

320 23RD STREET

THE BUCHANAN

NATIONAL LANDING | ARLINGTON, VA 22202

**COMING SOON
LANTERN RESTAURANT
AND BAR**



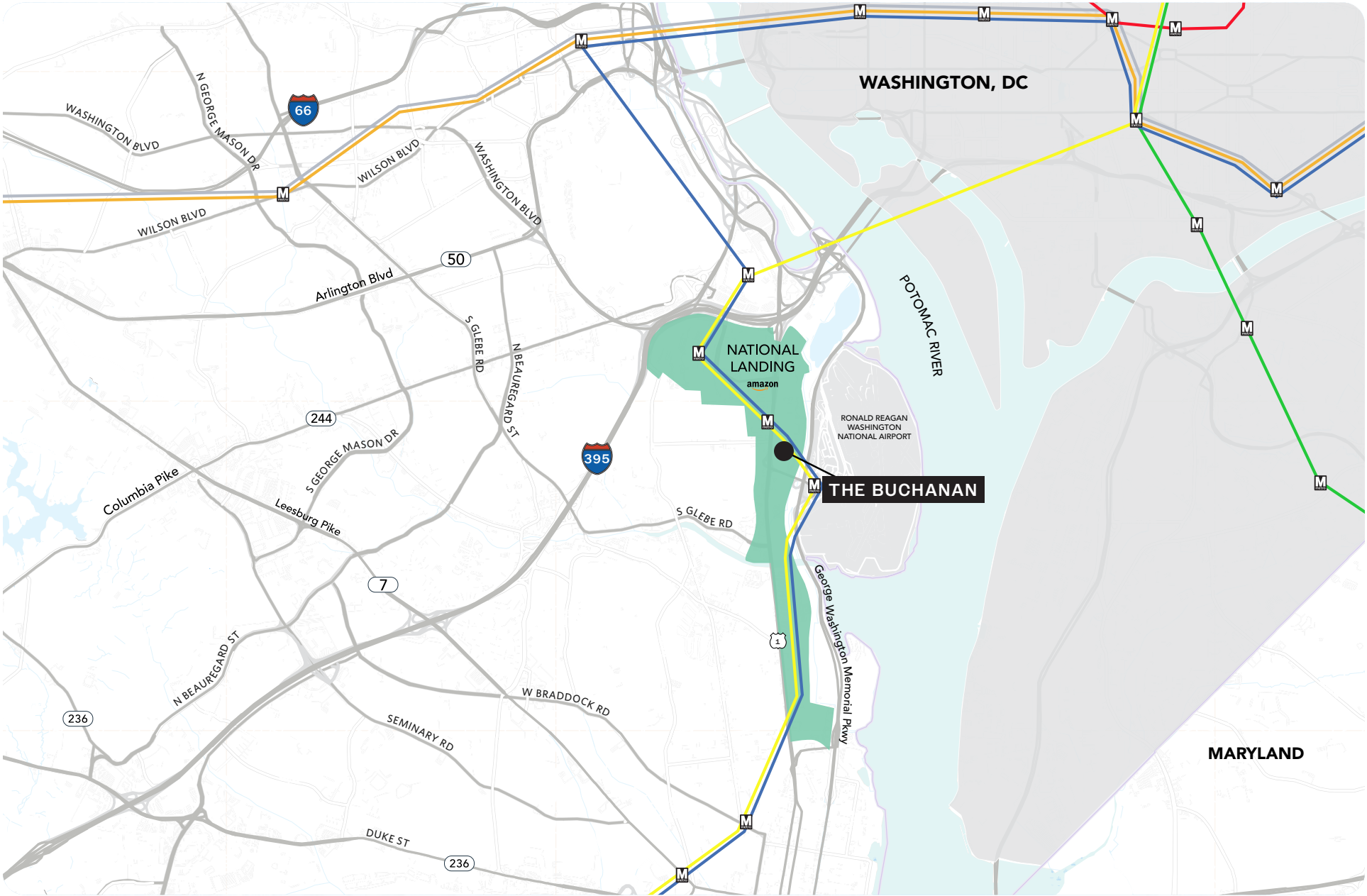
KIM STEIN
202.652.2338
kstein@klnb.com

JENNIFER PRICE
202.420.7768
jprice@klnb.com

MATT SKALET
202.420.7775
mskalet@klnb.com

Dweck klnb
PROPERTIES

THE MARKET



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

WEST POST
500 APARTMENT UNITS

Harris Teeter
Target
BONEFISH GRILL
ULTA BEAUTY
NIGHTHAWK PIZZA
Planet Fitness
Nando's PERI-PERICHICKEN
Walgreens
CLUB PILATES
TJ-MAXX

