



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



Onelife FITNESS

Z BURGER

Los Tios Grill

Federico RESTAURANT & CANTINA

McNamara's Pub and Restaurant

freddie's

urbanThai

TRUIST

SOUTHLEADS ST 12,000 VPD

RICHMOND HWY 45,000 VPD

23RD STREET 8,000 VPD



566-578 23rd St

La Bettola Italiano

Portofino RESTAURANT

ABC

Bowlero

NAVY FEDERAL Credit Union

mezeh

BUFFALO WILD WINGS

Larry's Ice Cream

CVS pharmacy





McNamara's Pub and Restaurant



Enjera Restaurant



Royal Pawn

23RD STREET 8,000 VPD



566-578
23rd St

S FERN ST



12
Dedicated
Spaces

La Bettola
Italiano



SOUTH EADS ST 12,000 VPD

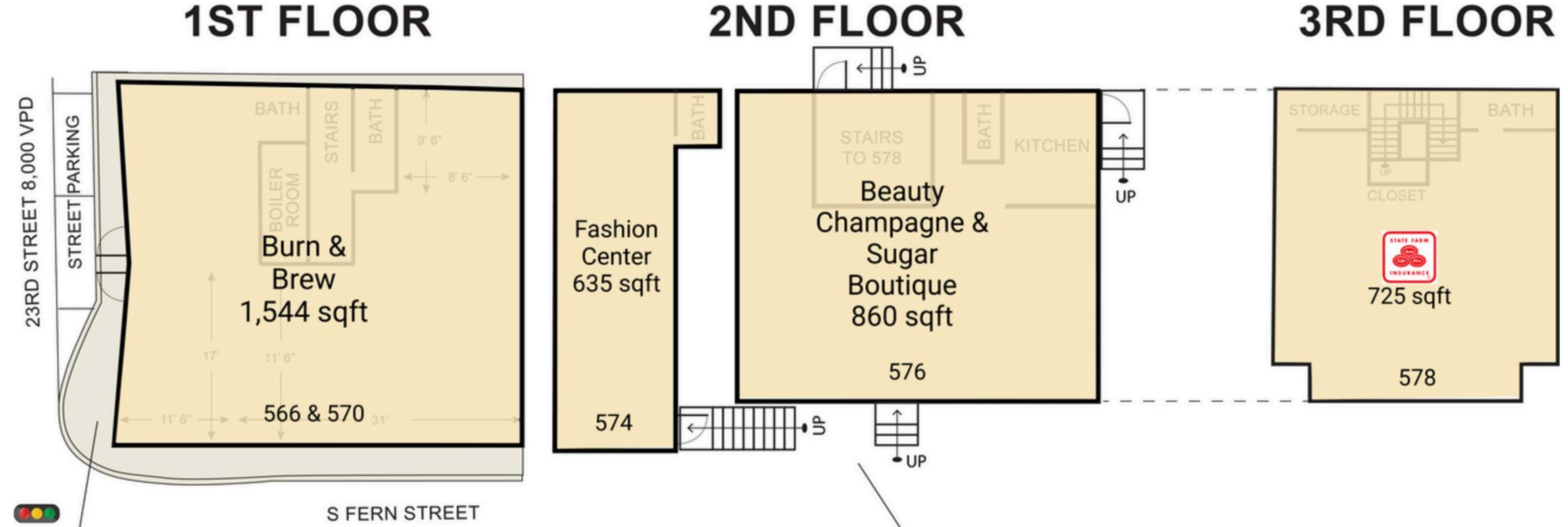


RICHMOND HWY 45,000 VPD

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



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

566-578 23RD STREET, ARLINGTON, VA

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524