



CLICK HERE TO WATCH
A VIRTUAL TOUR



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.

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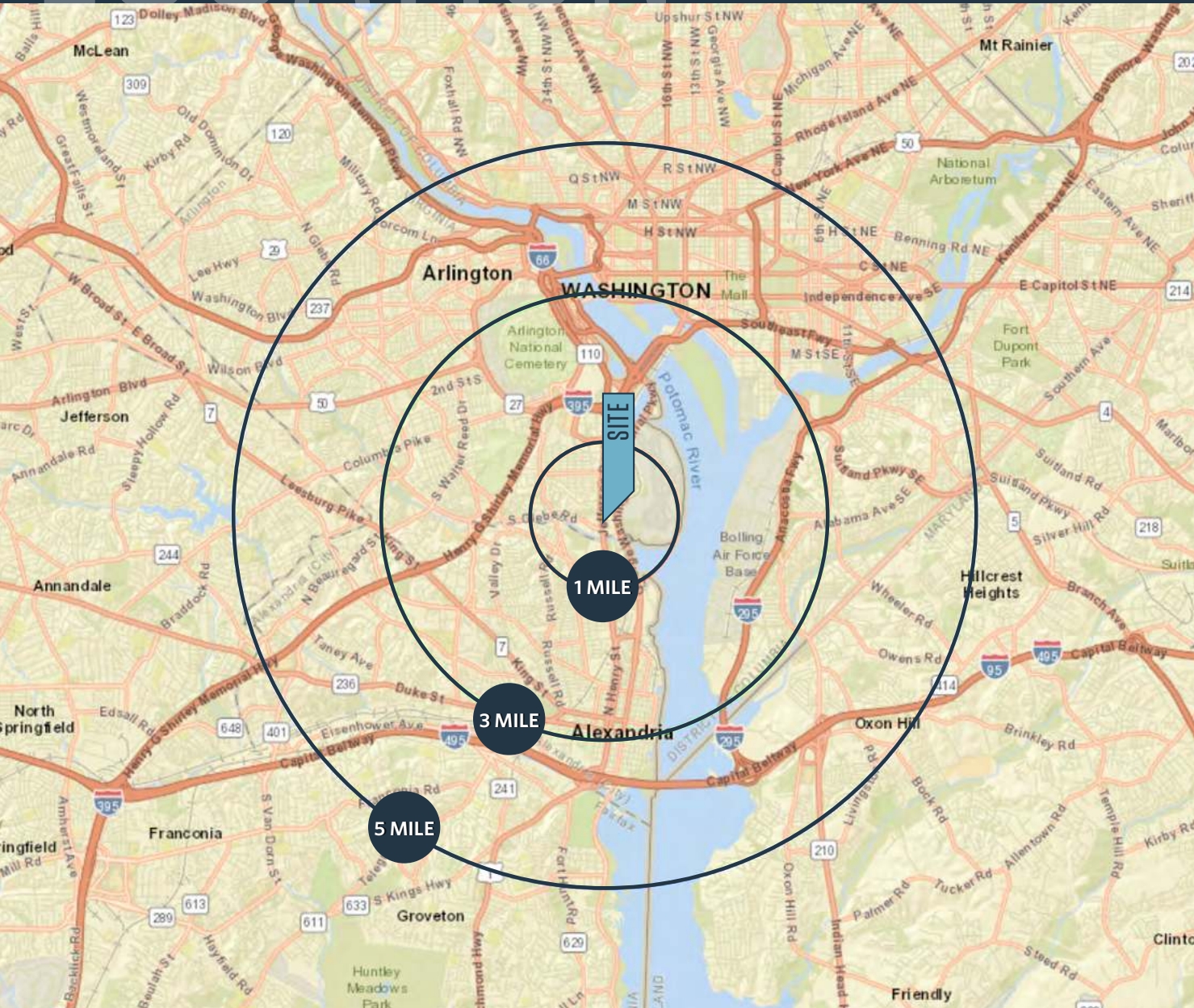
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LOCATION

