

THE SUR

3400 Potomac Avenue, Arlington, VA 22202
360 Residential Units | 16,000 SF of Retail

1,240 SF - 7,201 SF
Retail Available With
69 Dedicated Retail
Parking Spaces



6,626 SF AVAILABLE
(CAN BE DEMISED)

2,538 SF AVAILABLE

7,201 SF AVAILABLE
(CAN BE DEMISED)

PARKING GARAGE

NOVA
PATIENT CARE

33rd Street

35th Street

S Ball Street

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Arlington County

THE NEIGHBORHOOD

YOUNG CITY SOLOS (37.7%)

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas



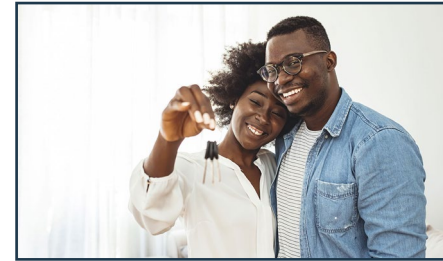
POWER ELITE (24.2%)

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer



SINGLES & STARTERS (11.2%)

Young singles starting out and starter families living a city lifestyle



	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE		5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
	Population 25,333	127,928	449,996		Households 12,447	63,345	217,443
	Daytime Population 34,053	134,432	643,712		Average Household Income \$170,484	\$176,771	\$174,197
	Higher Education 76%	79.3%	75%		Median Age 34.7	36.1	34.8
	Spending on Food \$82,183,343	\$427,634,642	\$1,445,825,211				

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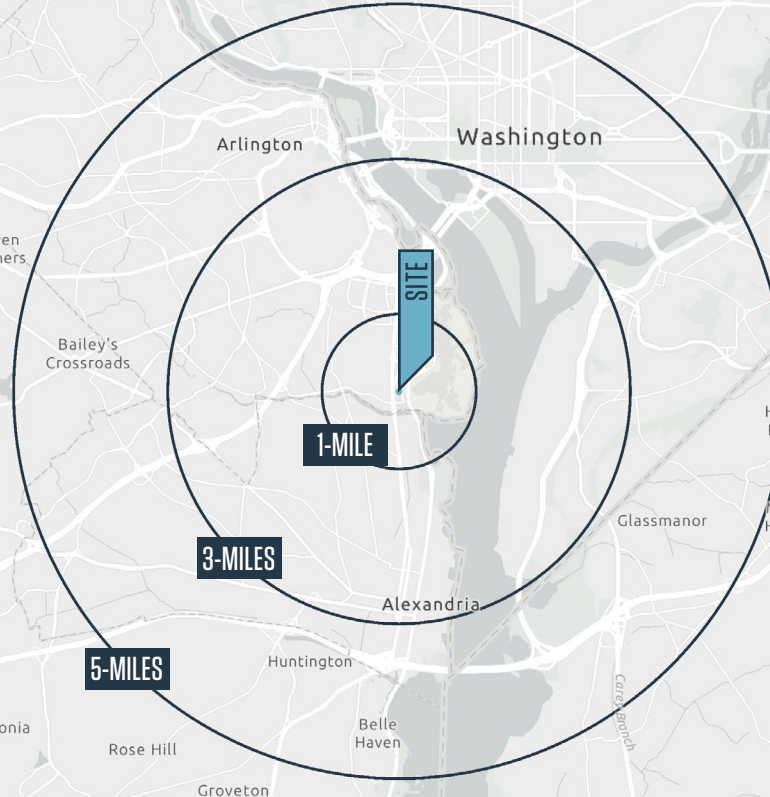
AVAILABLE SPACE:

- 1,240 SF - 7,201 SF retail available with on site retail parking
- Over 2,000 residential units and 1,500 hotel rooms within a 2-block walk

LOCATION & DEMOGRAPHICS

TRAFFIC COUNTS | 2023

Richmond Highway (Rt. 1)	37,388 ADT
Crystal Drive	17,549 ADT
Potomac Avenue	6,853 ADT



