1409 S FERN STREET

THE GRAMERCY

NATIONAL LANDING | ARLINGTON, VA 22202



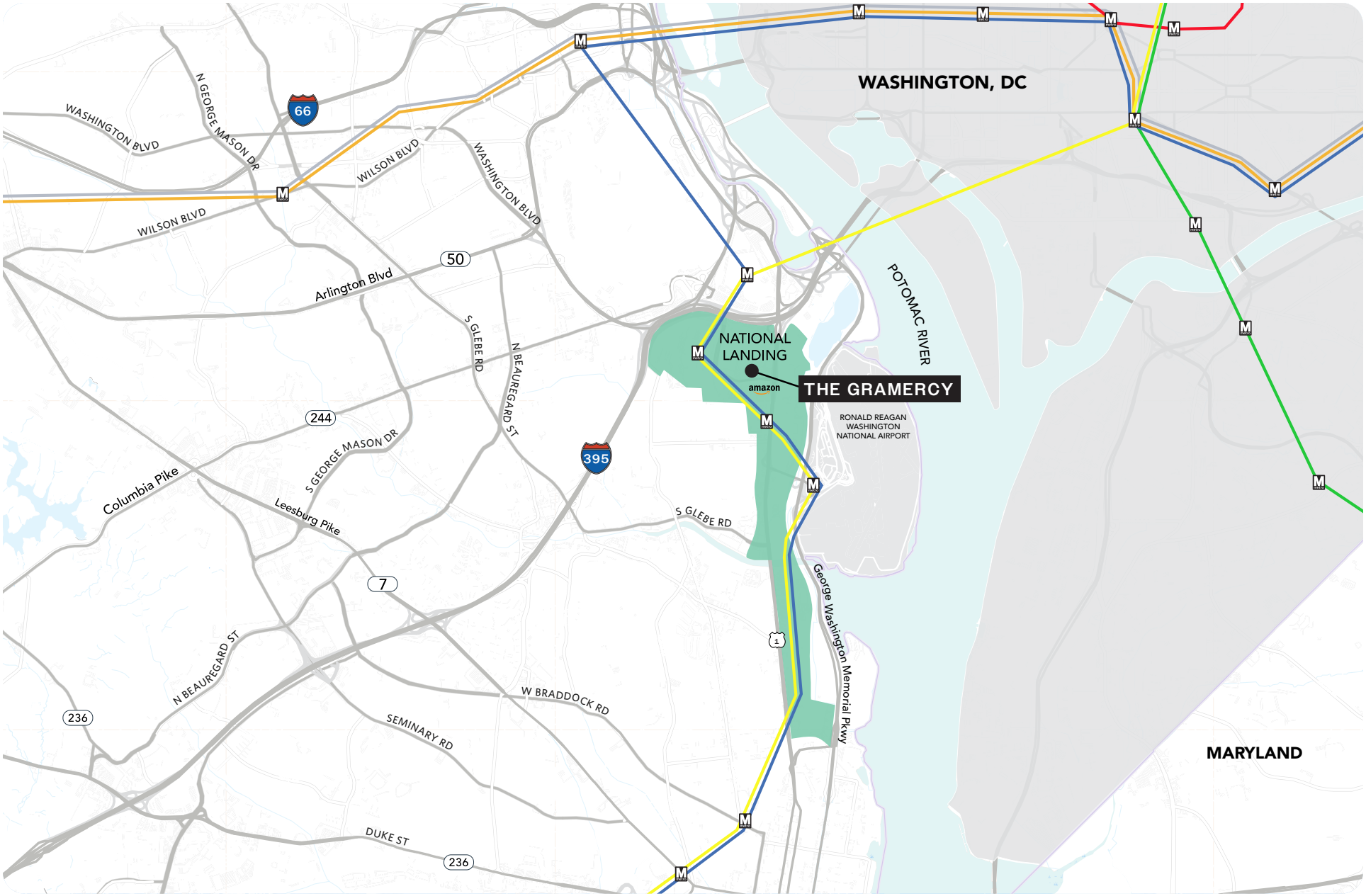
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Dweck PROPERTIES klnb

