



# THE CLARK AT NATIONAL LANDING

3400 S CLARK STREET, ARLINGTON, VA 22202, ARLINGTON COUNTY



CLICK HERE TO WATCH  
A VIRTUAL TOUR

NOW OPEN!

Riverside  
DENTAL CARE

SUITE 105  
2,311 SF  
AVAILABLE



## NEARBY RETAILERS



## RETAIL FOR LEASE

- The Clark is a mixed-use building with 342 apartments and 5,000 SF of retail.
- Just minutes away and sandwiched between Amazon's HQ2, Virginia Tech's Innovation Campus, and Reagan National Airport.
- 1,845 residential units, 440,000 SF of office space and Crystal City Potomac Yard Transitway stop within walking distance.
- Located in the middle of National Landing, a mixed use development of 5,000 housing units, 3 million SF of office, retail and hotels.
- Easy and abundant indoor parking.
- 188 parking spaces for retail and meeting house.
- Next door to Lidl headquarters.

CRAIG S. CHENEY

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ALEX WILLNER

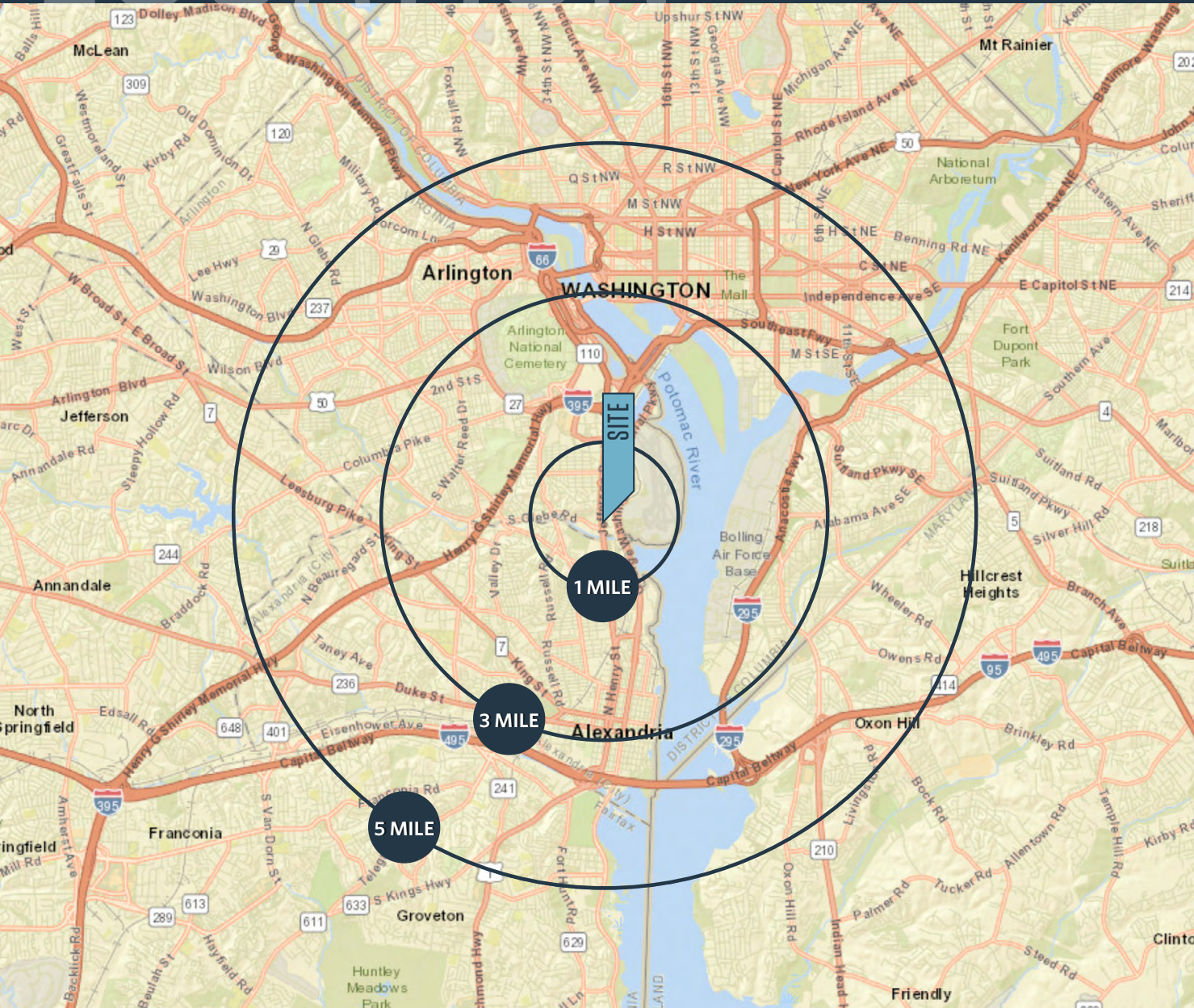
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# LOCATION

