

# THE SUR

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

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

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

Matt Skalet  
mskalet@klnb.com  
202-420-7775

Mai Vo  
mvo@klnb.com  
703-678-6183

1130 Connecticut Ave, NW, Suite 600  
Washington, DC 20036  
klnb.com



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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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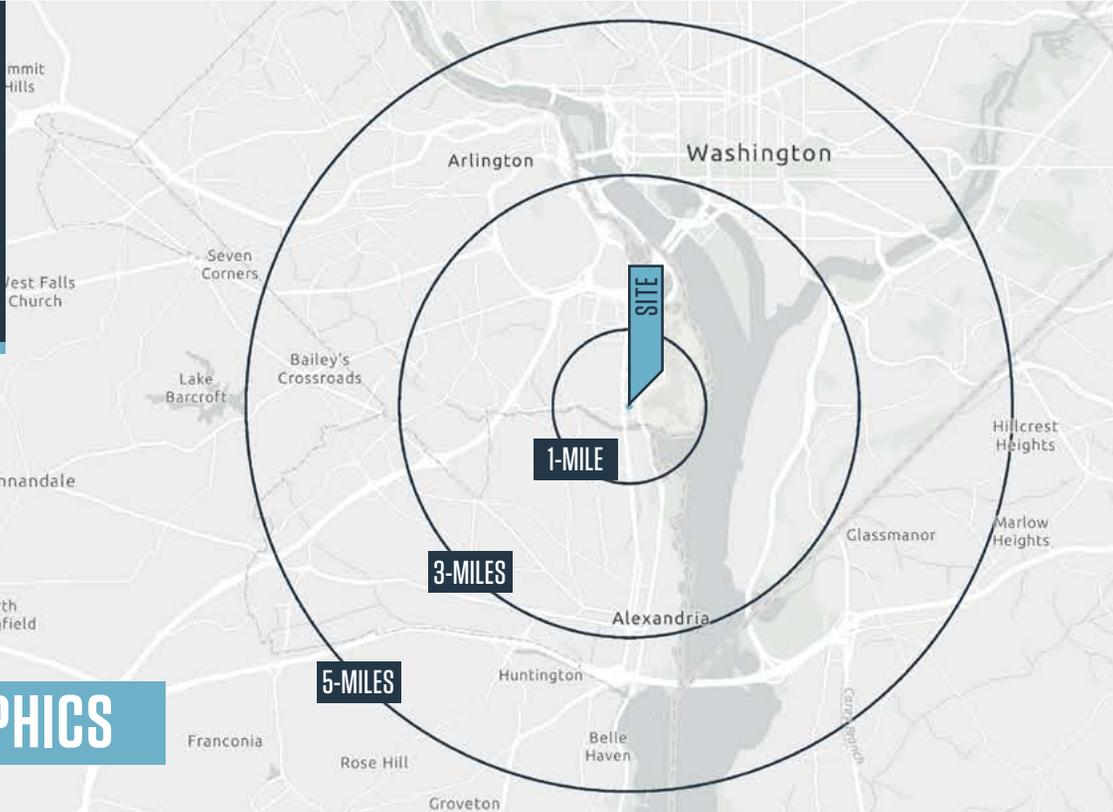


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## AVAILABLE SPACE:

- 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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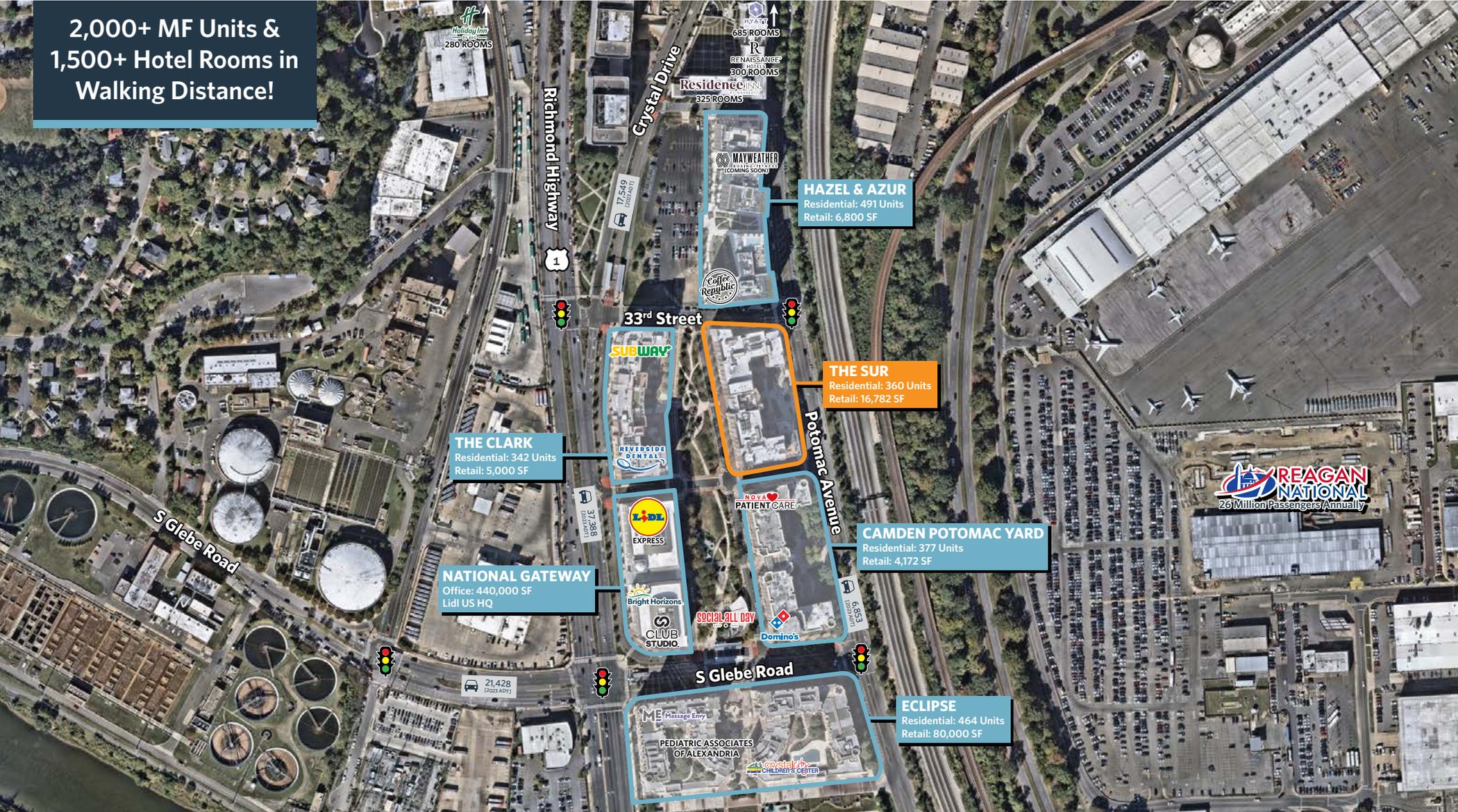


