathrooms, office, fully equipped kitchen, lower level storage space, and parking lot. Property conveys vacant.

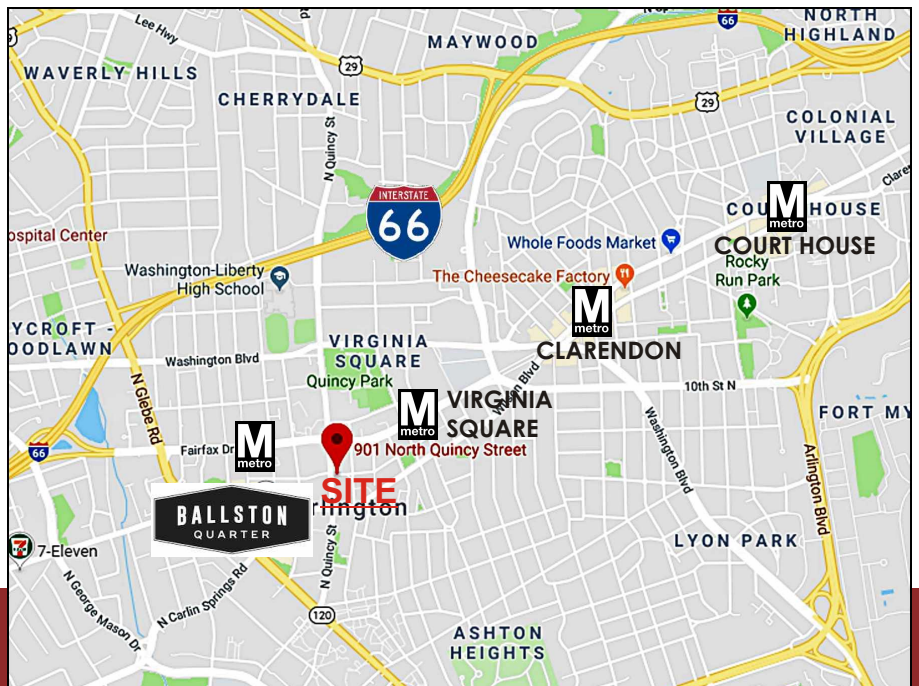
Excellent opportunity for an investor, developer, or user to acquire a rarely available fee simple retail property in such a dynamic, vibrant Arlington location.

LOCATION HIGHLIGHTS

- 3 blocks to Ballston Metro
- 3 blocks to Virginia Square Metro
- Corner lot at Quincy St. & 9th St. provides excellent visibility and signage options
- 2 blocks from the new Ballston Quarter: \$330M redevelopment featuring 360,000 SF of retail, 406-unit residential building, 176,000 SF of office & completely renovated Ballston Common Mall
- Located between two major thoroughfares: Wilson Blvd and Fairfax Dr.
- 2018 Annual Average Daily Traffic count:
 - ~ 8,300 (Quincy St.)
 - ~ additional traffic on 9th St (no data avail.)
- Easy access to I-66 and Glebe Rd.

OFFERING SUMMARY

Price	\$3,200,000
Land Area	5,152 SF
Gross Floor Area	1,910 SF (above grade) 950 SF (basement storage)
Zoning	C-2 (service commercial) * code attached
Year Built	(unknown)
Parking	Surface parking - on site
2019 Property Taxes	\$10,528



VIRGINIA SEEKFORD SMITH
Licensed Broker in VA, DC & MD
24 hr. Telephone: **703-836-1116**

Tax Map



*** MEASUREMENTS ARE APPROXIMATE**

§7.17. C-2, Service Commercial-Community Business District

§7.17.1. Purpose

The purpose of the C-2, Service Commercial-Community Business District is to provide locations for commercial development where the variety in retail, service and office uses is intended to serve a broad-based community. The C-2 district should be developed as linear commercial and be located primarily along principal arterial streets as designated in the Arlington County Master Transportation Plan. The C-2 district provides for an expanded range of uses, greater density and greater height than the C-1 district.

§7.17.2. Uses

Uses shall be as specified in §7.1.

§7.17.3. Special Revitalization Districts

See §9.1 for regulations applicable to Special Revitalization Districts on the General Land Use Plan.

§7.17.4. Density and dimensional standards

A. By-right

Development allowed by-right in the C-2 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	Hotels	All Other Uses
Lot area, minimum (sq. ft.)			
Lot area	6,000		--
Lot area per dwelling unit	6,000		--
Lot area per sleeping unit)	--	600	--
Lot width (feet)	60		--
Height, maximum (feet)	35	45	45
Floor area ratio, maximum	--	--	1.5

B. Exceptions

1. Lot area

Buildings hereafter erected and used partly for dwelling and partly for commercial purposes, shall comply with the lot area requirements of the RA8-18 district.