# THE CLARK AT NATIONAL LANDING

3400 S CLARK STREET, ARLINGTON, VA 22202, ARLINGTON COUNTY



## AVAILABLE SPACE:

SUITE	SIZE	RATE	CONDITION	CEILING HT	DELIVERY
SUITE 105	2,311 SF	\$45.00 PSF NNN	COLD DARK SHELL	10' clear	IMMEDIATE

\*NNN are estimated to be \$12.77 PSF

## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	26,728	204,495	787,417
Daytime Population	49,042	317,401	1,312,173
Households	14,937	102,833	376,963
Average HH Income	\$166,678	\$162,720	\$164,694

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022

Route 1	36,401ADT
S Glebe Road	22,821 ADT

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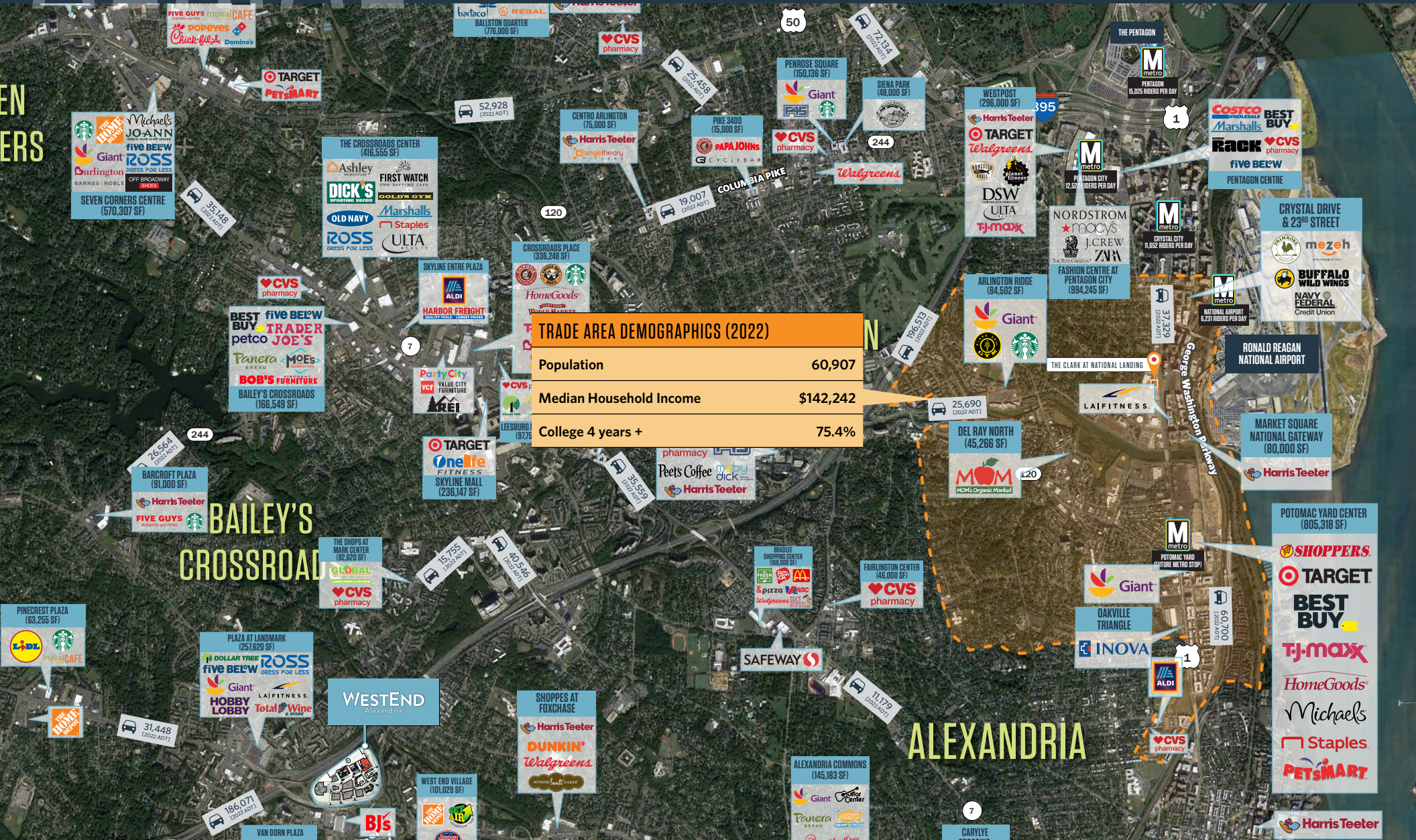
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# AERIAL