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## MIDVIEW AERIAL

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



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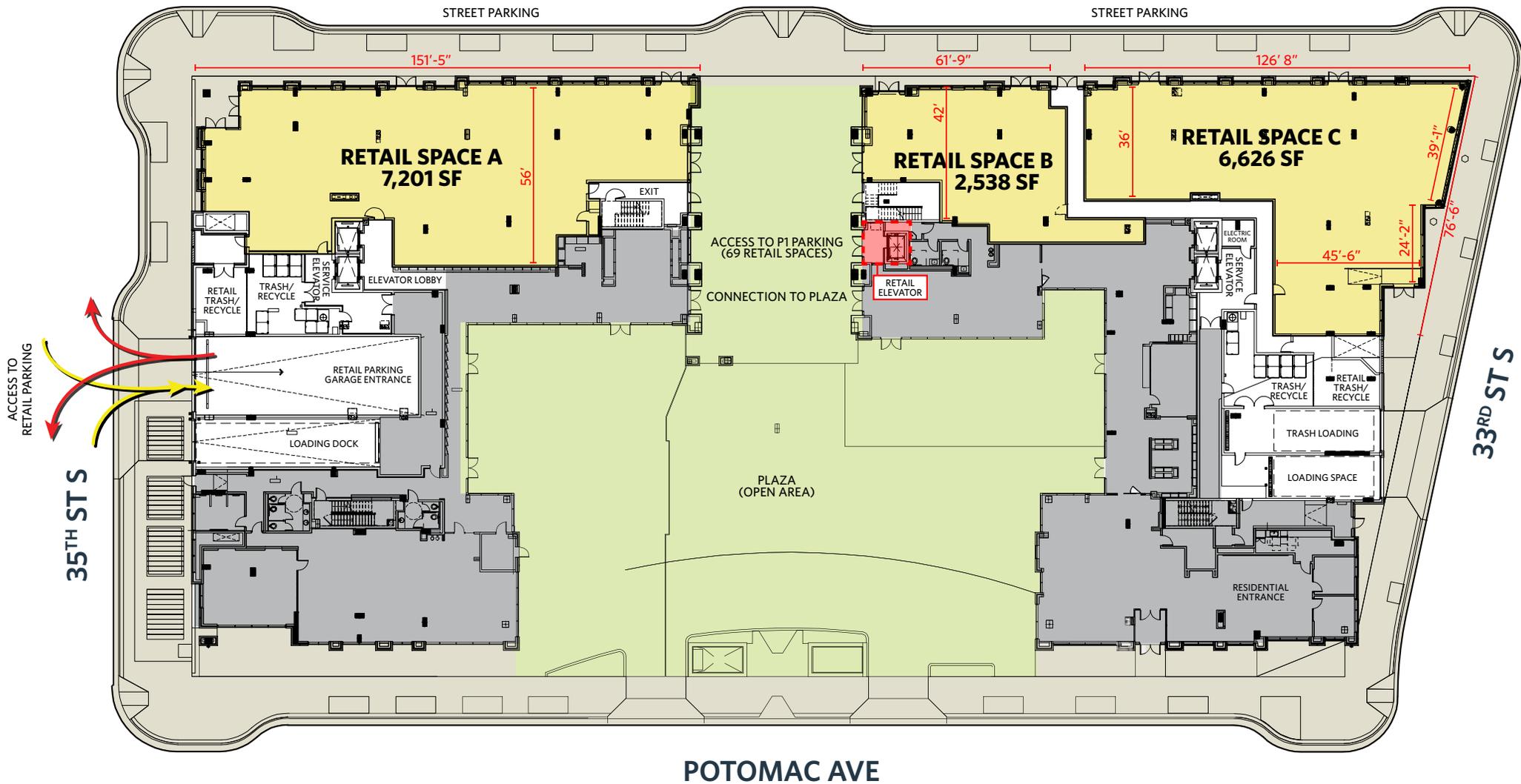


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## SITE PLAN - EXISTING CONFIGURATION

S BALL ST



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## SITE PLAN - DEMISING SCENARIO

S BALL ST



POTOMAC AVE

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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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