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	\$45,000 PSF NNN	COLD DARK SHELL	10' clear	IMMEDIATE

*NNN are estimated to be \$12.77 PSF

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	28,343	196,784	721,129
Daytime Population	43,247	240,215	1,188,608
Households	13,483	95,720	344,241
Average HH Income	\$158,881	\$171,100	\$164,475

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Route 1	37,212 ADT
S Glebe Road	22,012 ADT

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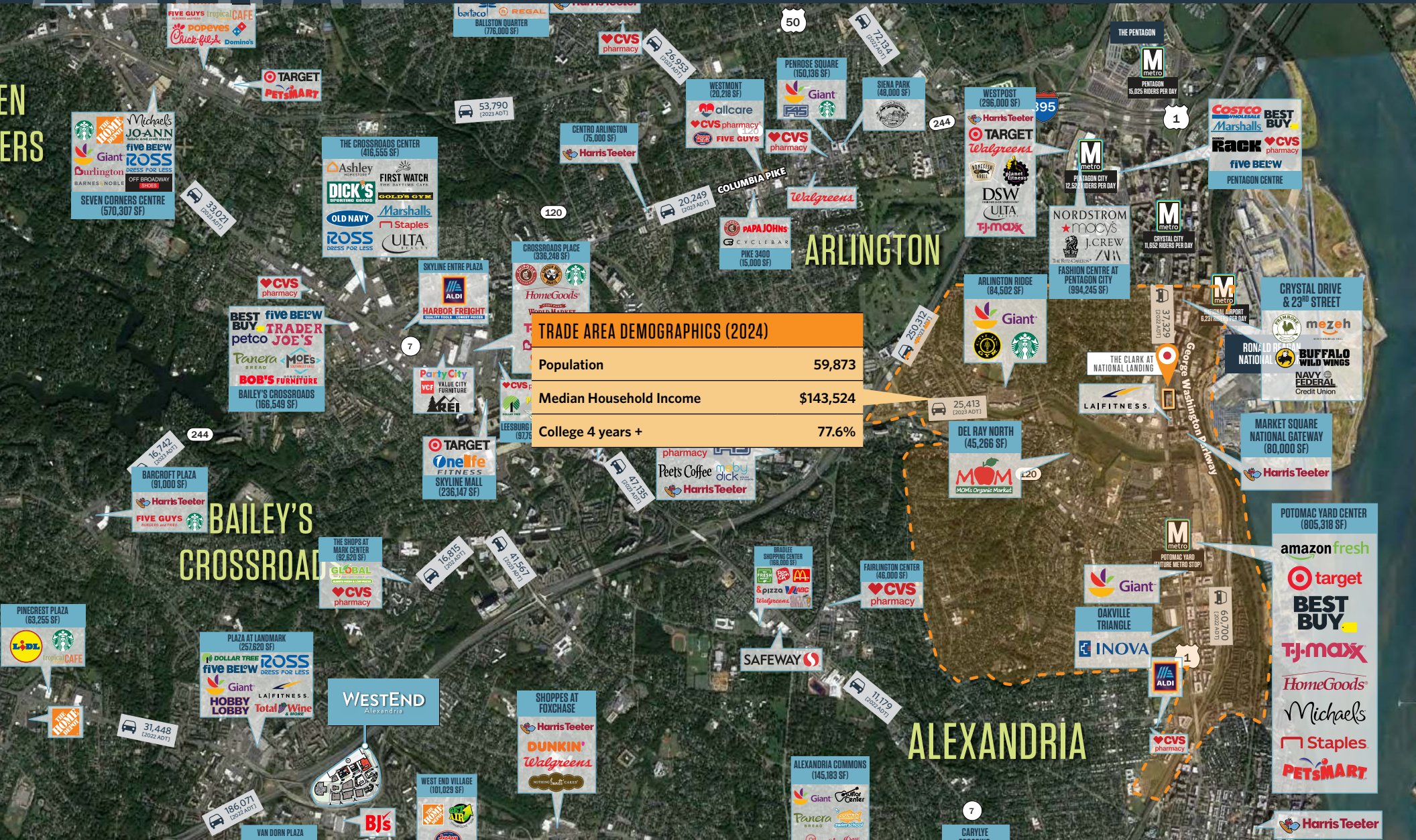
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AERIAL

