

2325 S EADS STREET

ARLINGTON, VA

FULLY LEASED



NATIONAL LANDING



**RONALD REAGAN
WASHINGTON NATIONAL
AIRPORT (DCA)**

RAPPAPORT
CULTIVATING PLACES

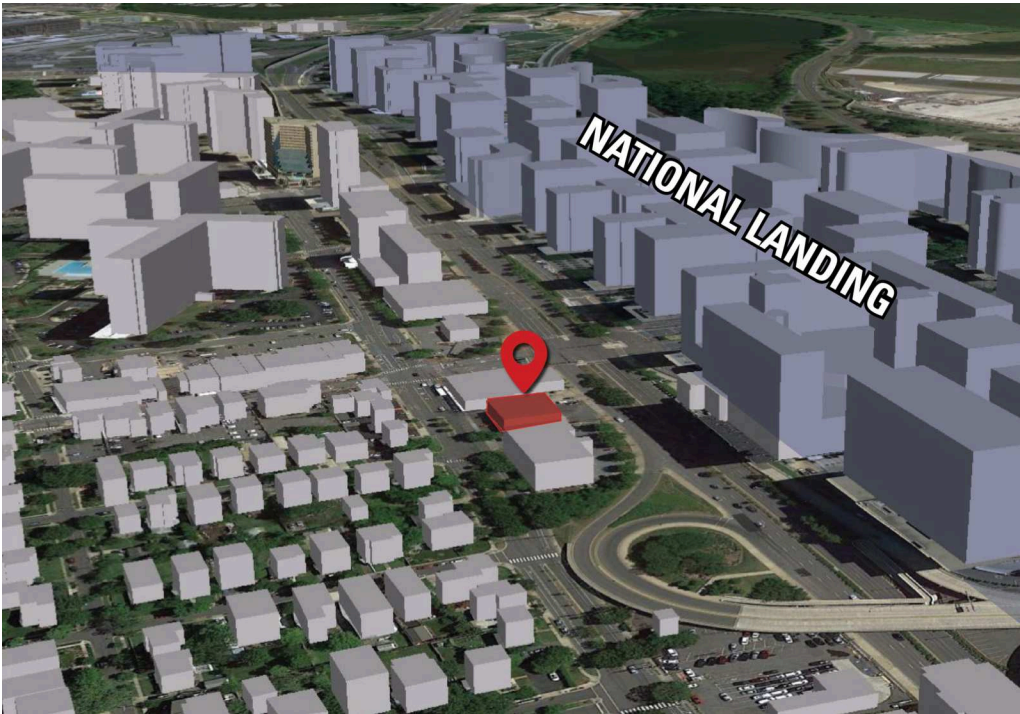
2325 S EADS STREET ARLINGTON, VA

- | Located in the heart of National Landing where there will be an \$865M infrastructure enhancement for Amazon
- | 26 surface parking spaces available, 6 of which are shared with CVS Pharmacy along Richmond Hwy and S Eads Street
- | Great frontage on both S Eads Street and Richmond Hwy allowing for ease of access from the high levels of vehicles per day on these two major corridors

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
<div>POPULATION</div>	28,877	189,675	760,776
<div>DAYTIME POPULATION</div>	38,230	237,477	1,037,267
<div>HOUSEHOLD INCOME</div>	\$153,142	\$144,196	\$142,144
<div>TRAFFIC COUNTS</div>	48,000 on Richmond Hwy		

AREA RETAILERS



2325 S EADS STREET
ARLINGTON, VA

HENRY G. MEMORIAL HIGHWAY

S ARLINGTON RIDGE ROAD 12,000 VPD

23RD STREET 7,700 VPD

S HAYES STREET 8,200 VPD

12TH STREET

15TH STREET

18TH STREET

S EADS STREET

RICHMOND HIGHWAY 48,000 VPD

223 29,000 VPD

GEORGE WASHINGTON MEMORIAL PARKWAY



ATHENA PALLAS RESTAURANT

freddie's
Taj of India
McNamara's PUB & RESTAURANT
BURN & BREW
La Bella Italiana
nTera

Crystal Towers

Crystal City Shops

MELTON'S THE STEAKHOUSE
SAN ANTONIO BAR & GRILL

M&S MCCORMICK & SCHWICK'S
welve
NERA NITRA
RUTH'S CHRIS STEAK HOUSE
Chick-fil-A
JALEO

2325-2333
S EADS STREET

CVS pharmacy

FRESH KITCHEN
McDonald's

KOHINOOR DHABA

mezeh
VABC
BUFFALO WILD WINGS
SUBWAY
Bowlero

Bozzellis
FAMILY OWNED PIZZA SHOP

RONALD REAGAN
WASHINGTON NATIONAL
AIRPORT (DCA)

NATIONAL GATEWAY
Domino's
LA FITNESS

ME Massage Envy
PAISANO'S

PORSCHE
Porsche of Arlington

ARLINGTON RIDGE
District Dumplings
GOLD'S GYM
sweetFrog
Starbucks
Giant

MASERATI of ARLINGTON

S GLEBE ROAD

PIZZA HUT



2325 S EADS STREET
ARLINGTON, VA

18TH STREET

ATHENA PALLAS RESTAURANT



Taj of India



MCNAMARA'S
PUB & RESTAURANT



23RD STREET 7,700 VPD

TRUIST



2325 S EADS STREET

24TH STREET



25TH STREET

26TH STREET



S EADS STREET

RICHMOND HIGHWAY 48,000 VPD



GOOD STUFF
EATERY



welive



JALEO



RONALD REAGAN
WASHINGTON NATIONAL
AIRPORT (DCA)

AIRPORT ACCESS ROAD 29,000 VPD

GEORGE WASHINGTON MEMORIAL PARKWAY

SITE PLAN
2325 S EADS STREET | ARLINGTON, VA
FULLY LEASED

S EADS STREET 12,000 VPD

CVS pharmacy

6 SHARED
PARKING SPACES

9 PARKING SPACES

2333	2329	2325
PeriPeri Original and Kallisto Steakhouse	Shawarma Gyro Xpress	

**7
ELEVEN**

CRYSTAL CITY RESTAURANT

YOUNG CHOW RESTAURANT

Exxon

11 PARKING SPACES

AIRPORT ACCESS ROAD

23RD STREET S

RICHMOND HWY 48,000 VPD



2325 S EADS STREET | 2325 S EADS STREET, ARLINGTON, VA

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