

1409 S FERN STREET

THE GRAMERCY

NATIONAL LANDING | ARLINGTON, VA 22202

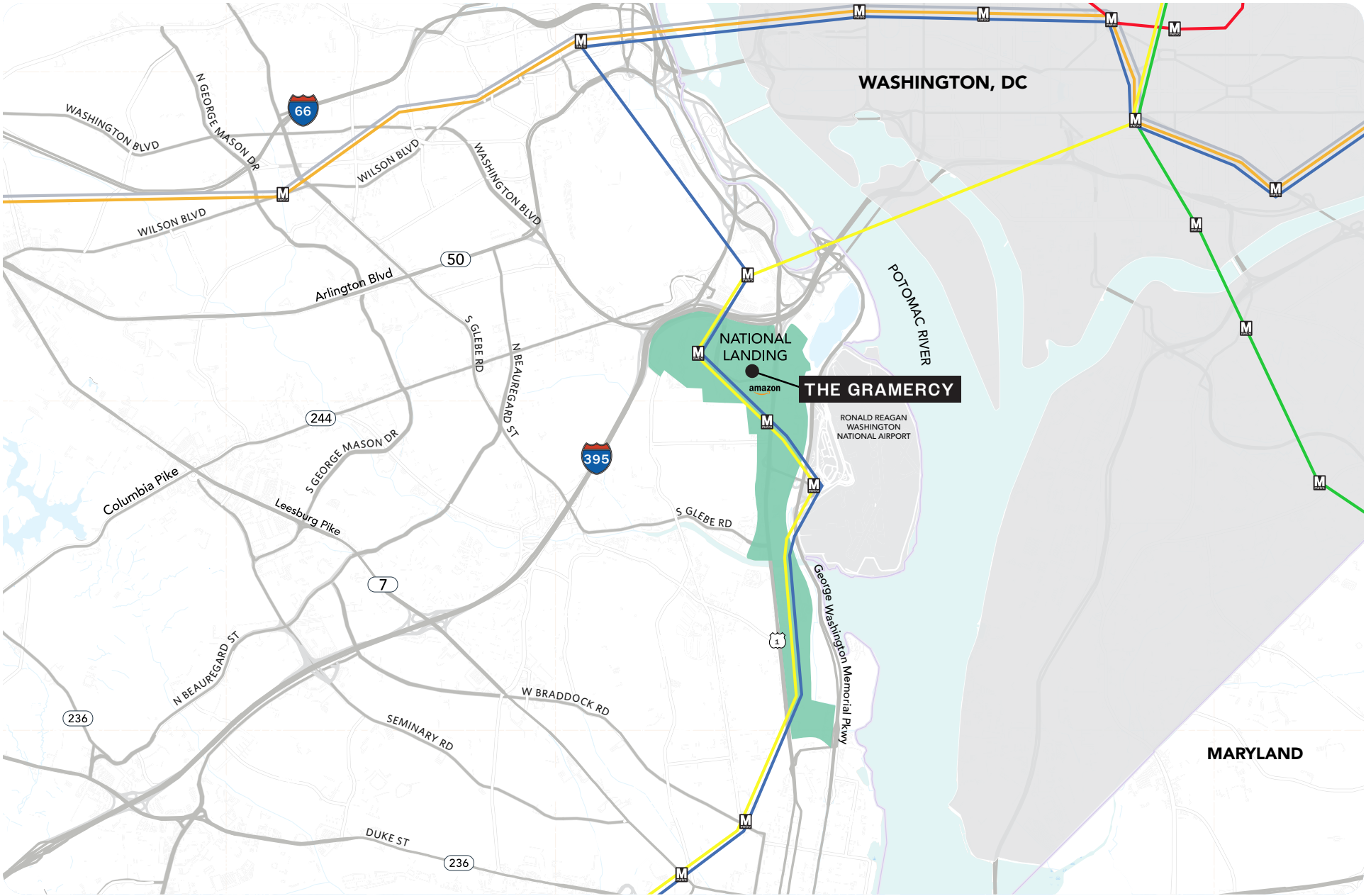


MATT SKALET
202.420.7775