C. Bulk, coverage and placement

For bulk, coverage and placement requirements not listed in this section see §3.2.

§7.17.5. District use regulations

Use standards applicable to specific uses in the C-2 district include:

A. Cleaning and laundering establishments

Steam exhausts for cleaning and laundering establishments shall be within said building.

§7.17.6. Use limitations

- A. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and

where all such products are sold at retail at these establishments, except as allowed for food delivery service.

§7.17.7. Site development standards

The site development standards of Article 13 and Article 14 apply to all development, except as otherwise specified below.

A. Landscaping

10 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping.

B. [Reserved]

Article 7. Commercial/ Mixed Use (C) Districts

§7.1. Commercial/Mixed Use (C) Districts Use Tables

§7.1.1. General

The use tables of this section list all uses allowed within C districts, and is subject to the explanations set forth below.

§7.1.2. Commercial/mixed use (C) districts principal use table

Table §7.1.2 lists the principal uses allowed within the C districts.

A. Permitted uses

A "P" indicates that a use is permitted by-right and may be approved administratively in the respective general district subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14. Subject to density and dimensional standards in the subject district or as approved by use permit or site plan, all uses permitted by-right may also be approved administratively in buildings controlled under use permit or site plan, except where expressly prohibited by use permit or site plan conditions for the subject property or where the subject property is expressly approved only for a specific use or uses.

B. Use permit approval required

A "U" indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by use permit or site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

C. Site plan approval required

An "S" indicates a special exception use that may be allowed more flexibility in development form and density subject to site plan approval as provided in §15.5. Site plan uses are subject to all other applicable requirements of this zoning ordinance to the extent not modified through the site plan approval, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

D. Site plan and use permit approval required

A "C" indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4, only in buildings controlled by site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

E. Uses not allowed

A blank cell (one without a "P", "U", "S" or "C") in the use table indicates that a use is not allowed in the respective district. Uses not listed may be allowed pursuant to the similar use determination procedure of §12.2.2.

F. Use standards

The final “use standard” column on the use table contains references use standards that apply to the listed use types. The uses standards in Article 12 apply to more than one district. Where use standards apply exclusively to a specific district(s), such standards are listed in the respective district(s) regulations.

G. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §12.9 and §12.10.

H. Use categories

All of the use categories listed in the table below are described in §12.2. The second column of the use table lists some of the specific use types included within the respective use categories.

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																					
	Specific Use Types	RA4-8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																					
Residential Use Categories (See §12.2.3)																					
Household Living (See §12.2.3.A)	One-family detached	P	P		P	P	P		P	P	P	P	P	P	P		P	P	P	P	
	Duplexes	P	S		P														P		
	Semidetached	P	S		P														P		
	Multiple-family	P	S	P	P			S		S	S	S	S	S	S	S			P		P
	Townhouses	P		P	P																
	Townhouse, semidetached and existing one-family	S	S		S																
Group Living (See §12.2.3.B)	Dormitories	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.3
	Fraternity and sorority houses	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.5
	Group homes	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.6
	Nursing homes									S	S	S									
Public, Civic and Institutional Use Categories (§12.2.4)																					
Colleges (See §12.2.4.A)	Colleges and universities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	
	Trade or commercial school	S			S					S	S	S	S	P	S	S	P	P	P	S	
Community Service (See §12.2.4.B)	Community centers	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	
	Community swimming pool	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	§12.4.8
	Libraries	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	
	Museums and art galleries or studios	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	
	Recreation centers	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	§12.4.6
Day Care	Child care centers	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	§12.4.1

