

320 23RD STREET

THE BUCHANAN

NATIONAL LANDING | ARLINGTON, VA 22202



KIM STEIN
202.652.2338
kstein@klnb.com

JENNIFER PRICE
202.420.7768
jprice@klnb.com

MATT SKALET
202.420.7775
mskalet@klnb.com

ALEX MEYER
202.420.7770
ameyer@klnb.com

Dweck klnb
PROPERTIES

THE MARKET



320 23RD STREET

NATIONAL LANDING



OVER 38,000

New Amazon Jobs

\$12 BILLION

Total Public &
Private Investments

70% INCREASE

in Daytime Population

THE NEIGHBORHOOD

DEMOGRAPHICS WITHIN THE TRADE AREA

LAPTOPS & LATTES

Professionals partial to city living & amenities



METRO RENTERS








Residents that live close to their jobs and walk around the city



TRENDSETTERS

Educated singles living in upscale urban housing



	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
 Population	32,122	217,324	677,231
 Daytime Population	31,451	344,280	841,387
 Avg. HH Income	\$143,660	\$156,929	\$157,820
 Higher Education	34%	35%	32%
 Households	20,112	120,659	347,527
 Median Age	35.8	36.1	36
 Spending on Food	\$111,204,825	\$748,701,242	\$2,170,788,021