	1-MILE	3-MILES	5-MILES		1-MILE	3-MILES	5-MILES
	Population 26,641	198,368	745,691		Households 13,504	95,630	365,576
	Daytime Population 35,516	177,160	932,818		Average Household Income \$161,659	\$169,109	\$165,083

[DOWNLOAD DEMOGRAPHIC REPORT](#)

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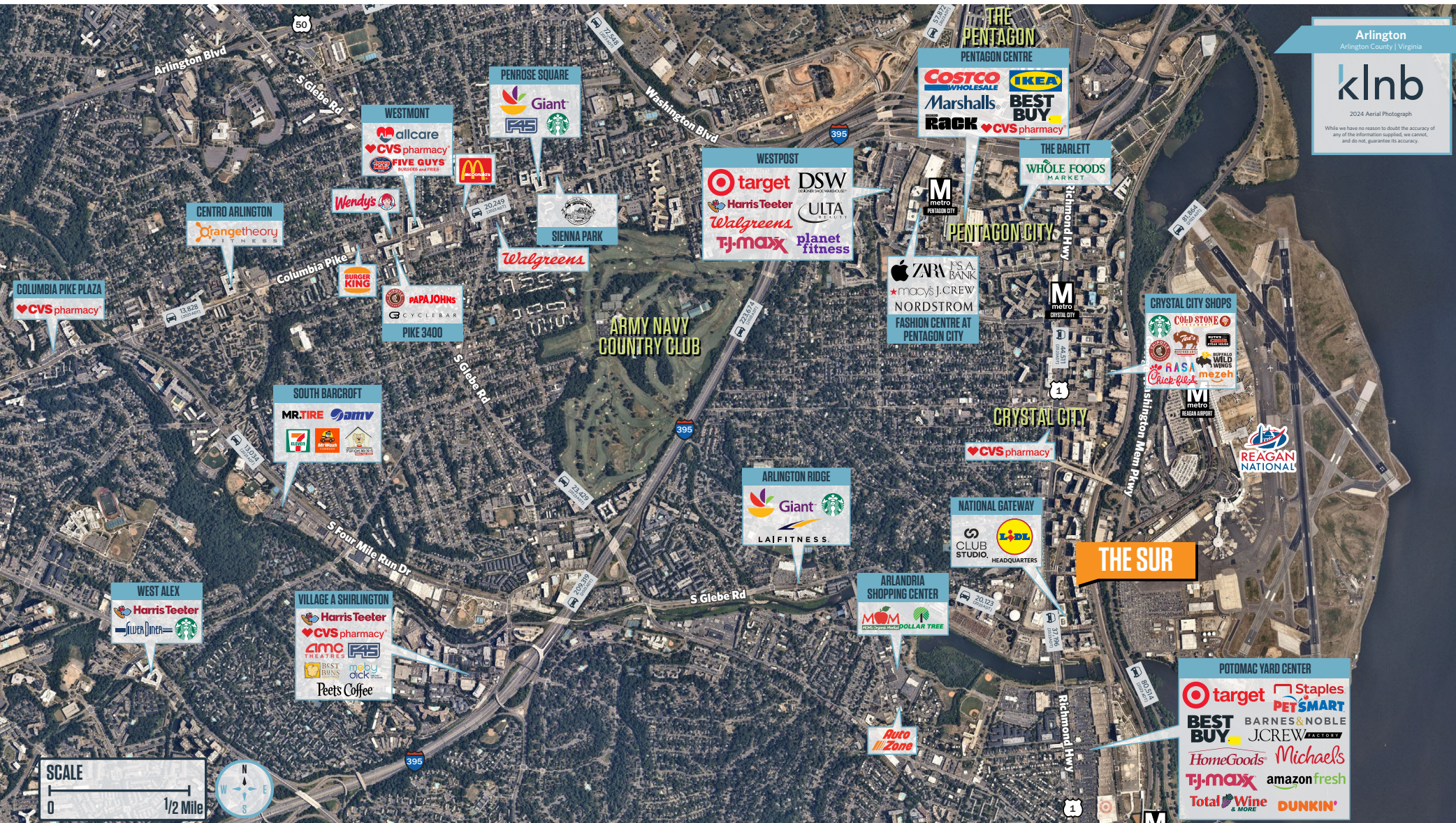
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MARKET AERIAL