FASHION CENTER AT PENTAGON CITY

THE RITZ-CARLTON
Apple
macy's
NORDSTROM

THE WITMER
440 RESIDENTIAL UNITS

COSTCO WHOLESALE
Marshall's
NORDSTROM rack
CVS pharmacy
BEST BUY
Chickadees FRESH MEAT
california PIZZA KITCHEN

ACADIA AT METROPOLITAN PARK
411 RESIDENTIAL UNITS

EUROPEAN WALL CENTER
Starbucks
cōrepower YOGA
sweetgreen
Orangetheory FITNESS

THE BARTLETT
700 RESIDENTIAL UNITS

WHOLE FOODS MARKET
COMMONWEALTH JOE
pure barre COFFEE ROASTERS

AMAZON HQ

RÄKO COFFEE ROASTERS
DISTRICT DOGS

23RD STREET

ATHINA PALLAS RESTAURANT
ENJERA RESTAURANT
freddie's
Portofino

THE BUCHANAN
455 RESIDENTIAL UNITS

Bowlero V
ABC
Gruenig's

CRYSTAL DRIVE RETAIL

CHIPOTLE MEXICAN GRILL
ALAMO CRAFTHOUSE CINEMA
RASA [solidcore]
Mah-Ze-Dahr amazon fresh
STARBUCKS COFFEE
CVS pharmacy
CHICK-FIL-A
GOOD STUFF EATERY
movement CLIMBING • YOGA • FITNESS