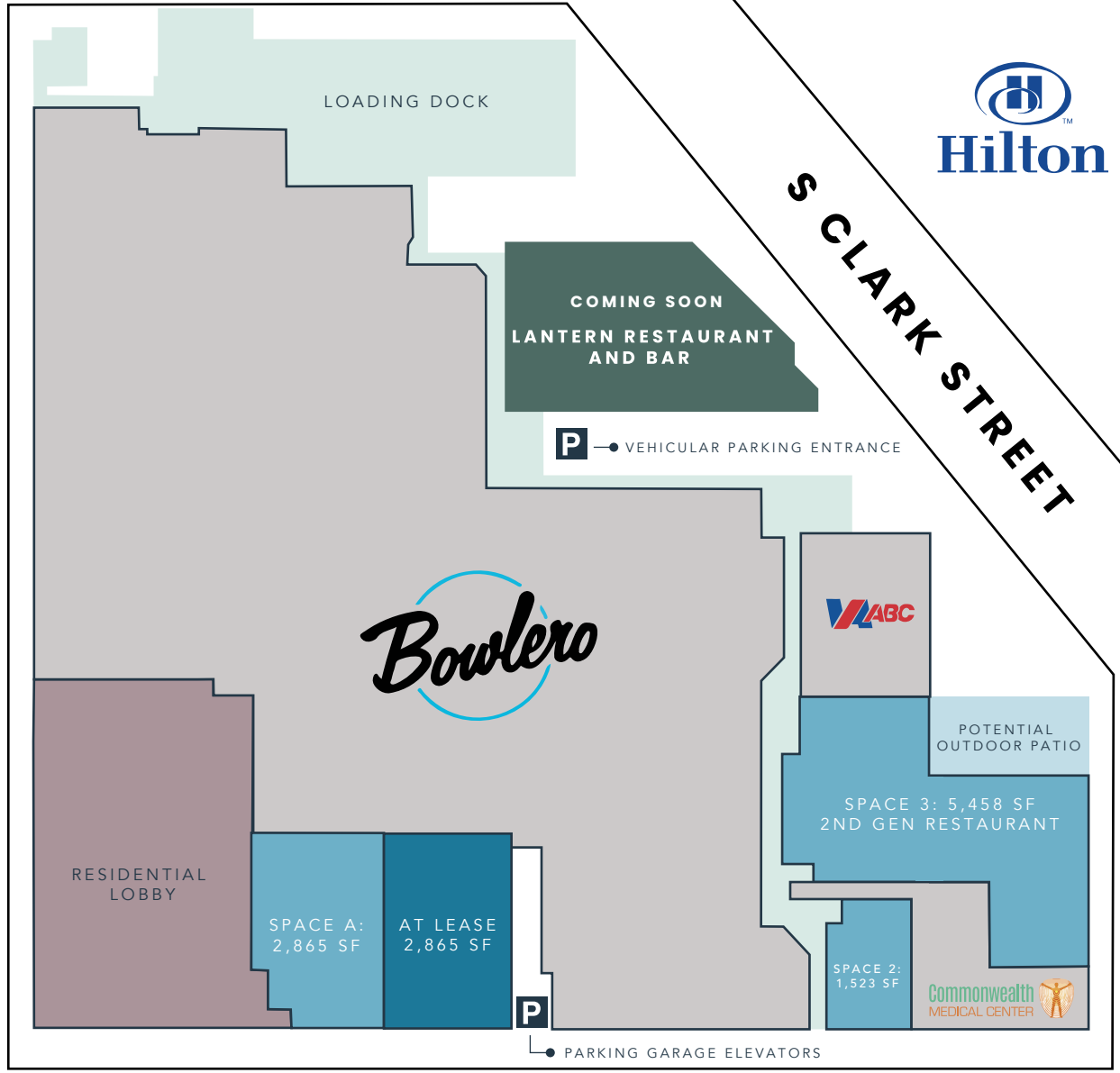
NATIONAL LANDING: RETAIL LANDSCAPE



SITE PLAN

KEY

- AVAILABLE
- AT LEASE
- LEASED



S CLARK STREET

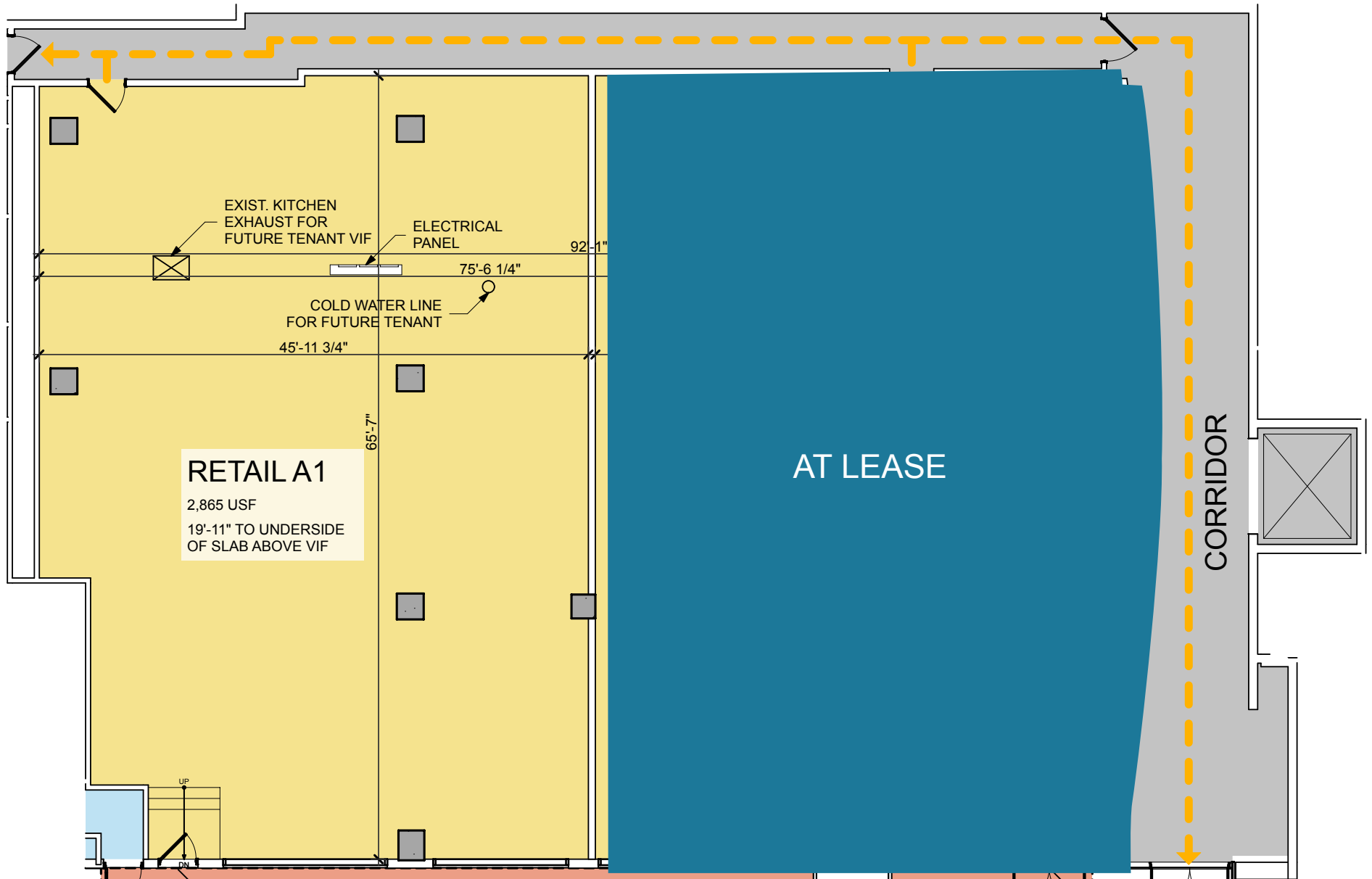
ROUTE 1 45,142 VPD

23RD STREET