mskalet@klnb.com

KIM STEIN
202.652.2338
kstein@klnb.com

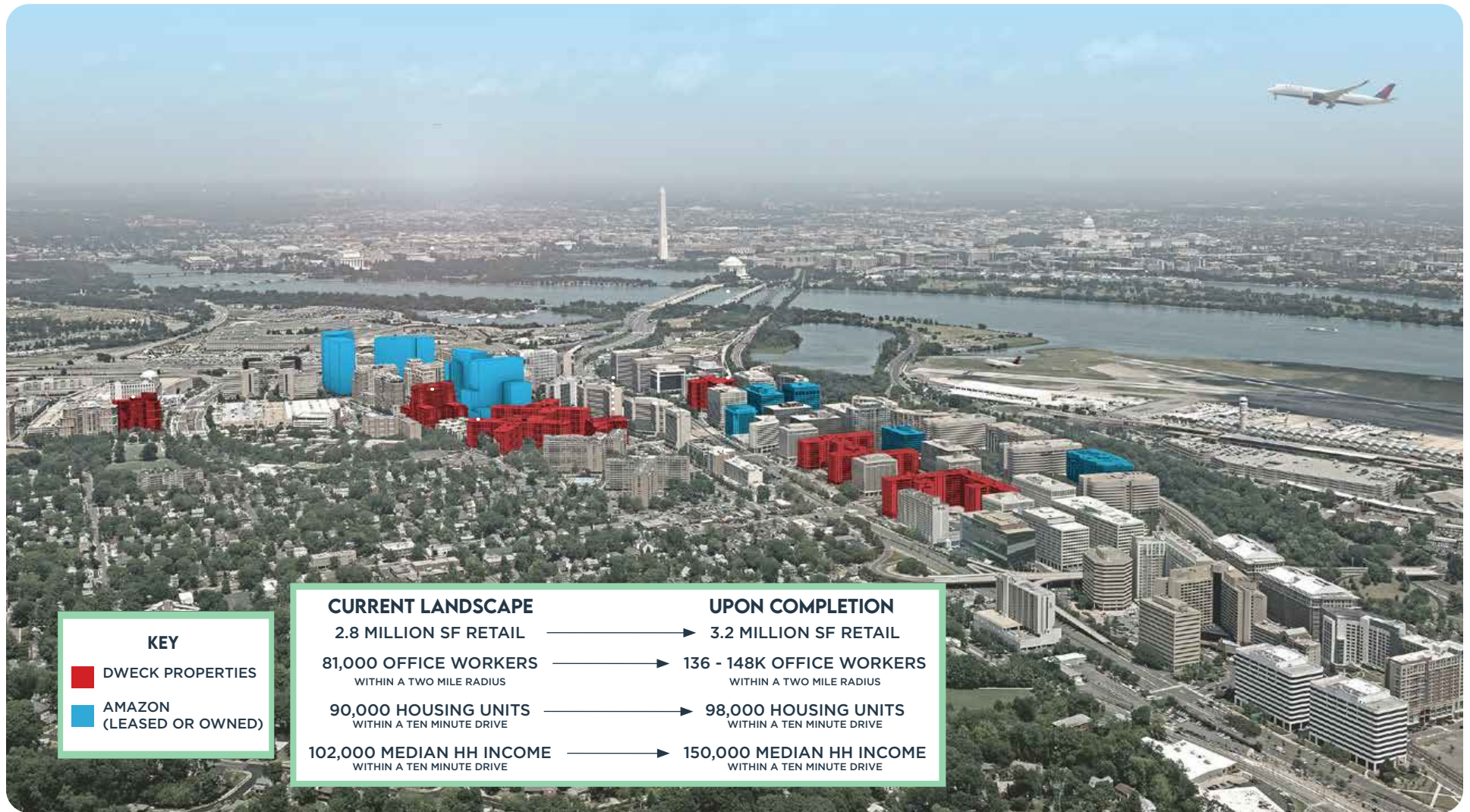
JENNIFER PRICE
202.420.7768
jprice@klnb.com

