

NATIONAL LANDING CENTER

ARLINGTON, VA

1,800-4,740 SF RETAIL SPACE AVAILABLE

RAPPAPORT
CULTIVATING PLACES



NATIONAL LANDING CENTER

ARLINGTON, VA

- | Opportunity for cafe / bar to operate and have direct access into the lobby beneath a 740,741 SF office complex
- | Premier corner restaurant opportunity
- | Located in a very dense submarket of office and hotels that are surrounded by National Airport, Hyatt Regency, Amtrak, and more
- | Up to 2,500SF of outdoor patio space available
- | Right down the street from the new home of the Washington Wizards and Capitals

DEMOGRAPHICS 2024

	1 MILE	3 MILE	5 MILE
 POPULATION	26,084	188,609	750,231
 DAYTIME POPULATION	43,692	178,085	1,030,000
 HOUSEHOLD INCOME	\$138,115	\$139,220	\$133,360
 TRAFFIC COUNTS	6,020 on Crystal Drive		

AREA RETAILERS



NATIONAL LANDING CENTER ARLINGTON, VA



POTOMAC RIVER

CVS pharmacy
WISGUY PIZZA
Marshalls
COSTCO WHOLESALE
BEST BUY

WHOLE FOODS

amazon **amazonfresh** **CVS pharmacy**
DUNKIN' **Moke Z Dake** **AT&T**
MORTON'S **SAN ANTONIO** **THE PERFECT PITA**

DUNKIN' **sweetgreen**
The UPS Store **EPIC** **Starbucks**

toppers **M&S** **SYNTHETIC THEATER**
GOOD STUFF EATERY **Chick-fil&** **Ted's**
RASA **sweetgreen** **HIGHLINE**