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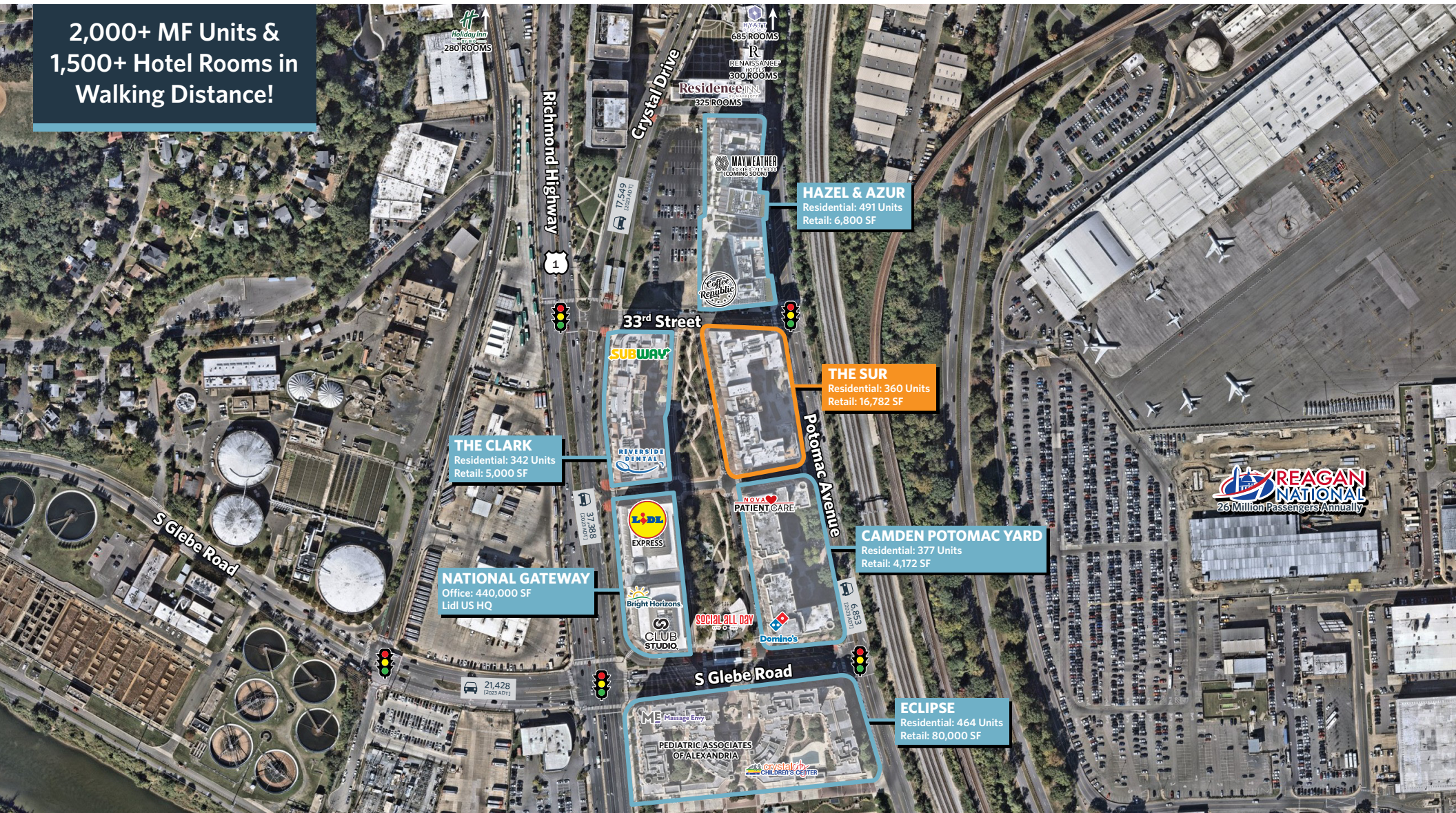
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MIDVIEW AERIAL

2,000+ MF Units &
1,500+ Hotel Rooms in
Walking Distance!



