

# Quimby

## ON 23RD

NATIONAL LANDING

320 23RD ST, ARLINGTON, VA 22202



**S CLARK STREET**

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**Dweck** **klnb**  
PROPERTIES

# THE MARKET



WASHINGTON, DC

NATIONAL LANDING  
amazon

RONALD REAGAN  
WASHINGTON  
NATIONAL AIRPORT

QUIMBY ON 23<sup>RD</sup>

MARYLAND

QUIMBY ON 23<sup>RD</sup>

**Dweck** klnb  
PROPERTIES



# NATIONAL LANDING

## KEY

- DWECK PROPERTIES
- AMAZON (LEASED OR OWNED)

### CURRENT LANDSCAPE

### UPON COMPLETION

|                                                       |   |                                                       |
|-------------------------------------------------------|---|-------------------------------------------------------|
| 2.8 MILLION SF RETAIL<br>WITHIN A TWO MILE RADIUS     | → | 3.2 MILLION SF RETAIL<br>WITHIN A TWO MILE RADIUS     |
| 81,000 OFFICE WORKERS<br>WITHIN A TEN MINUTE DRIVE    | → | 136 - 148K OFFICE WORKERS<br>WITHIN A TWO MILE RADIUS |
| 90,000 HOUSING UNITS<br>WITHIN A TEN MINUTE DRIVE     | → | 98,000 HOUSING UNITS<br>WITHIN A TEN MINUTE DRIVE     |
| 102,000 MEDIAN HH INCOME<br>WITHIN A TEN MINUTE DRIVE | → | 150,000 MEDIAN HH INCOME<br>WITHIN A TEN MINUTE DRIVE |

**OVER 38,000**  
New Amazon Jobs

**\$12 BILLION**  
Total Public &  
Private Investments

**70% INCREASE**  
in Daytime Population

QUIMBY ON 23<sup>RD</sup>

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# 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   |



# NATIONAL LANDING: RETAIL LANDSCAPE



SITE PLAN

SITE PLAN

 AVAILABLE



 7,589  
[2023 ADT]

23RD STREET

45,093  
[2023 ADT]

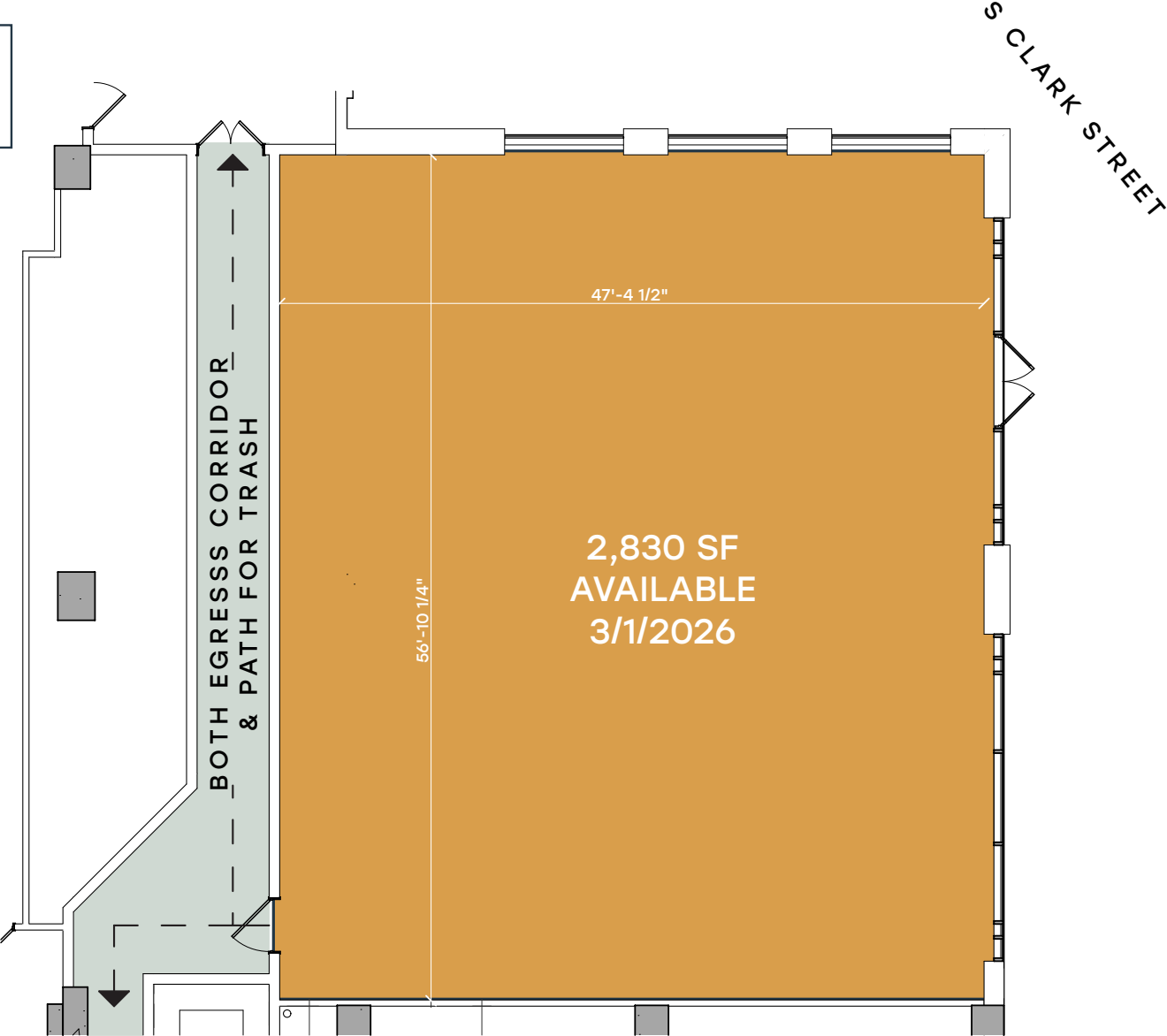
ROUTE 1



SPACE F

SITE PLAN

 AVAILABLE





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FOR INQUIRES CONTACT

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