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# OVERVIEW

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# ARLINGTON

**amazon**

**PURCHASED (BUILDINGS TO BE BUILT)**

- 1 Pen Place (2M SF)
- 2 Metropolitan Park (2M SF)

**LEASED (500,000 SF EXISTING BUILDINGS)**

- 3 241 18th Street
- 4 1750 Crystal Drive
- 5 1800 S Bell Street

THE PENTAGON

THE US AIR FORCE MEMORIAL FOUNDATION

PENTAGON ROW (296,000 SF)

Harris Teeter, Starbucks, BED BATH & BEYOND, COST PLUS WORLD MARKET, CVS, RITE AID, DSW, CHAMPPS, LEANER'S TAVERN Cafe

PENTAGON CENTRE

Marshalls, Costco Wholesale, Chevys Fresh Mex, NORDSTROM 1 Rack

ROACHES RUN WATERFOWL SANCTUARY

PENTAGON CITY

THE BARTLETT

WHOLE FOODS MARKET

FASHION CENTRE AT PENTAGON CITY (994,245 SF)

macy's, BUBBLES, Starbucks, Clarks, NORDSTROM, verizon, Capital One, GAP, SUBWAY, J.CREW, Apple

DUNKIN' DONUTS, WELLS FARGO

CRYSTAL CITY

RITE AID, Potbelly

NEW METRO ENTRANCE

ALAMO DRAFTHOUSE CINEMA

CRYSTAL CITY SHOPS AT 2100/2200

NEW RAIL STATION & AIRPORT PEDESTRIAN BRIDGE

AIRPORT LOCATION

FIVE GUYS, CAVA Mezze Grill

RONALD REAGAN WASHINGTON NATIONAL AIRPORT

395

S Arlington R

23rd St S

RT. 1 IMPROVEMENTS

ARLINGTON RIDGE (84,502 SF)

Giant, GOLD'S GYM

THE SHOPS ON THE AVENUE

WING ZONE, PAPA JOHN'S

MOUNT VERNON VILLAGE CENTER (47,673 SF)

MOM'S Organic Market, CVS

MARKET SQUARE NATIONAL GATEWAY (80,000 SF)

Harris Teeter

POTOMAC YARD CAMDEN (4,120 SF)

POTOMAC YARD CENTER (805,318 SF)

REGAL CINEMAS, SHOPPERS, STAPLES, BARNES & NOBLE BOOKSELLERS, BEST BUY, TARGET, Pier 1 imports, Thomasville, TJ-MAXX, PETS MART, OLD NAVY, IHOP

VIRGINIA TECH INNOVATION CAMPUS

VIRGINIA TECH (FUTURE METRO STOP)

