

# 1409 S FERN STREET

## THE GRAMERCY

NATIONAL LANDING | ARLINGTON, VA 22202



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# THE MARKET



1409 S FERN ST

# 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

### METRO RENTERS

Residents that live close to their jobs and walk around the city



### LAPTOPS & LATTES

Professionals partial to city living & amenities



### GOLDEN YEARS

Independent seniors actively pursuing leisure activities

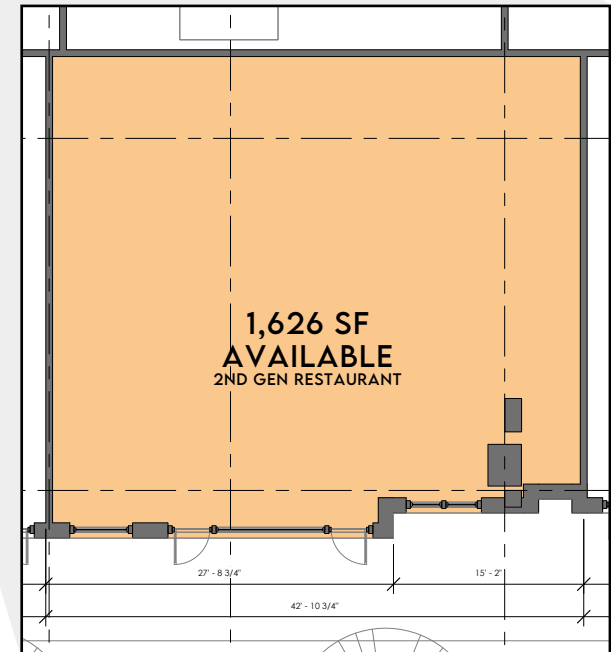
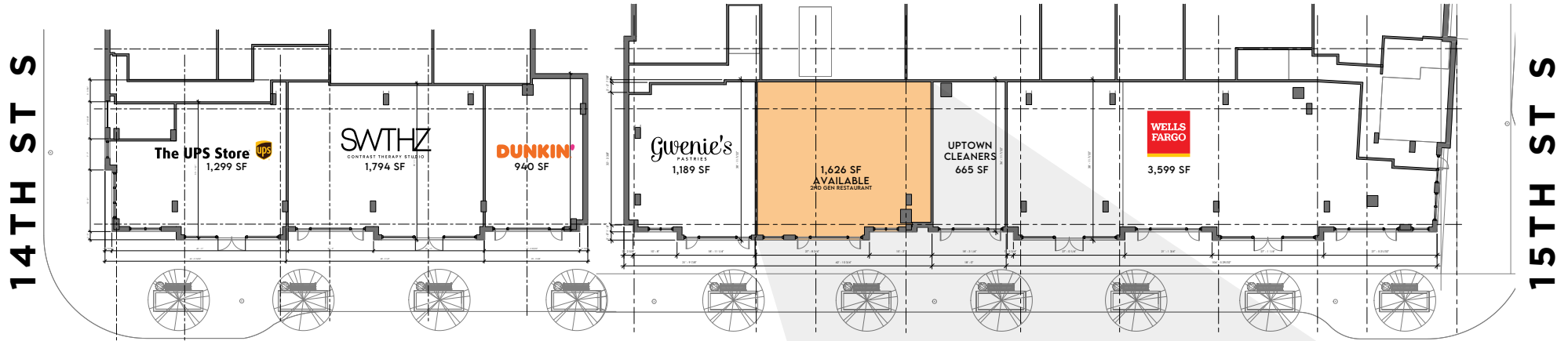


	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	28,070	237,973	663,900
Daytime Population	42,984	400,046	1,086,910
Avg. HH Income	\$160,575	\$172,258	\$177,346
Higher Education	36%	36%	33%
Households	15,533	117,860	312,027
Median Age	35.9	35.2	36.2
Spending on Food	\$256,028,746	\$2,061,910,485	\$5,574,670,190

# NATIONAL LANDING: RETAIL LANDSCAPE



# SITE PLAN



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FOR INQUIRES CONTACT

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