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OVERVIEW

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PURCHASED (BUILDINGS TO BE BUILT)

- 1 PenPlace (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 BARLETT
WHOLE FOODS MARKET

George Washington Memorial Pkwy

M metro
PENTAGON CITY

NORDSTROM
macy's
J.CREW
ZARA
THE RITZ-CARLTON
FASHION CENTRE AT
PENTAGON CITY

COSTCO WHOLESALE
Marshall's
BEST BUY
Rack
CVS pharmacy
five BELOW
PENTAGON CENTRE

M metro
CRYSTAL CITY



Chick-fil-A
COLD STONE CREAMERY

CVS pharmacy

23rd Street

Crystal Drive

mezeh
BUFFALO WILD WINGS
NAVY FEDERAL Credit Union
CRYSTAL DRIVE & 23RD STREET



THE CLARK AT NATIONAL LANDING

MARKET SQUARE NATIONAL LANDING
Harris Teeter
INOVA

FOUR MILE RUN

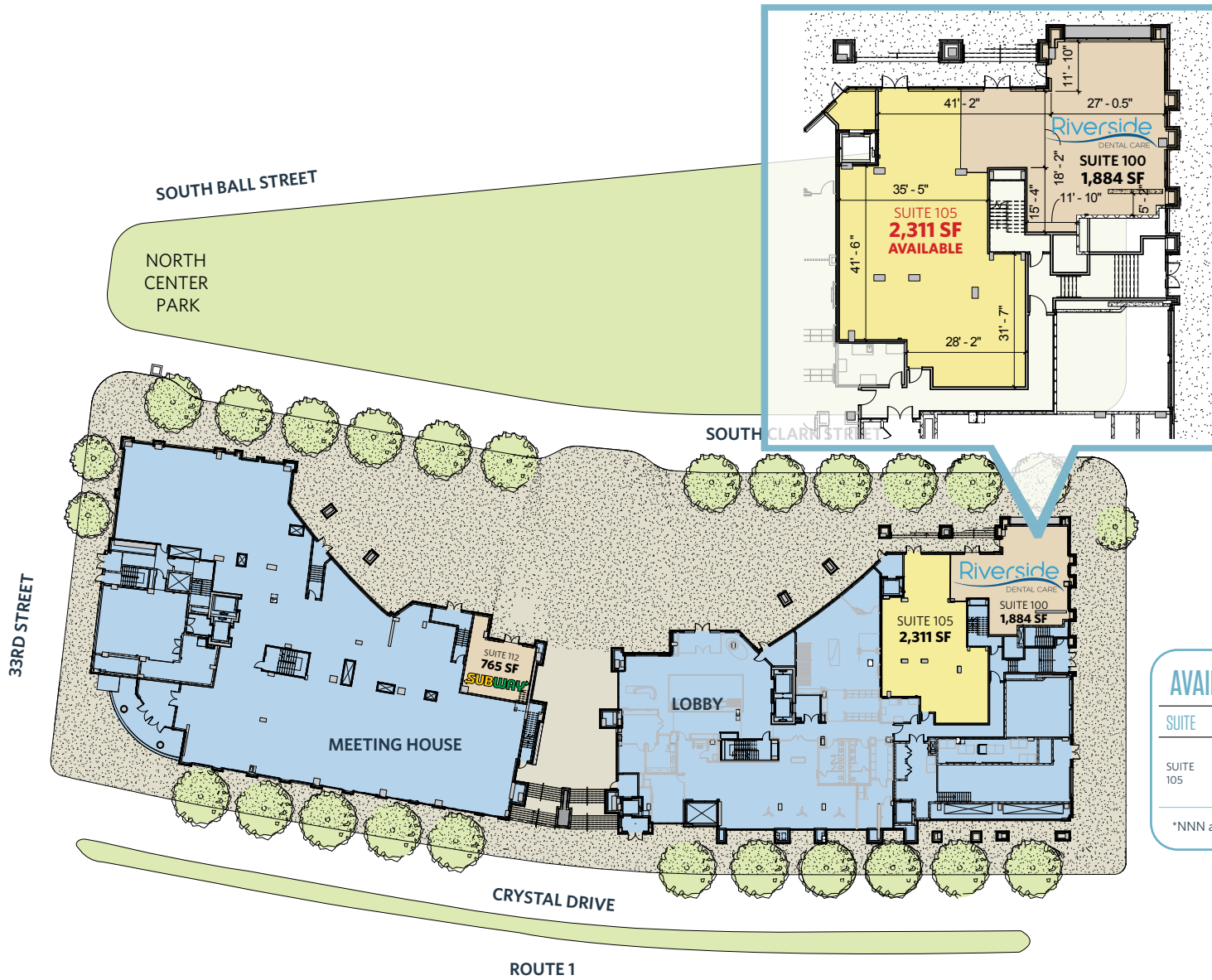
POTOMAC YARD
amazon fresh
target
TJ-maxx
HomeGoods
PETS MART
BEST BUY
Michaels
Staples