W Glebe Rd, Russell Rd

Mt. Vernon Ave

E Glebe Rd

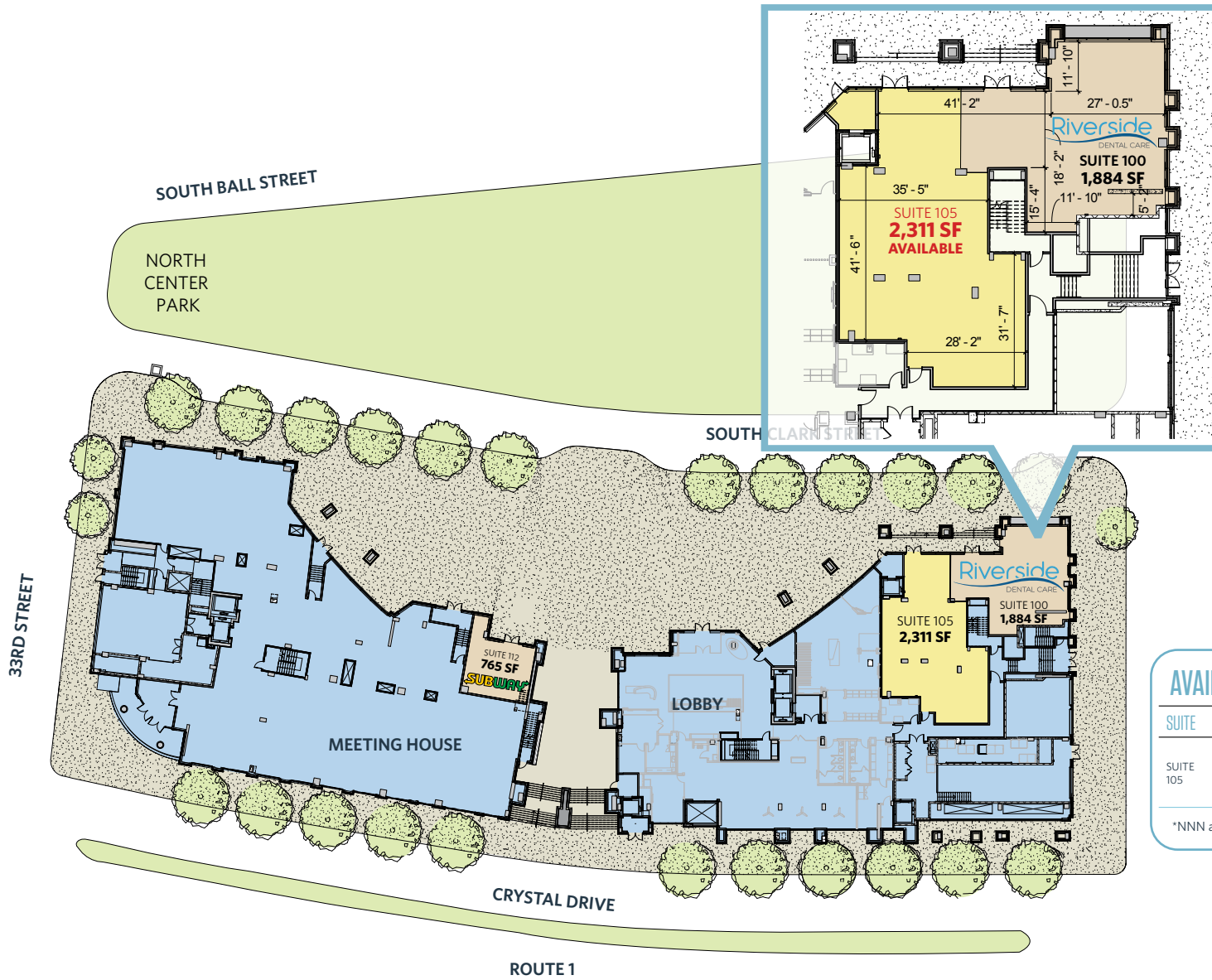
Jefferson Davis Hwy

George Washington Memorial Pkwy

# SITE PLAN

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