

CRYSTAL & CLARK

Crystal Drive & 23rd Street, Arlington, VA 22202

NATIONAL BOUTIQUE GROCER COMING SOON!

REDEVELOPMENT IN PROCESS
IMMEDIATE DELIVERY



klnb

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REDEVELOPED BY:  **LaSalle**
INVESTMENT MANAGEMENT®  **MRP**
REALTY



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RETAIL FOR LEASE

- Streetfront retail/restaurant space on Crystal Drive with outdoor seating available.
- Located in the heart of the vibrant Crystal City community with over 11 million SF of office, 50,000 SF of retail, and over 10,000 condo, apartment and hotel units.
- Retail will serve as an amenity base for Amazon HQ2 and the surrounding areas.
- Adjacent to Reagan National Airport and minutes to downtown Washington, DC.
- Walking distance from the Yellow/Blue Line Metro.
- Ample on-site parking.

JOIN:



**NATIONAL
BOUTIQUE
GROCER**



Redevelopment Renderings

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202

LOOKING SOUTH ALONG THE CRYSTAL DRIVE STREETSCAPE



LOOKING INTO THE PLAZA FROM CRYSTAL DRIVE



LOOKING SOUTH ALONG THE CRYSTAL DRIVE STREETSCAPE



LOOKING NORTH ALONG THE CRYSTAL DRIVE STREETSCAPE



Redevelopment Renderings

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Ideal Location