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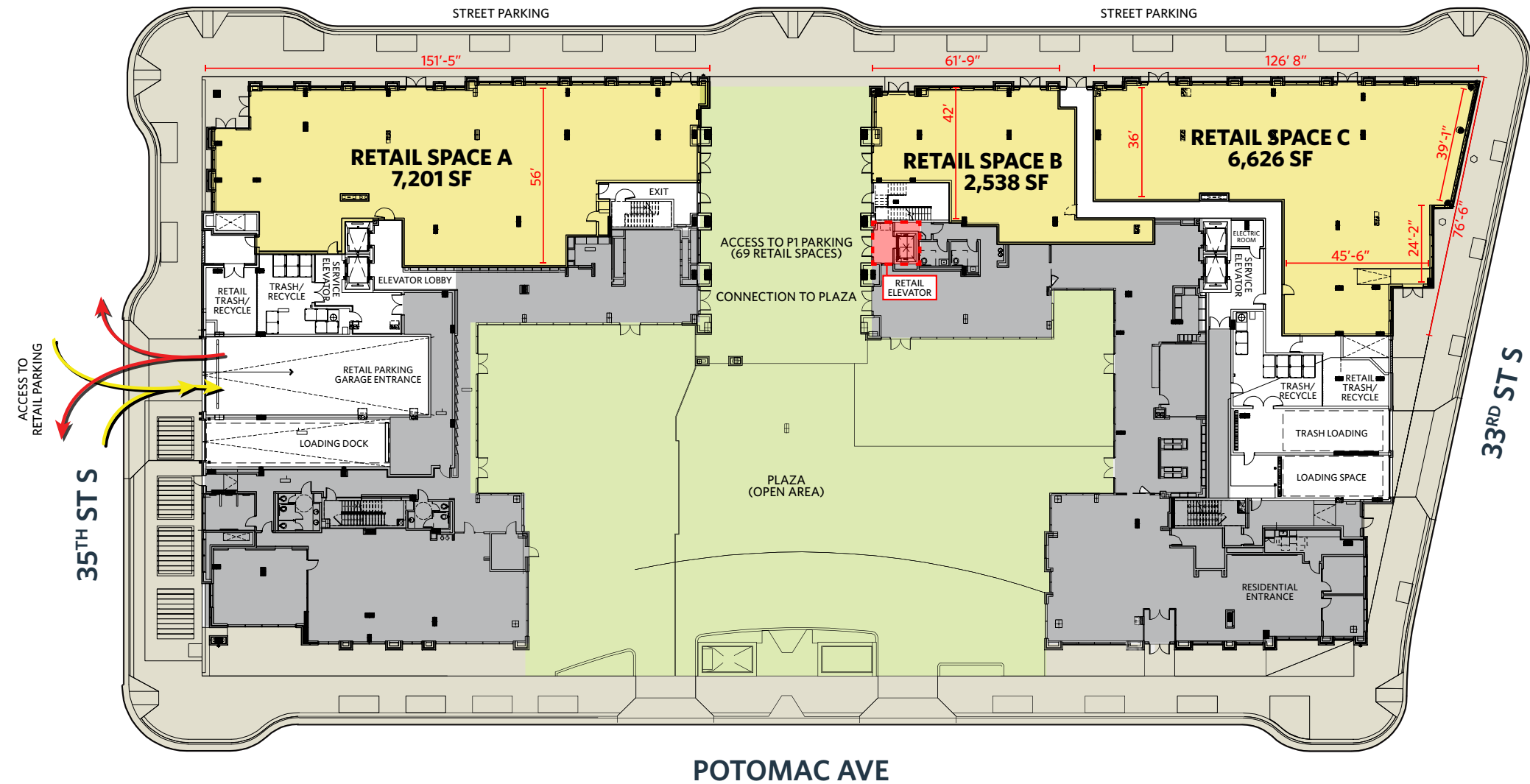
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SITE PLAN - EXISTING CONFIGURATION