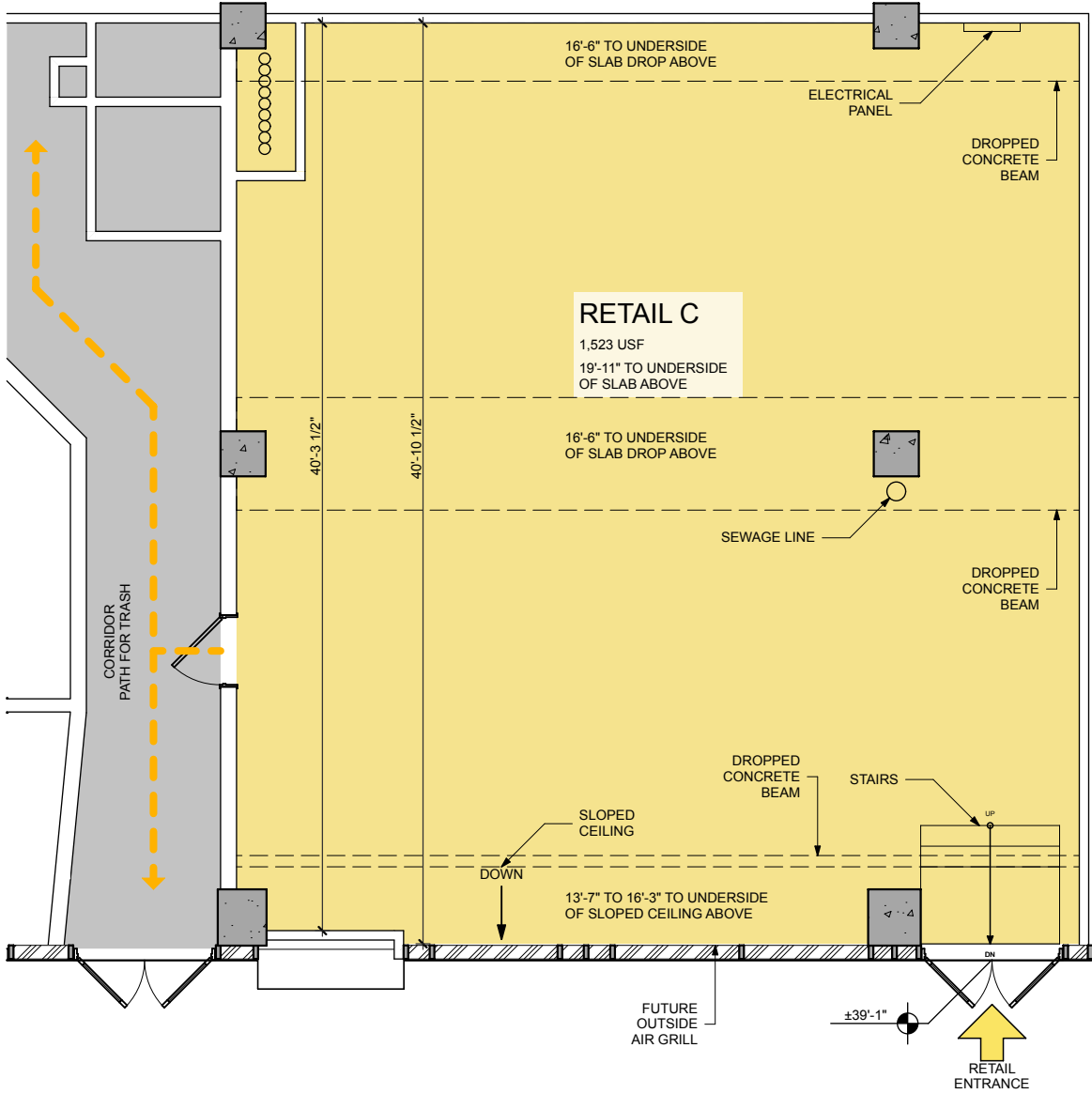


320 23RD STREET

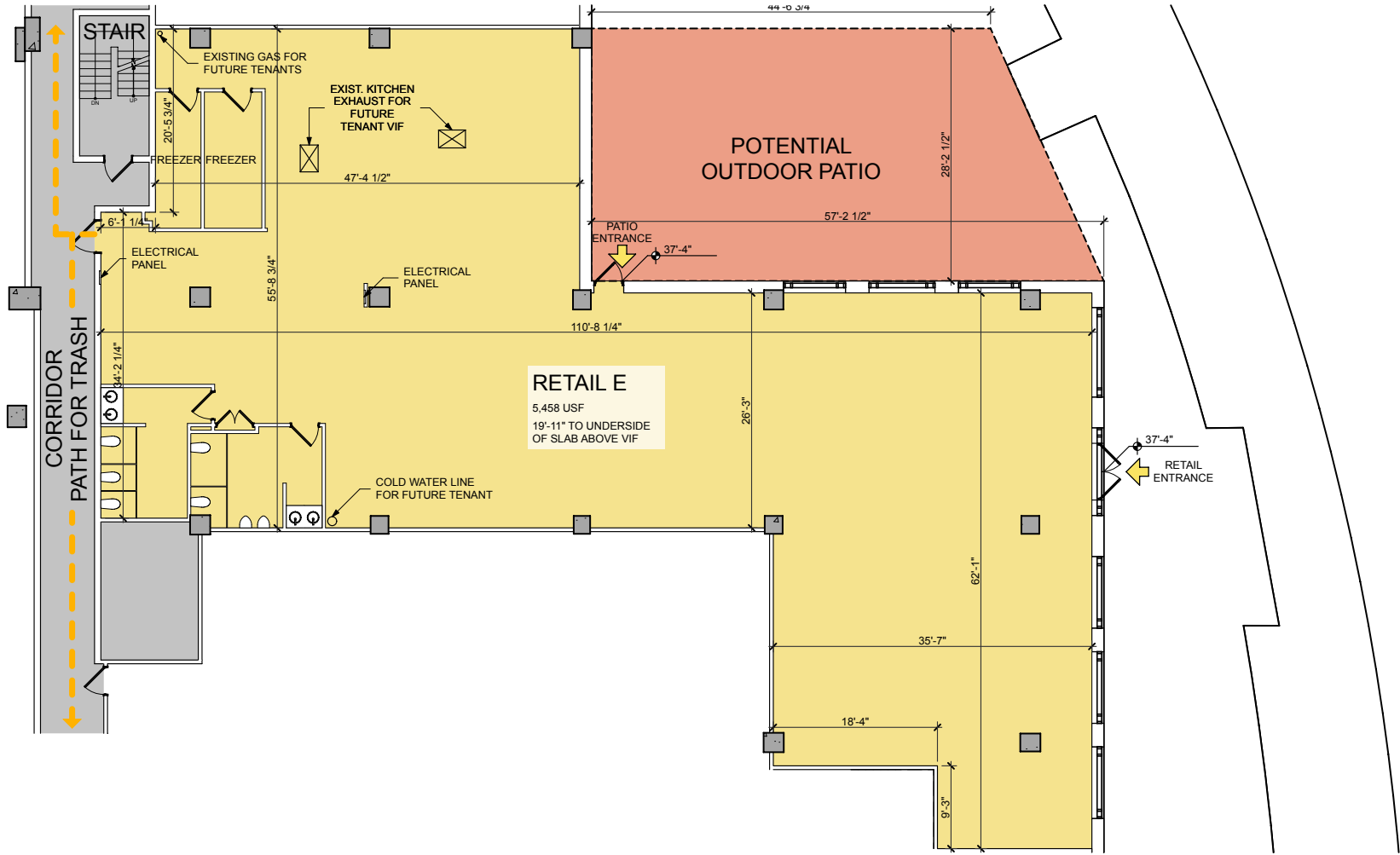
SPACE 1: 2,865 SF 2ND GEN RESTAURANT



SPACE 2: 1,523 SF



SPACE 3: 5,458 SF 2ND GEN RESTAURANT



320 23RD STREET

THE BUCHANAN

NATIONAL LANDING | ARLINGTON, VA 22202

FOR INQUIRES CONTACT

KIM STEIN | 202.652.2338 | kstein@klnb.com

JENNIFER PRICE | 202.420.7768 | jprice@klnb.com

MATT SKALET | 202.420.7775 | mkalet@klnb.com

ALEX MEYER | 202.420.7770 | ameyer@klnb.com