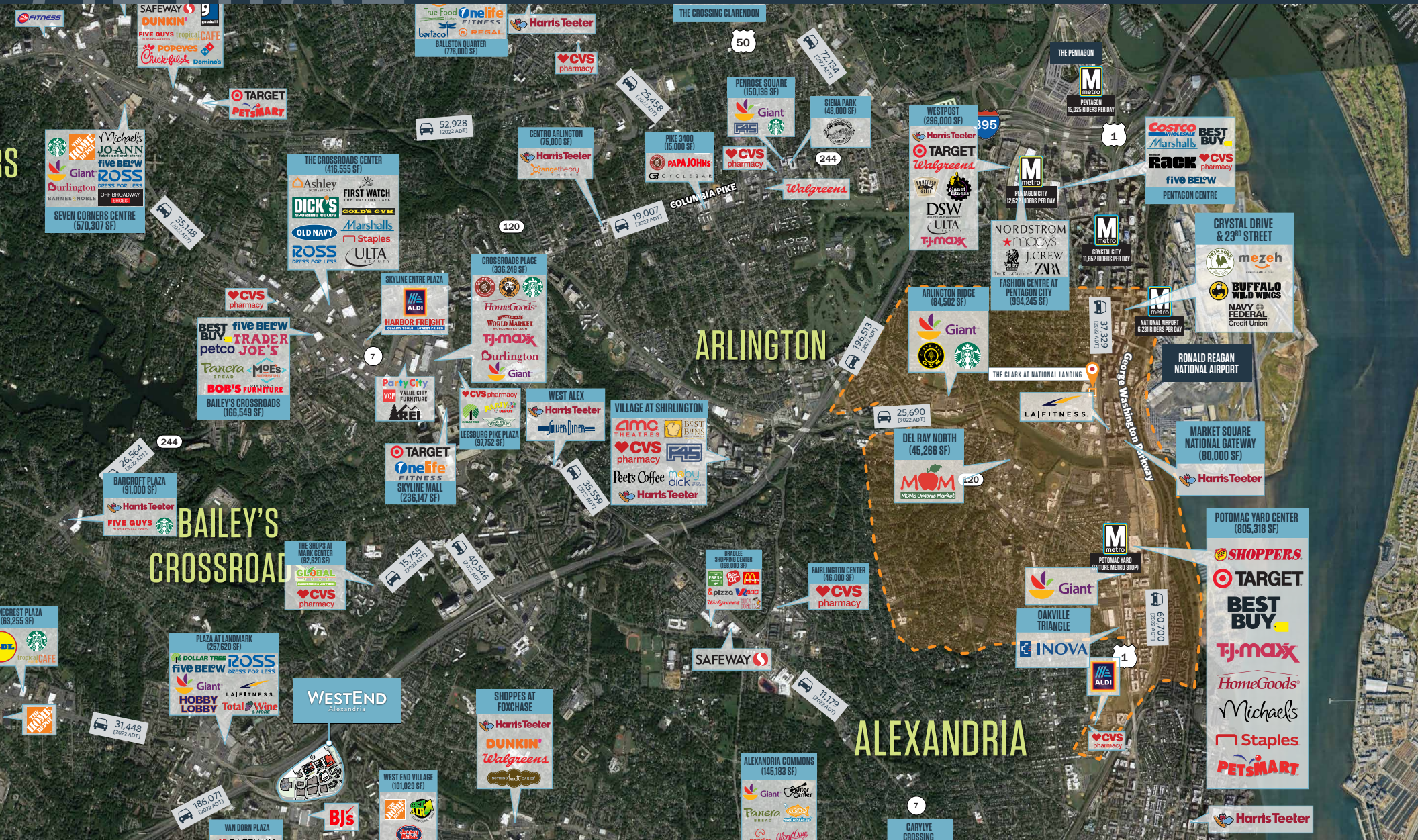
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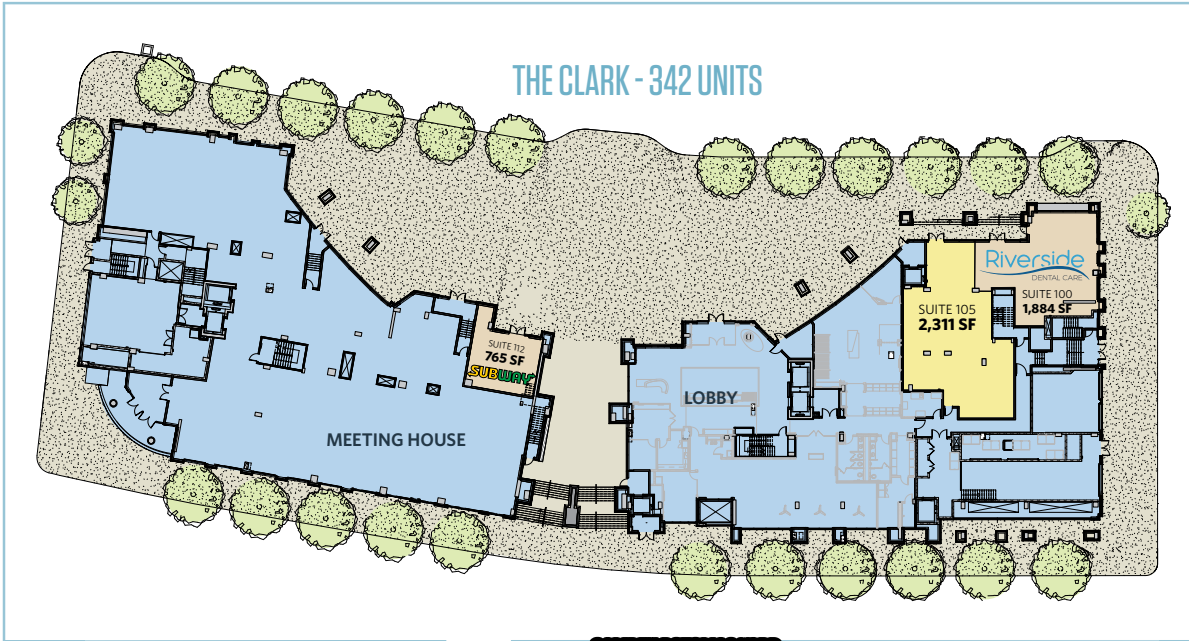
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