THE MARKET



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NATIONAL LANDING



OVER 38,000
New Amazon Jobs

$12 BILLION
Total Public &
Private Investments

70% INCREASE
in Daytime Population

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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

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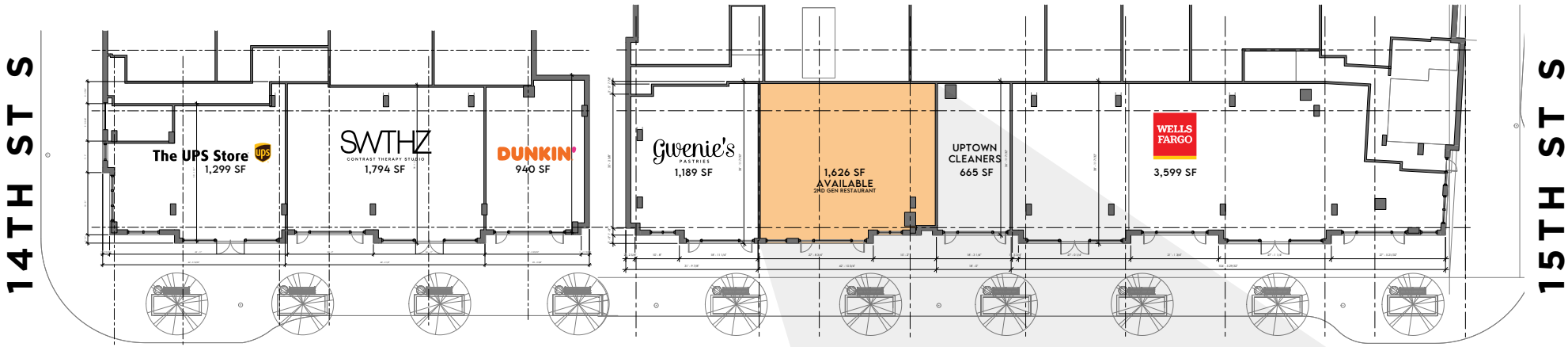
NATIONAL LANDING: RETAIL LANDSCAPE