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

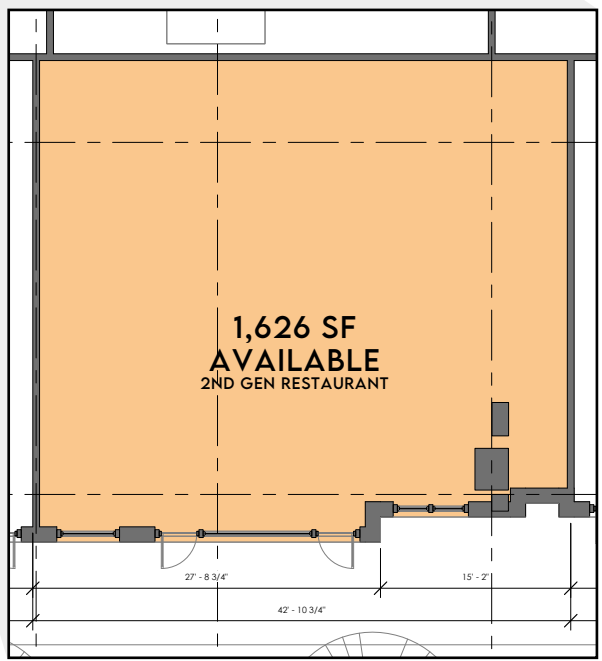
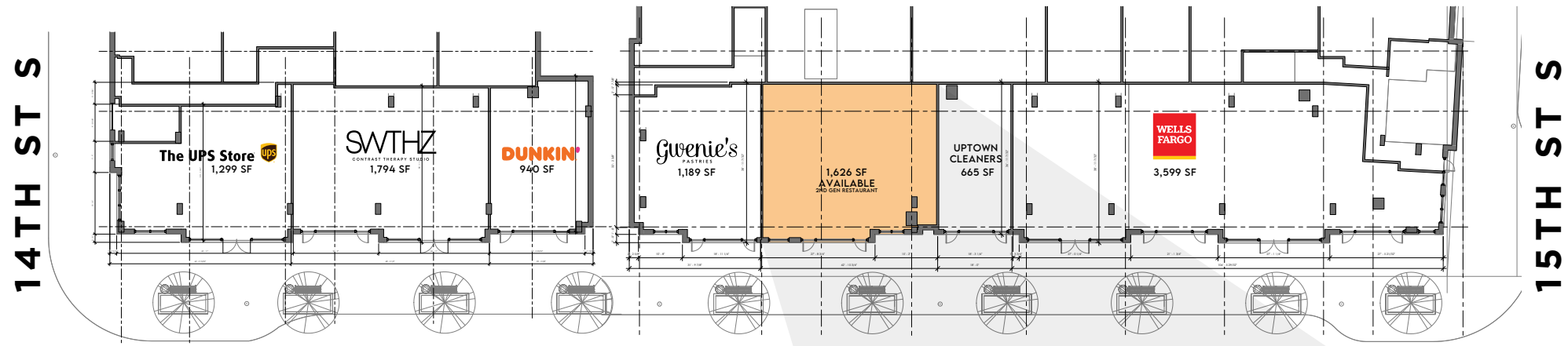


	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	28,070	237,973	663,900
Daytime Population	42,984	400,046	1,086,910
Avg. HH Income	\$160,575	\$172,258	\$177,346
Higher Education	36%	36%	33%
Households	15,533	117,860	312,027
Median Age	35.9	35.2	36.2
Spending on Food	\$256,028,746	\$2,061,910,485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

NATIONAL LANDING: RETAIL LANDSCAPE

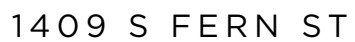


SITE PLAN



1409 S FERN ST

**1,626 SF
AVAILABLE
2ND GEN RESTAURANT**



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FOR INQUIRES CONTACT

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