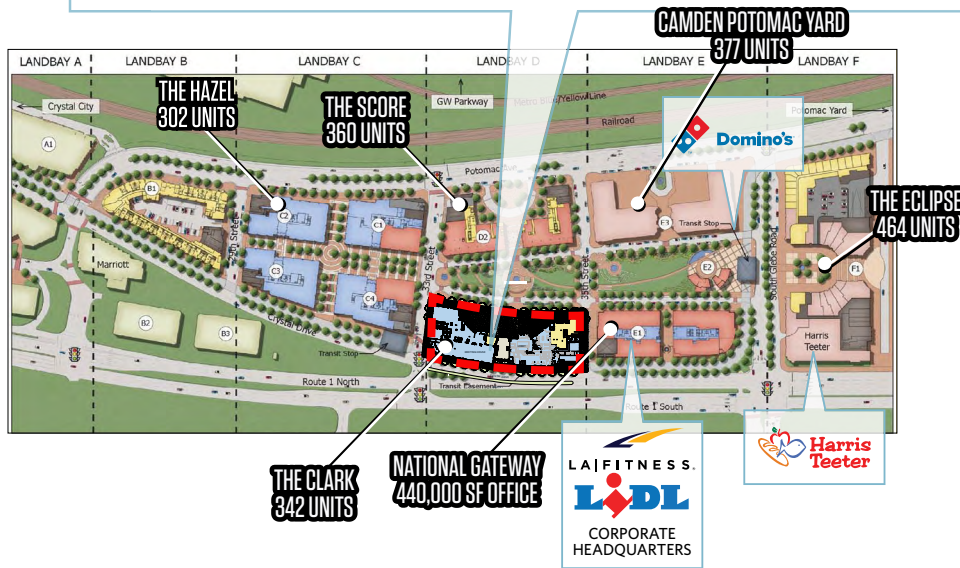
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## FOR MORE INFORMATION, PLEASE CONTACT:

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