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																					
	Specific Use Types	RA4-8	RC	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																					
(See §12.2.4.C)	All other day care uses	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Governmental Facilities (See §12.2.4.D)	Fire and police stations	U	U	P	U		U	P	U	U	U	U	U	P	U	U	P	P	P	U	
Hospital (See §12.2.4.E)	Hospitals	U	U	U	U	U	U		U	S	S	U	U	U	U	U	U		U	U	
Parks and Open Space (See §12.2.4.F)	Cemeteries	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U		U	U
	Country clubs and golf courses	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U		U	U
	Parks, playgrounds and playfields	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U		U
Passenger Terminals and Services (See §12.2.4.G)	Airports and aircraft landing fields	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U		U	U
	Bus, trolley, air, boat and rail passenger terminals	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U		U	U
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools (See §12.2.4.I)	Schools, elementary, middle and high	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Social Service Institutions (See §12.2.4.J)	All social service institutions except those of a corrective nature	U	U		U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	
Utilities, major (See §12.2.4.K)	All major utilities	U	U	U	U	U	U	P	U	U	U	U	U	U	U	U	U	P	U	U	
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
	All other minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Retail, Service and Commercial Use Categories (See §12.2.5)																					
Food Establishments (See §12.2.5.B)	Catering establishment, small scale	S	S		S			P		S	S	S	S	P	S	S	P	P	P	S	
	Food delivery services	C	C		C		U	U		C	C	C	C	U	C	C	U	C	U	U	
	Restaurants, general	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	
	Restaurants, limited	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	
Entertainment (See §12.2.5.A)	Game arcades	C	C		C		U	U		C	C	C	C	U	C	C	U	U	U		
	Movie or other theaters	S	S		S			P		S	S	S	S	P	S	S	P	P	P	P	
	Membership clubs and lodges	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	
	All other indoor entertainment uses	S	S		S			P		S	S	S	S	P	S	S	P	P	P	S	
Office (See §12.2.5.C)	Audio-visual production studio	C			C			U		C	C	C	C	U	C	C	U	C	U	C	
	College operated as a commercial enterprise	S			S			P		S	S	S	S	P	S	S	P	P	P	S	
	Financial services	S			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Offices, federal, state and local	U	S	U	U	U	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Offices or clinics, medical or dental	U	S	U	U	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																							
Specific Use Types	RA4-8	RC	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards			
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	Offices, business and professional		S			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Overnight Accommodations (See §12.2.5.D)	Bed and breakfasts	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U		§12.5.3		
	Hotels or motels			S	S		P		S	S	S	S	P	S	S	P	P	P	P		§12.5.11		
Parking, Commercial (See §12.2.5.E)	All commercial parking					U	P						U			U	U	U	U		§12.5.4		
	Billiard or pool halls						U														U		
Recreation, Indoor (See §12.2.5.F.2(a))	Bowling alley	C	C		C				C	C	C	C	U	C	C	U	U	U	U		C		
	Driving ranges																U						
	Miniature golf courses																U						
	Skating rink	C	C		C		U		C	C	C	C	U	C	C	U	C	U	C		C		
	Swimming pool	S	S		S		P		S	S	S	S	P	S	S	P	P	P	P		P		
	Tennis, racquet or handball courts	C	C		C		U	U		C	C	C	C	U	C	C	U	U	U	U		U	
		Driving ranges																U					
Recreation, Outdoor (See §12.2.5.F.2(b))	Miniature golf courses	C	C		C				C	C	C	C	U	C	C	U	U	U	U		U		
	Skating rinks	C	C		C		U		C	C	C	C	U	C	C	U	C	U	C		C		
	Tennis, racquet or handball courts	C	C		C		U	U		C	C	C	C	U	C	C	U	C	U	U		U	
	Swimming pool	C	C		C				C	C	C	C	U	C	C	U	C	U	C		C		
	All other outdoor entertainment	C	C		C		U	U		C	C	C	C	U	C	C	U	U	U	U		U	
		Bakeries	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P		P	§12.5.21
Retail, Sales (See §12.2.5.G.2(a))	Drug stores	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P		P	§12.5.5	
	Florist or gift shops	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P		P	§12.5.8	
	Grocery stores, convenience	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P		P	§12.5.9	
	Grocery stores	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P		P	§12.5.10	
	Kiosks					U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	§12.5.12
	Meat or fish markets, and delicatessens	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P		P	§12.5.21	
	Large-format retail						U	U						U			U		U		U		
	Newsstands	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P		P	§12.5.21	
	Nursery, flower or plant stores	S	S		S			P		S	S	S	S	P	S	S	P	P	P		S	§12.5.15	
	Open-air markets	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	§12.5.17
	Secondhand stores	S	S		S		P	P	S		S	S	S	S	P	S	S	P	U	P		P	§12.5.24
	All other retail sales uses	S	S		S		P	S		S	S	S	S	P	S	S	P	P	P		P	§12.5.21	
	Retail, Personal Service (See §12.2.5.G.2(b))	Animal care facilities, veterinary clinics, animal hospitals	S	S		S			P		S	S	S	S	P	S	S	P	P	P		U	§12.5.2
		Athletic or health clubs	S	S		S		U	U		S	S	S	S	P	S	S	P	U	P		U	§12.5.20
Barbershop or beauty parlor		S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P		P		
Branch banks		S	S		S	P	P	P	P		P	P	P	P	P	P	P	P	P		P		
Dance studio		S	S		S		U	U		S	S	S	S	P	S	S	P	U	P		U	§12.5.20	
Dry-cleaning, laundry and laundromat		S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P		P	§12.5.6	