S BALL ST



POTOMAC AVE

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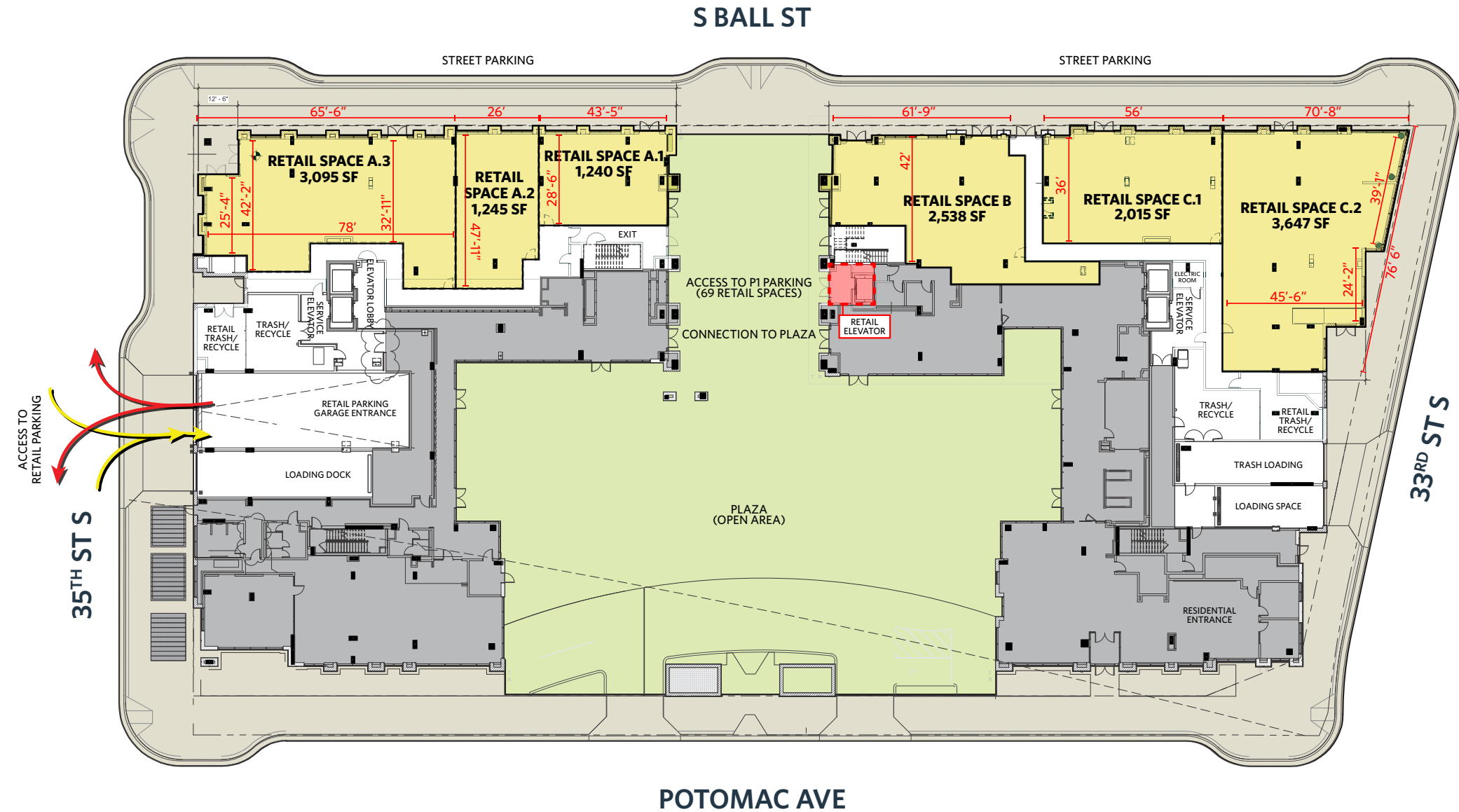
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SITE PLAN - DEMISING SCENARIO



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PARKING GARAGE PLAN



LEGEND

- Retail Parking Spaces
- Residential Parking Spaces

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For More Information, Please Contact:

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