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The Market

26,000
RESIDENTS

VIRGINIA'S LARGEST
DOWNTOWN

450+
SHOPS & RESTAURANTS

\$8 BILLION
PRIVATE INVESTMENTS
IN PIPELINE

CRYSTAL DRIVE RESIDENTAL DEVELOPMENTS

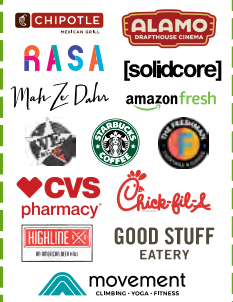


Pentagon City | Crystal City | Potomac Yard

Pentagon City | Crystal City | Potomac Yard



CRYSTAL DRIVE RETAIL



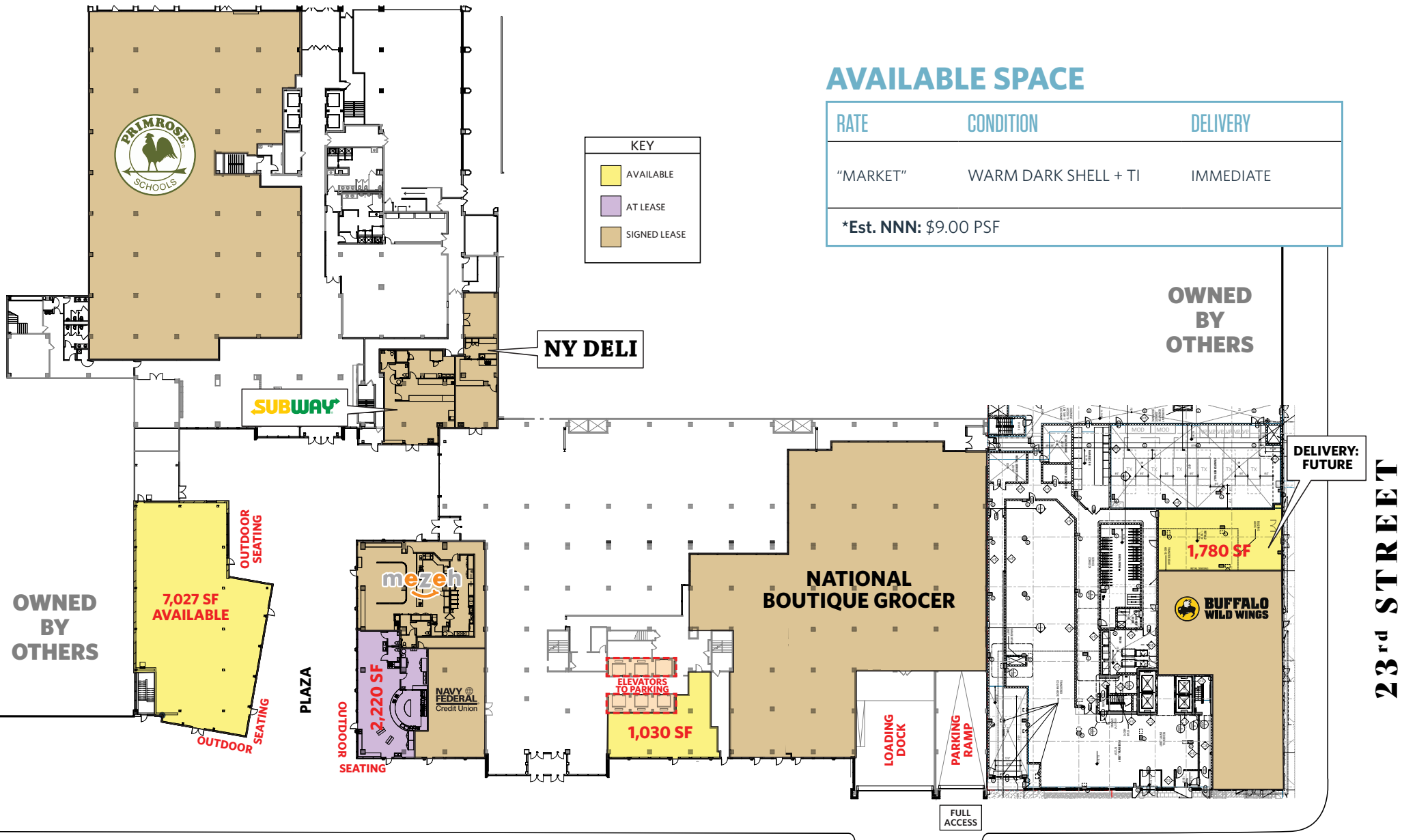
TOTAL SF BREAKDOWN

12.7 MILLION SF OFFICE
2 MILLION SF RETAIL
12,875 APARTMENT UNITS
5,661 HOTEL KEYS

- DEVELOPMENT
- AMAZON
- HOTEL
- OFFICE
- RESIDENTIAL
- RETAIL

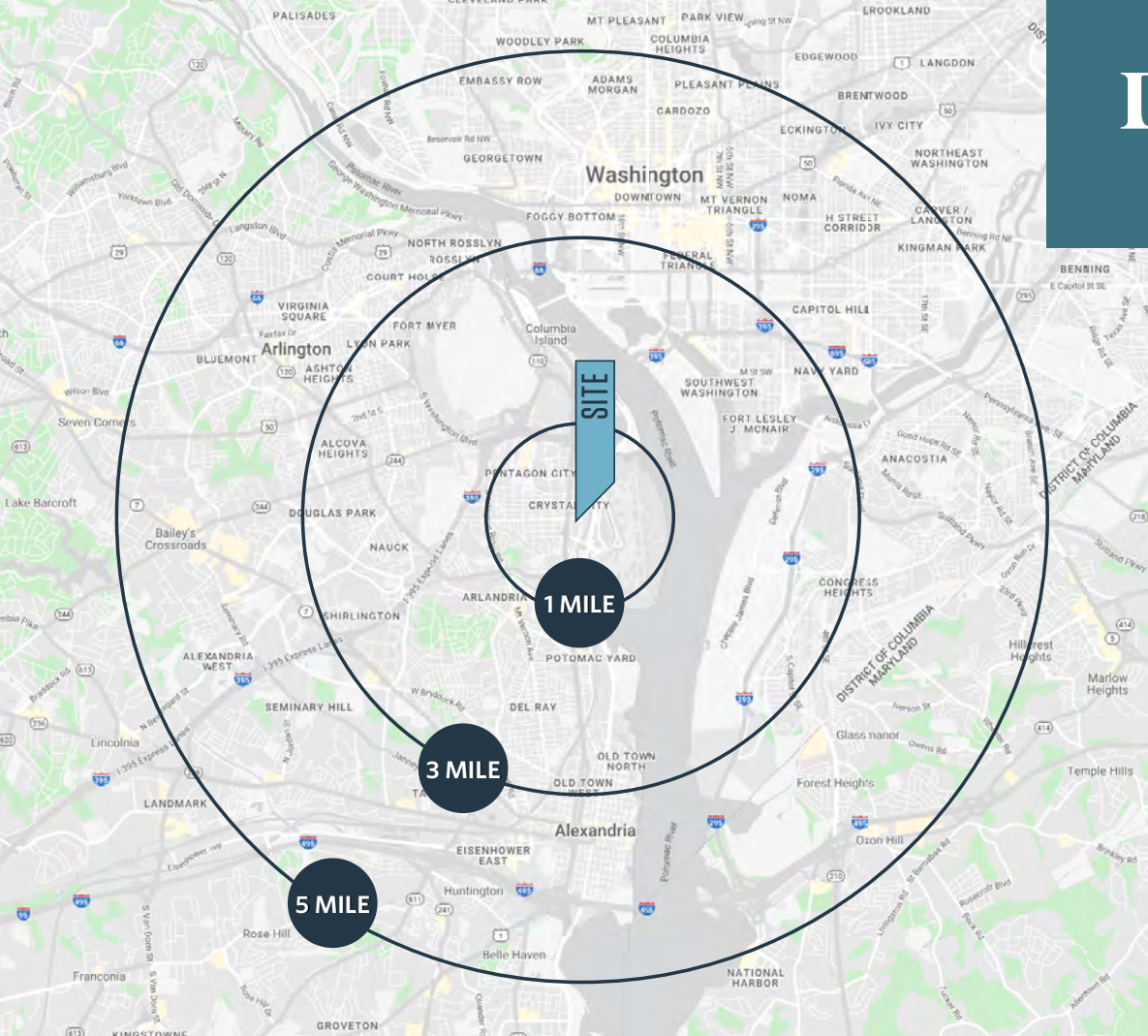
Site Plan





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Demographics | 2023

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202



	1-MILE	3-MILE	5-MILE
POPULATION 	25,462	199,495	785,817
DAYTIME POP 	47,484	344,827	1,311,281
HOUSEHOLDS 	14,219	99,649	376,688
AVG HH INCOME 	\$165,611	\$162,040	\$164,247

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DEMOGRAPHIC REPORT](#)

2022 TRAFFIC COUNT



ROUTE 1: 43,594 ADT



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[CLICK TO VIEW PROPERTY WEBSITE](#)



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