TOTAL SF BREAKDOWN

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

DWECK PROPERTIES
DEVELOPMENT
AMAZON
HOTEL
OFFICE
RESIDENTIAL
RETAIL

RONALD REAGAN WASHINGTON NATIONAL AIRPORT

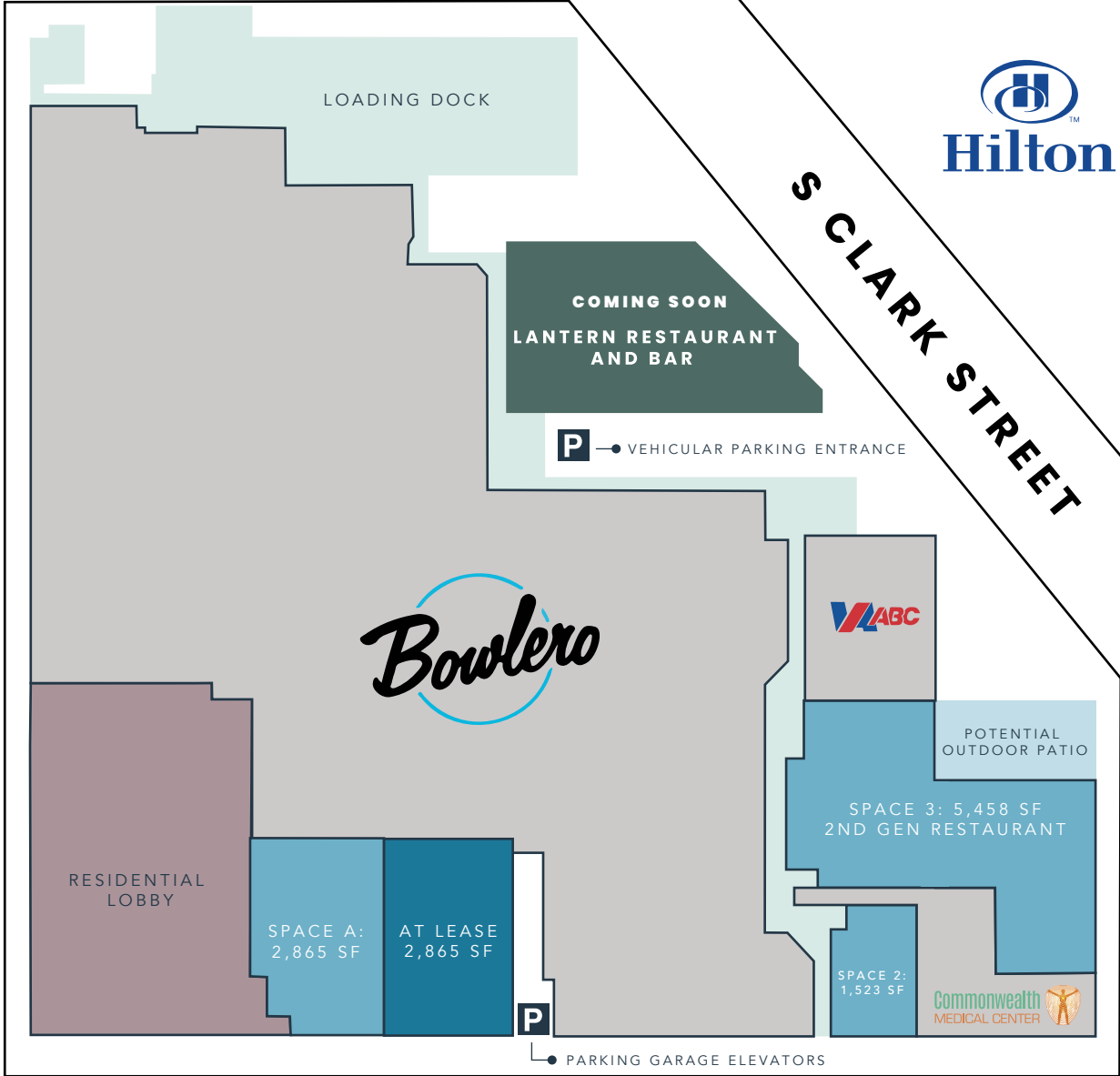
SITE PLAN

KEY

AVAILABLE

AT LEASE

LEASED



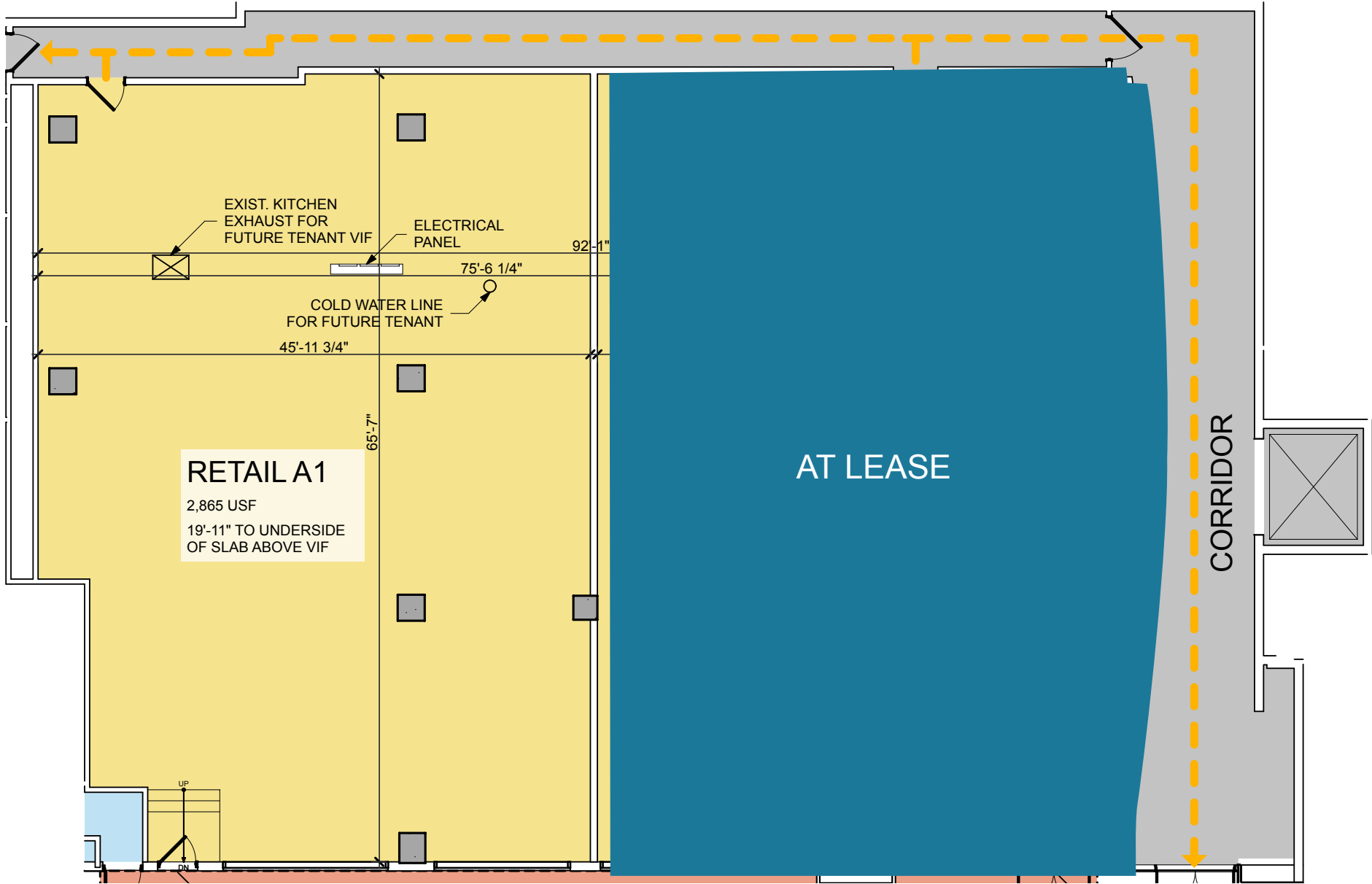
S CLARK STREET

ROUTE 1 45,142 VPD

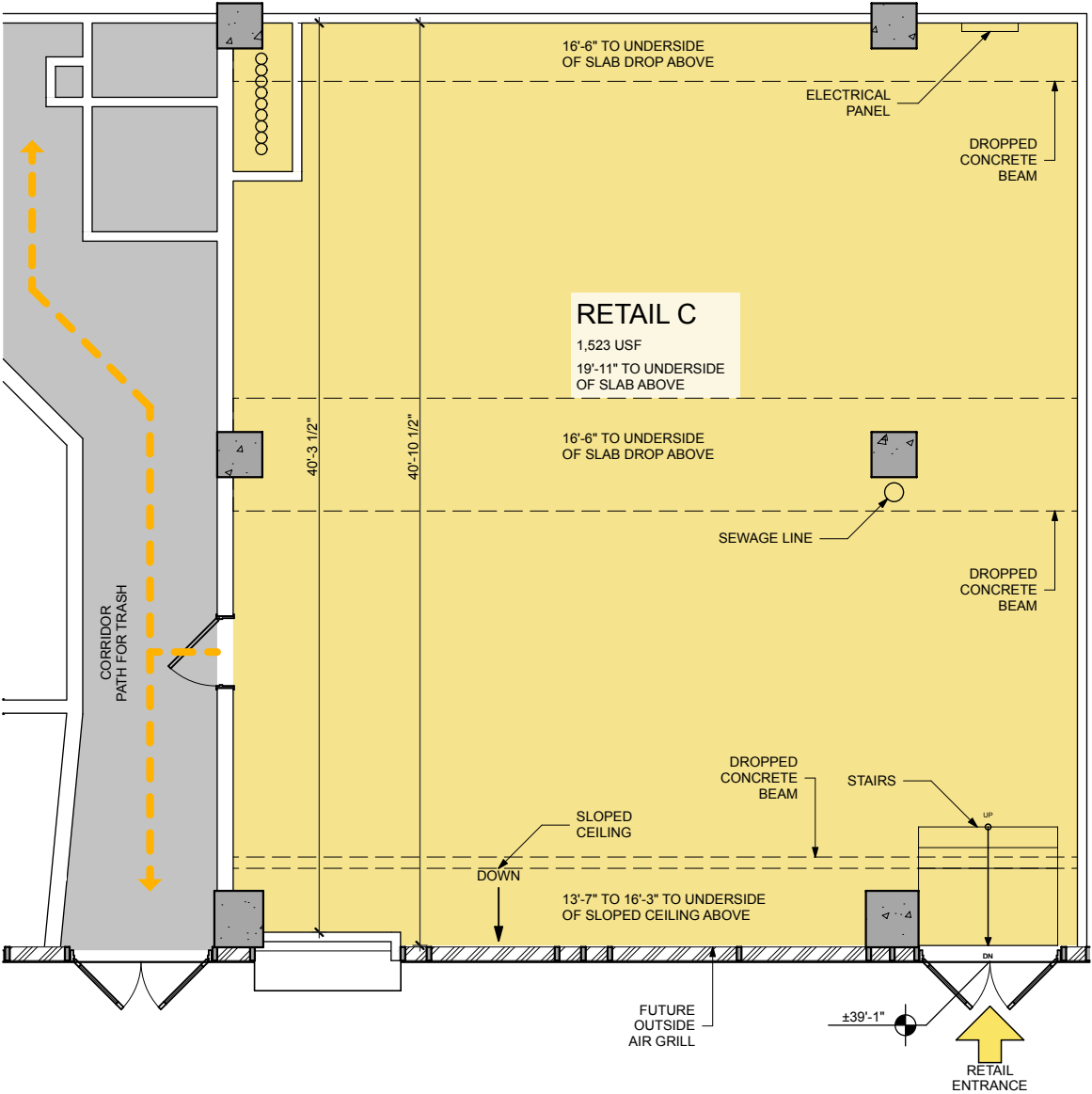


23RD STREET

