



566-578 23rd Street
Arlington, VA

Fully Leased Building For Sale



Arlington

Virginia

- fully leased retail/office building for sale available for sale in Crystal City
- Designated lot with ample surface parking
- Situated along dense 23rd Street restaurant and retail corridor, within close proximity of the Crystal City metro stop
- Located in a very dense submarket of office, hotels, and residential that are surrounded by National Airport, Amazon HQ2, Amtrak, and more



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	33,069	204,344	778,572
Daytime Population	38,632	188,379	798,923
Household Income	\$165,191	\$163,161	\$163,499
Traffic Counts	8,000 on 23rd Street		

Co-Tenants





Hilton Garden Inn®



GOOD STUFF EATERY
GOODNESS. GRACIOUS.

Chick-fil-A

COLD STONE CREAMERY

CHIPOTLE MEXICAN GRILL

RUTH'S CHRIS STEAK HOUSE

Starbucks

Onelife FITNESS

McNamara's Pub and Restaurant
Los Tios Grill
Freddie's
urbanThai
Federico Restaurant & Lounge

TRUIST

UNITED STATES POSTAL SERVICE

23RD STREET 8,000 VPD

7 ELEVEN

566-578 23rd St

La Bettola Italiano

The Portofino restaurant

ABC

Bowlero

NAVY FEDERAL Credit Union

mezeh

BUFFALO WILD WINGS

Larry's Ice Cream

CVS pharmacy



S FERN ST

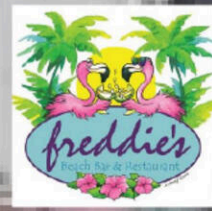
12 Dedicated Spaces

566-578 23rd Street



McNamara's Pub
and Restaurant

urbanthai



Enjera
Restaurant



Royal Pawn

TRUIST



23RD STREET 8,000 VPD

566-578
23rd St

S FERN ST

12
Dedicated
Spaces

La Bettola
Italiano



The
Portofino
restaurant

SOUTH EADS ST 12,000 VPD

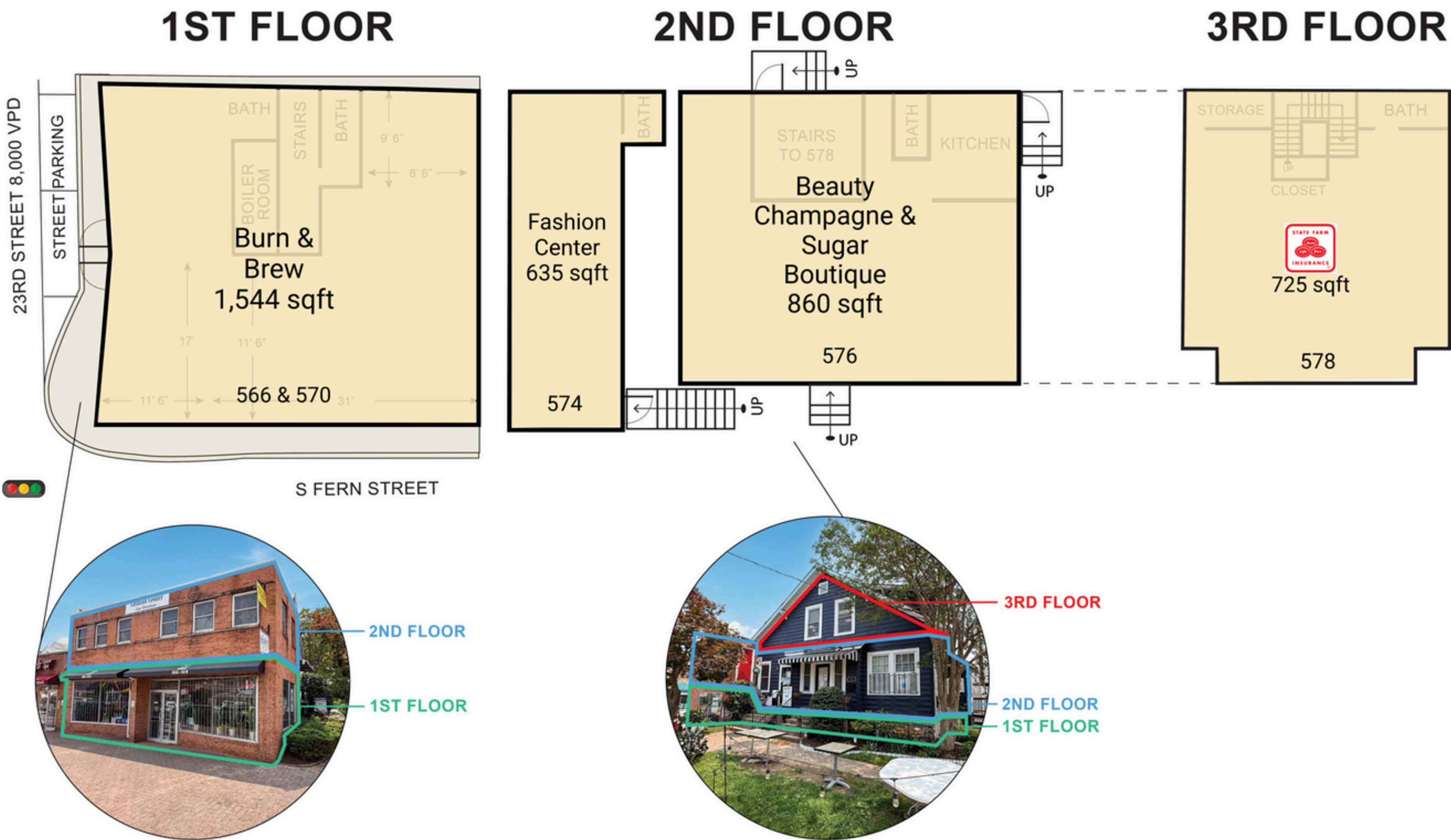


RICHMOND HWY 45,000 VPD

Site Plan

Fully Leased Building For Sale

Space #	Sq. Ft.	Tenant
566 & 570	1,544	Burn & Brew
574	635	Fashion Center
576	860	Beauty Champagne & Sugar Boutique
578	725	State Farm



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