Sage NATIONAL LANDING

ARLINGTON, VA UP TO 2,602 - 5,626 SF AVAILABLE



DESTINED FOR HIGH VISIBILITY Lots of pedestrian traffic

amazon

Directly across S Eads Street from Amazon HQ2, adjacent to Whole Foods

3 MILES from Washington D.C.

JUST 2 MILES from Reagan National Airport

sage NATIONAL

LANDING

Thompoo

NNSOME/RALINS

1



MIXED-USE RESIDENTIAL DEVELOPMENT WITH 306 UNITS AND OVER 10,000SF OF RETAIL

Nearly 400,000 residential homes located within a five-mile radius and approximately 40,000 more in the pipeline



A SHORT WALK from the Pentagon **City Metro Station**

EXCELLENT CONNECTIVITY

Located near I-395 and US-1 in the heart of Pentagon City next to Washington D.C.

MARKET OVERVIEW

S Fillmore

S

S

395

KATIOKAL Landing

George Washington Under Washington

Entrance Rd

6

М

sage

(10)

12

8

NATIONAL

LANDING

ull road)

St S

50

Mt Vernon Ave

W Glebe Rd

Μ

- 1. Amazon Corporate office 500,000 SF between 1770 Cystal Drive, 1800 S Bell Street, and 241 18th Street
- 2. Amazon Phase 1 | Metropolitan Park Delivered, 8,000 employees Over 2.1 million SF of office space

3. Amazon Phase 2 | Pen Place

Temporarily delayed in March 2023 Still committed to completing construction 2.8 million SF of office space

4. Oakville Development

50

(120)

and St S

Projected to be completed in fall 2024 More than 1 million SF of residential space 93,000 SF Inova HealthPlex 55,000 SF of retail space

5. Potomac Yard

7.5M SF of new development1.3M SF expected to be dedicated for office use

6. Virginia Tech Innovation Center Campus

First building is projected to open Fall 2024 Projected to have three final buildings completed by 2030: totaling in 600,000 SF Host approximately 750 master's and 200 doctoral students Graduate 550 master's and 50 doctoral candidates annually

Pr Ln

- 7. Ronald Reagan Airport
- 8. Pentagon
- 9. Arlington Cemetery
- 10. Alamo Drafthouse Cinema Crystal City

7

- 11. Fashion Center at Pentagon City
- 12. Crystal City Shops

AMAZON IMPACT

25,000

Amazon will be providing up to **25,000** new office jobs in the area creating an even larger customer base

retail market

Amazon will be bringing a substantial increase to the housing and retail market

\$150,000

Amazon is projecting \$150,000 to be the average salary of their employees

3M

There will be approximately 3 million square feet of Amazon office space in the area



DEMOGRAPHICS

	1 MILE	3 MILES	DRIVE TIME 7 MINUTES
POPULATION	22,852	216,884	74,891
DAYTIME POPULATION	42,718	678,543	128,457
HOUSEHOLD INCOME	\$152,948	\$145,090	\$144,092
TRAFFIC COUNTS	145,000 ON I-3	395 9,100 ON	S EADS STREET

Inter

NEIGHBORHOOD RETAILERS

0-0-

NORDSTROM



sweetgreen

Laptops and Lattes

Households: 1,307,500 Average Household Size: 1.87 Median Age: 37.4 Median Household Income: \$112,200

These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase. Environmentally conscientious but also image-conscious: both impact their purchasing.







Metro Renters

Households: 1,911,500 Average Household Size: 1.67 Median Age: 32.5 Median Household Income: \$67,000

These are well-educated consumers who are very interested in the fine arts, value education and creativity, and are willing to take risks and work long hours to get on the top of their profession. They prefer environmentally safe products and socializing and social status are very important to them.







RAPPAPORT CULTIVATING PLACES

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