SUBWAY **mezeh** **Bowloro**
COLD STONE **BUFFALO WILD WINGS** **ABC**

GEORGE WASHINGTON MEMORIAL PARKWAY 50,175 VPD
CRYSTAL DRIVE 6,442 VPD

395

23RD STREET S 6,156 VPD

ARLINGTON RIDGE
GOLDEN GYM **Starbucks** **Giant**

CVS pharmacy

FRESH KITCHEN **O'MALLEY'S**

Bozzellis

CRYSTAL BOWL

AIRPORT ACCESS ROAD 29,931 VPD
RICHMOND HIGHWAY 72,526 VPD

ONE & TWO POTOMAC YARD

NATIONAL GATEWAY
LIDL **LAIFITNESS** **Domino's**

sweetFrog

toppers **MOM'S Organic Mac&Cheese** **SUBWAY**

Blanchette

Harris Teeter

PROPOSED NEW HOME FOR
WASHINGTON WIZARDS **capitals**

INVERNON AVENUE

FOUR MILE RUN

S GLEBE ROAD 4,636 VPD

S POTOMAC AVENUE 4,731 VPD

NATIONAL LANDING CENTER
ARLINGTON, VA



CRYSTAL DRIVE 6,442 VPD

AIRPORT ACCESS ROAD 29,931 VPD

GEORGE WASHINGTON MEMORIAL PKWY 50,175 VPD

RICHMOND HIGHWAY 72,626 VPD

S POTOMAC AVE



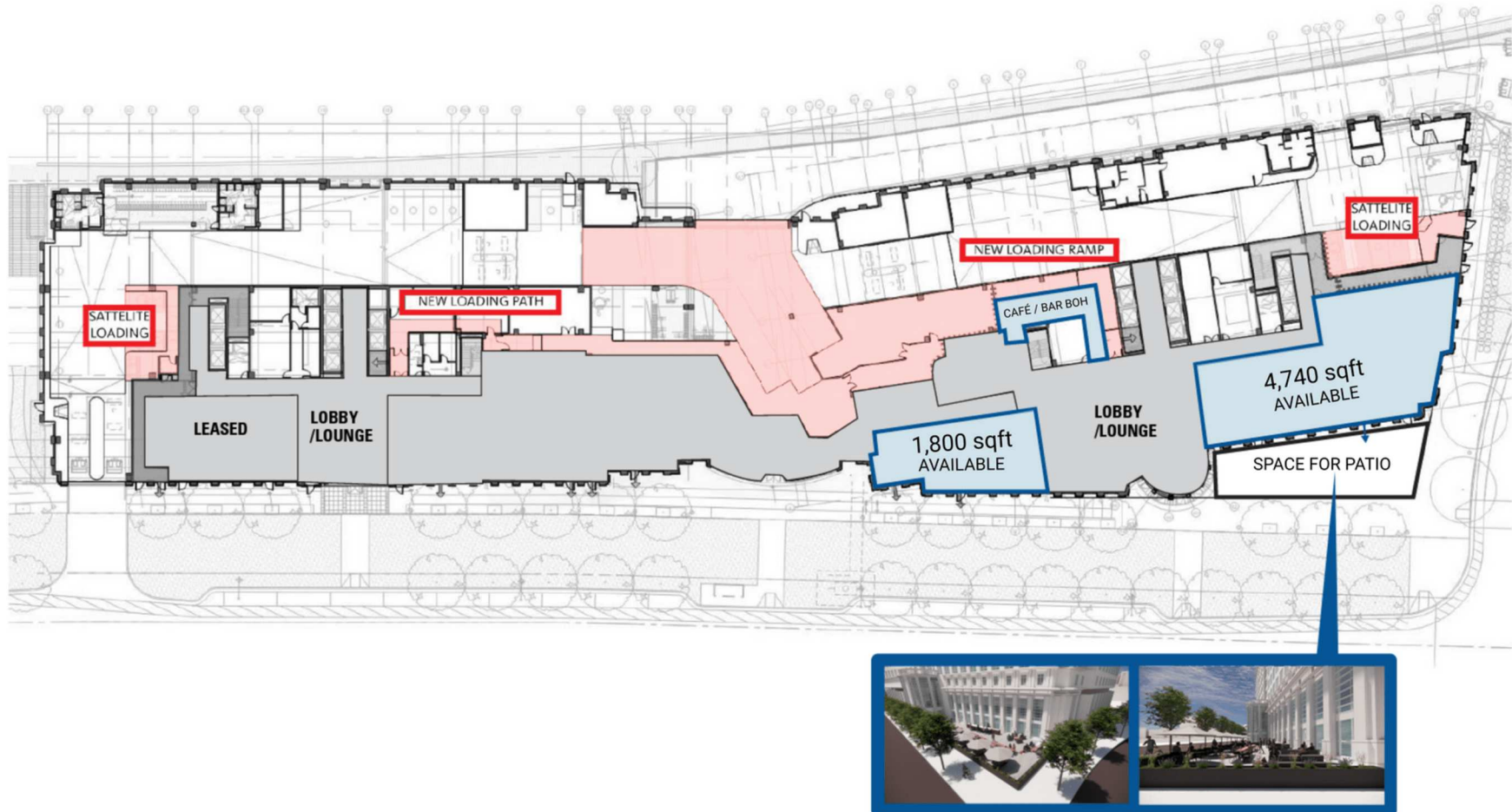
NATIONAL GATEWAY



SITE PLAN

NATIONAL LANDING CENTER | ARLINGTON, VA

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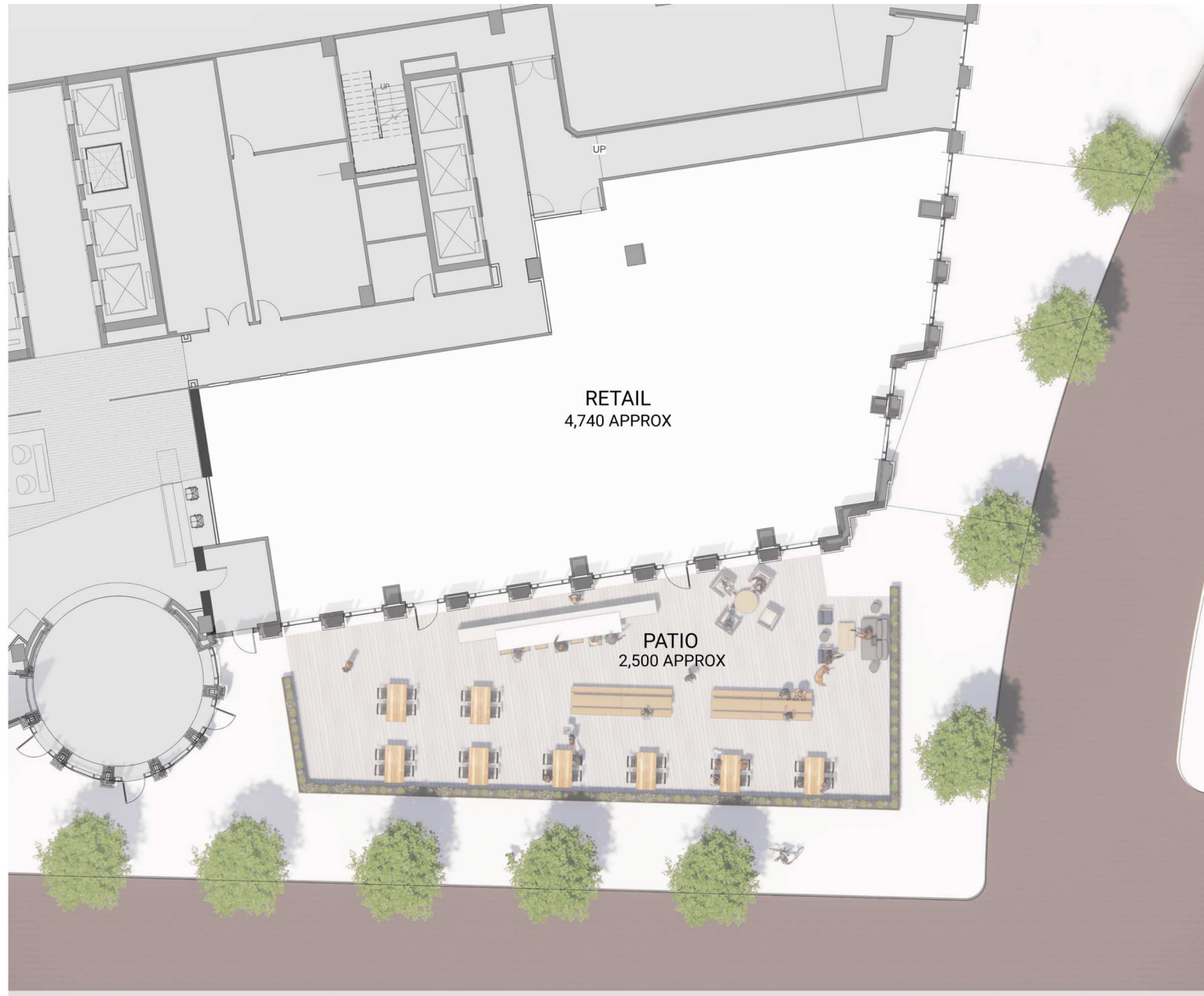
NORTH & SOUTH BUILDINGS

National Landing Center

EXTERIOR RENDERING

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NATIONAL LANDING CENTER | 2733 CRYSTAL DRIVE , ARLINGTON , VA

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