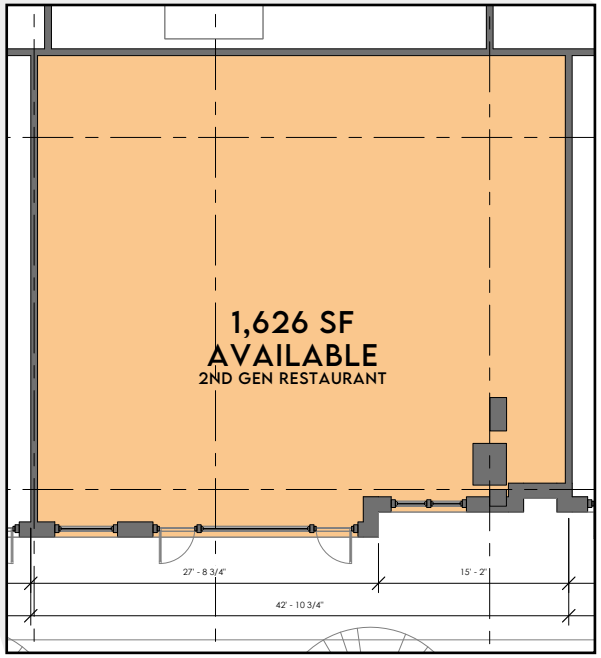


1409 S FERN ST

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SITE PLAN

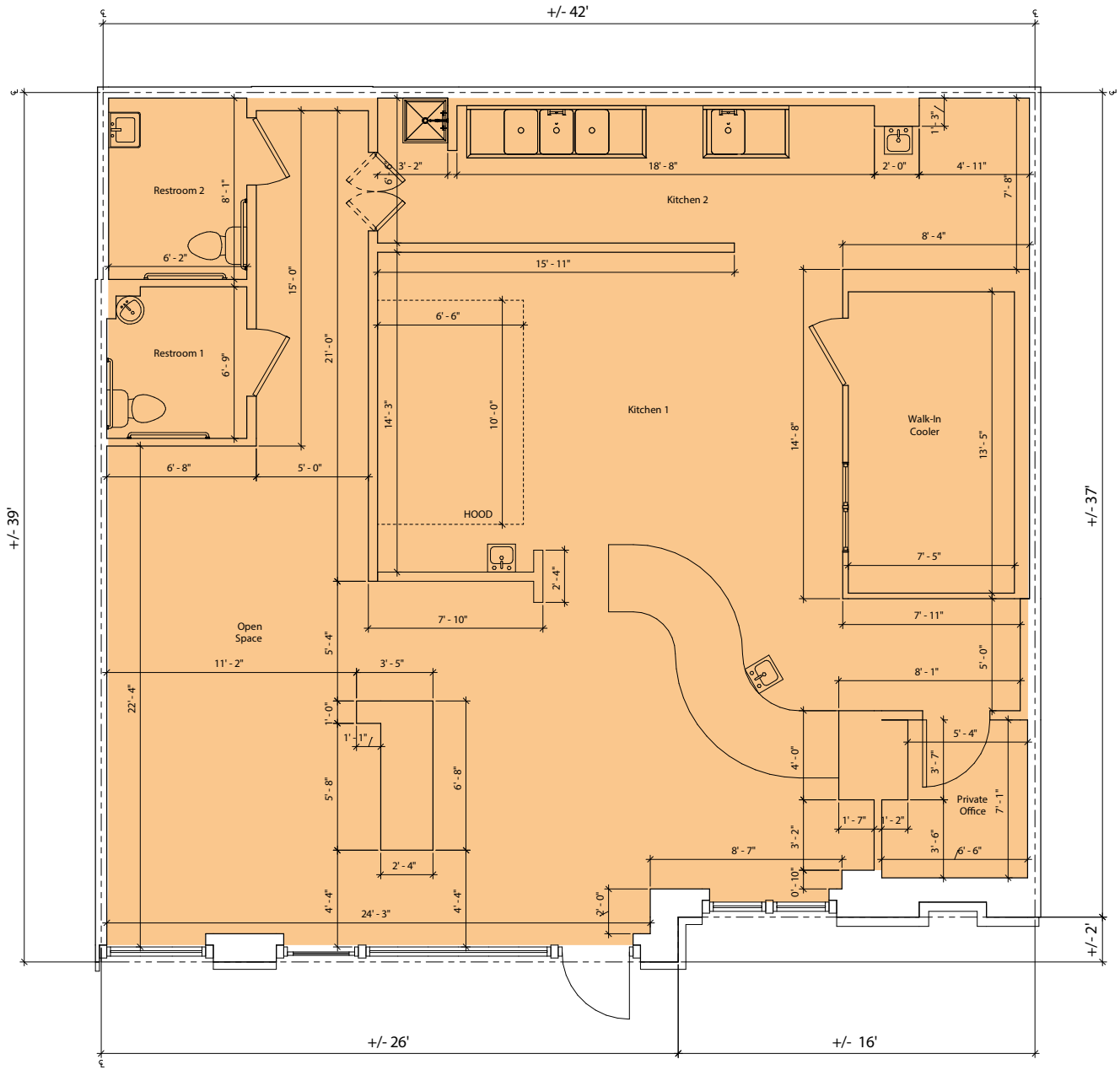




CLICK TO VIEW ID PLAN

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SPACE PLAN



1,626 SF AVAILABLE

2ND GEN RESTAURANT

CLICK TO VIEW ID PLAN

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