SPACE 1: 2,865 SF
2ND GEN RESTAURANT

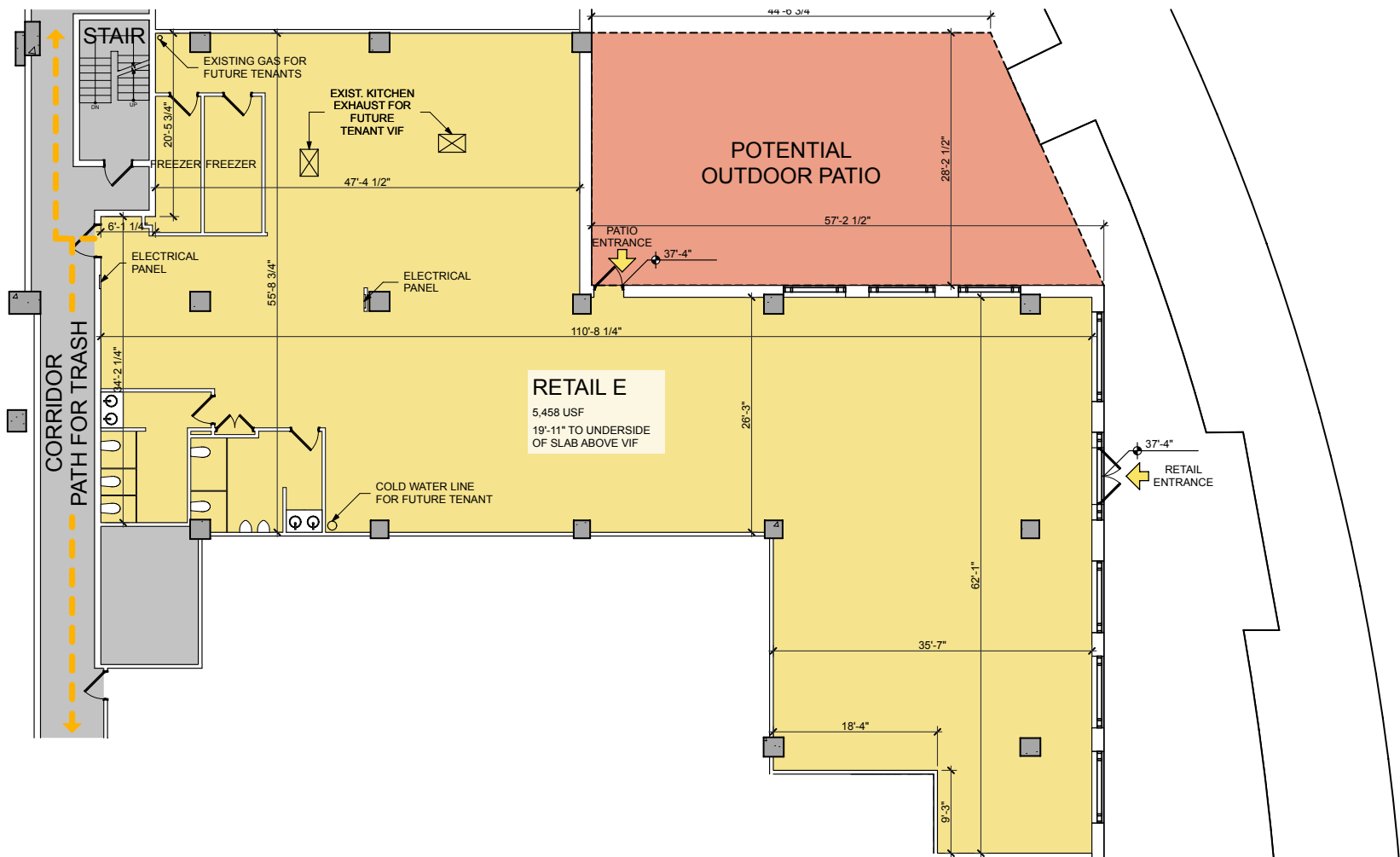


SPACE 2: 1,523 SF



SPACE 3: 5,458 SF

2ND GEN RESTAURANT



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