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KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																						
	Photocopy, blueprint and quick-sign services	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P		
	Private postal services	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.18	
	Mortuaries and funeral homes	S	S	S	S					C	C	C	C	U	C	C	U	U	U		§12.5.14	
	Pawnshop	S	S		S				S	S	S	S	S	P	S	S	P	P	P	S		
	All other retail personal service uses	S	S		S		P	S		S	S	S	S	P	S	S	P	P	P	S	§12.5.20	
Retail, Repair (See §12.2.5.G.2(c))	Tailors and milliners	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P		
	Shoe repair	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P		
	Upholstery shops	S	S		S					S	S	S	S	P	S	S	P	P	P	S	§12.5.26	
	All other retail repair uses	S	S		S		P	P		S	S	S	S	P: S	S	S	P	P	P	P	S	
Self-service Storage (See §12.2.5.H)	All self-service storage uses																	U			§12.5.25	
Vehicle Sales and Service (See §12.2.5.I)	Car wash																	U		U		
	Vehicle body shop																	U		U	§12.5.27	
	Vehicle sales, rental, or leasing facilities	C	C		C		U	C		C	C	C	C	U	C	C	U	P	U	U	C	§12.5.29
	Vehicle service establishment						U			C	C	C	C	U	C	C	U		U	U		§12.5.28
	All other vehicle sales and service uses																					
Industrial Use Categories (See §12.2.6)																						
Light Industrial Service (See §12.2.6.A)	Building, heating, plumbing or electrical contractors																			P		
	Carpet and rug cleaning													U				U	U	U		§12.6.2
	Medical or dental laboratories							P		S	S	S	S	P	S	S	P	P	P	P		
	Printing, publishing and lithographing, small scale													P				P	P	P		
	Sign making													P				P	P	P		§12.6.9
Manufacturing and Production (See §12.2.4.B)	Plumbing or sheet metal shops																	P		P		§12.6.6
	All other manufacturing and production uses																					
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses																					
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses																					
Waste-related Service (See §12.2.6.E)	Solid waste transfer	U	U	U	U	U	U		U	U	U	U	U	U	U		U	U	U	U		
	Recycling centers	U	U	U	U	U	U		U	U	U	U	U	U	U		U	U	U	U		
Wholesale Trade (See §12.2.6.F)	Wholesale merchandising broker, excluding wholesale storage																		P			
Other use categories (See §12.2.7)																						

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KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																					
Agriculture (See §12.2.7.A)	All agricultural uses	P	P		P	P	P		P	P	P	P	P	P	P		P		P	P	§12.7.1
Resource Extraction (See §12.2.7.B)	All resource extraction uses																				
Tele-communications Facilities (§12.2.7.C)	All telecommunications facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Unclassified (See §12.2.7.D)																					

§7.1.3. Commercial/mixed use (C) districts accessory use table

Accessory uses in commercial/mixed use (C) districts shall include the following uses, activities and structures:

COMMERCIAL/MIXED USE (C) DISTRICTS ACCESSORY USE TABLE																				
Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS *	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2 *	C-TH *	C-3 *	C-R *	Use Standards
Crematoriums	U S	U	U S	U S	U	U		U	U	U	U	U	U	U		U		U	U	§12.9.6
Convenience service areas		U	U S	U																§12.9.5
Drive-through windows						U										U		U	U	
Family day care homes (10 to 12 children)	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.9.9
Family day care homes (up to nine children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.9.9
Garage, private parking garage for exclusive use of occupants			P																	
Home occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.9.11
Homestay, accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.9.12
Live entertainment and/or dancing						U	U		U	U	U	U	U	U	U	U	U	U	U	§12.9.13
Mortuaries and funeral homes	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.9.14
Outdoor café associated with a restaurant on private property	P			P		P	P		P	P	P	P	P	P	P	P	P	P	P	§12.9.15
Outdoor café associated with a restaurant on public right-of-way or easement for public use	U			U		U	U		U	U	U	U	U	U	U	U	U	U	U	§12.9.15
Swimming pools, private	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	§12.9.17
Recreational vehicle or trailer parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	§12.9.16
Telecommunications antennae, building and ground mounted	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Vehicle maintenance, routine	P	P		P	P	P		P	P	P	P	P	P	P		P		P	P	§12.9.18
Vehicle, unlicensed and/or inspected	P	P		P	P	P		P	P	P	P	P	P	P		P		P	P	§12.9.19