SITE PLAN

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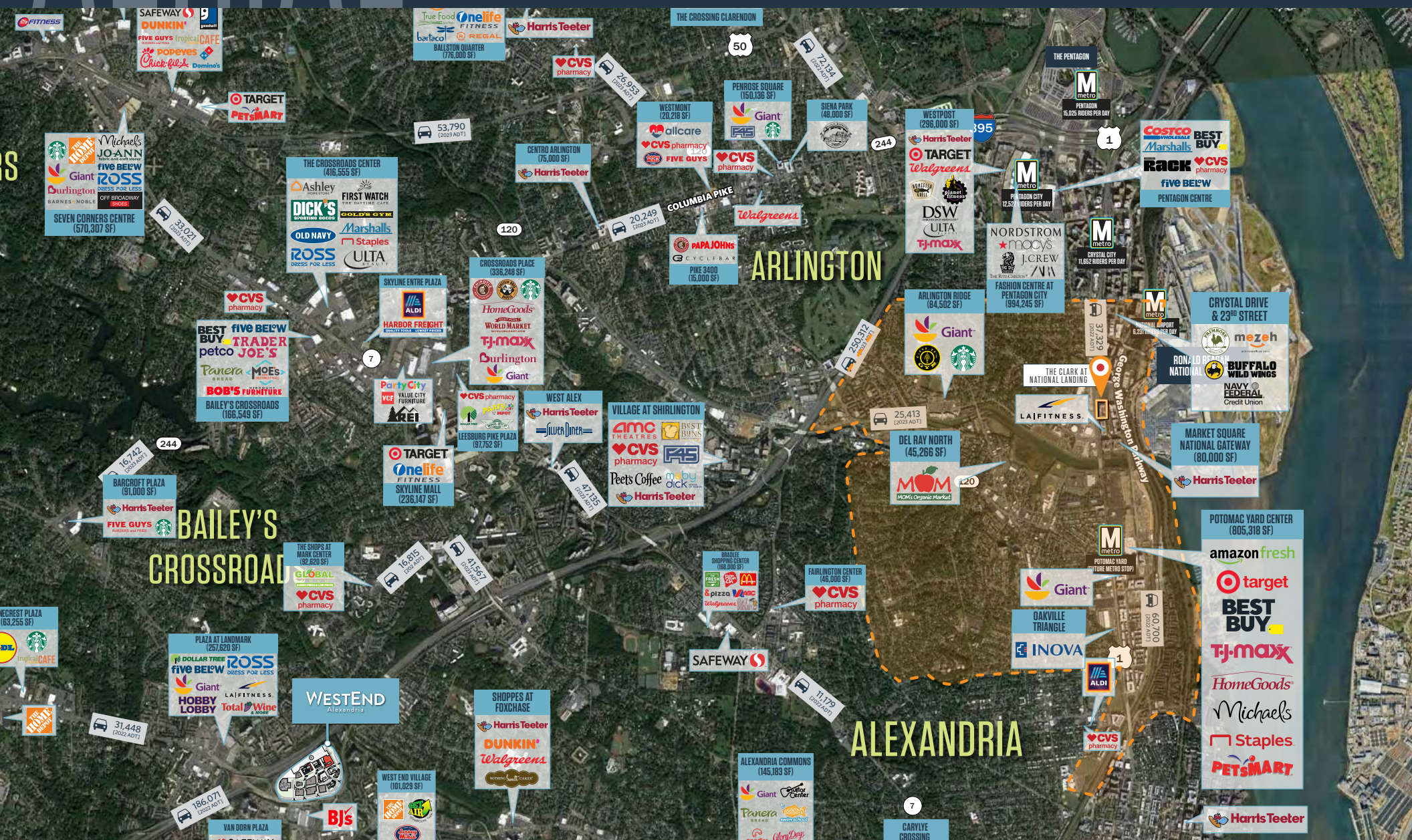
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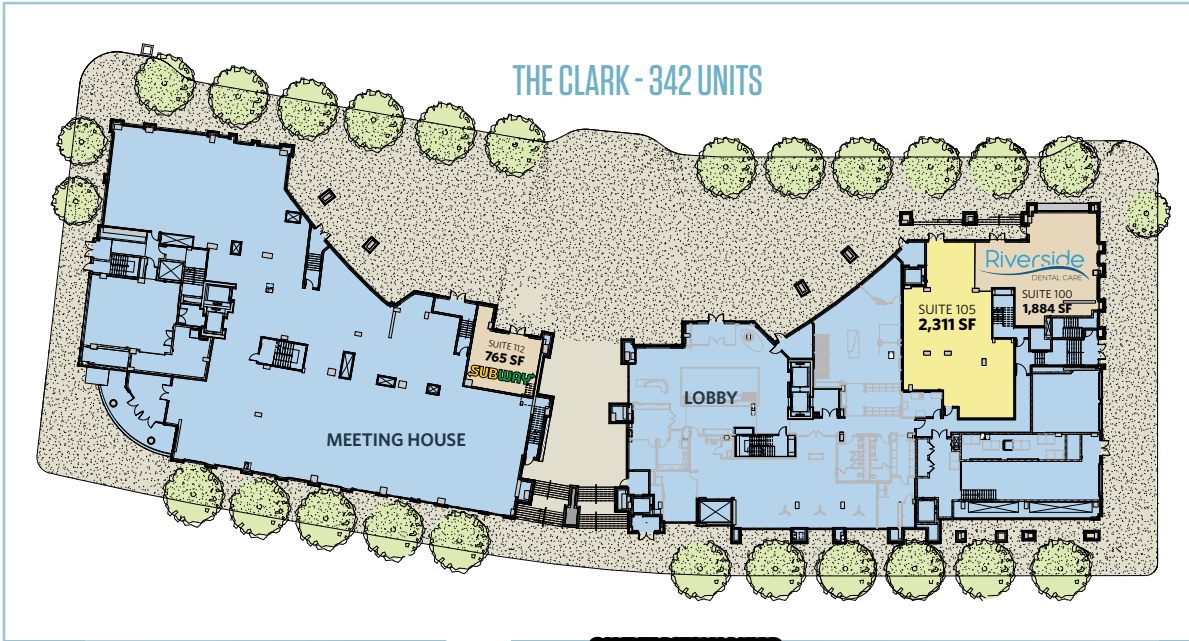
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FOR MORE INFORMATION, PLEASE CONTACT:

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