

Restaurant Space for Lease

CITY OF ALEXANDRIA
The NIB Building
3000 Potomac Avenue
Alexandria, VA 22305



Bob Schwenger | 301.657.7331
bschwenger@jbgsmith.com

Ben Brehne | 240.333.7713
bbrehne@jbgsmith.com

PROPERTY OVERVIEW

The NIB building is located at National Landing in Potomac Yard, just minutes from the nation's capital, adjacent to the Potomac Yard Metro station, and one mile from Reagan National Airport.

Surrounding blocks include new office buildings, luxury townhomes, and upscale apartments. Next door is Potomac Yard Center, a prominent and popular shopping center.

Other nearby locations include the new Amazon HQ2, the new Virginia Tech Innovation Campus, the Inova Health Center, and the Arlington technology corridor.

HIGHLIGHTS

6,500 sq. ft.
ground-level retail space
with sidewalk access

- › Over 100 on-site parking spaces
- › On-site event space
- › Featuring 16 to 18 ft. ceiling, roof venting, grease trap
- › Easy access to Loading dock

NATIONAL INDUSTRIES FOR THE BLIND

NIB

NIB



POTOMAC YARD METRO STATION **NOW OPEN**



CURRENT RETAILERS

- | | |
|--------------|----------------|
| Target | Michaels |
| Total Wine | Barnes & Noble |
| Amazon Fresh | TJ Maxx |
| Best Buy | Staples |
| Home Goods | PetSmart |

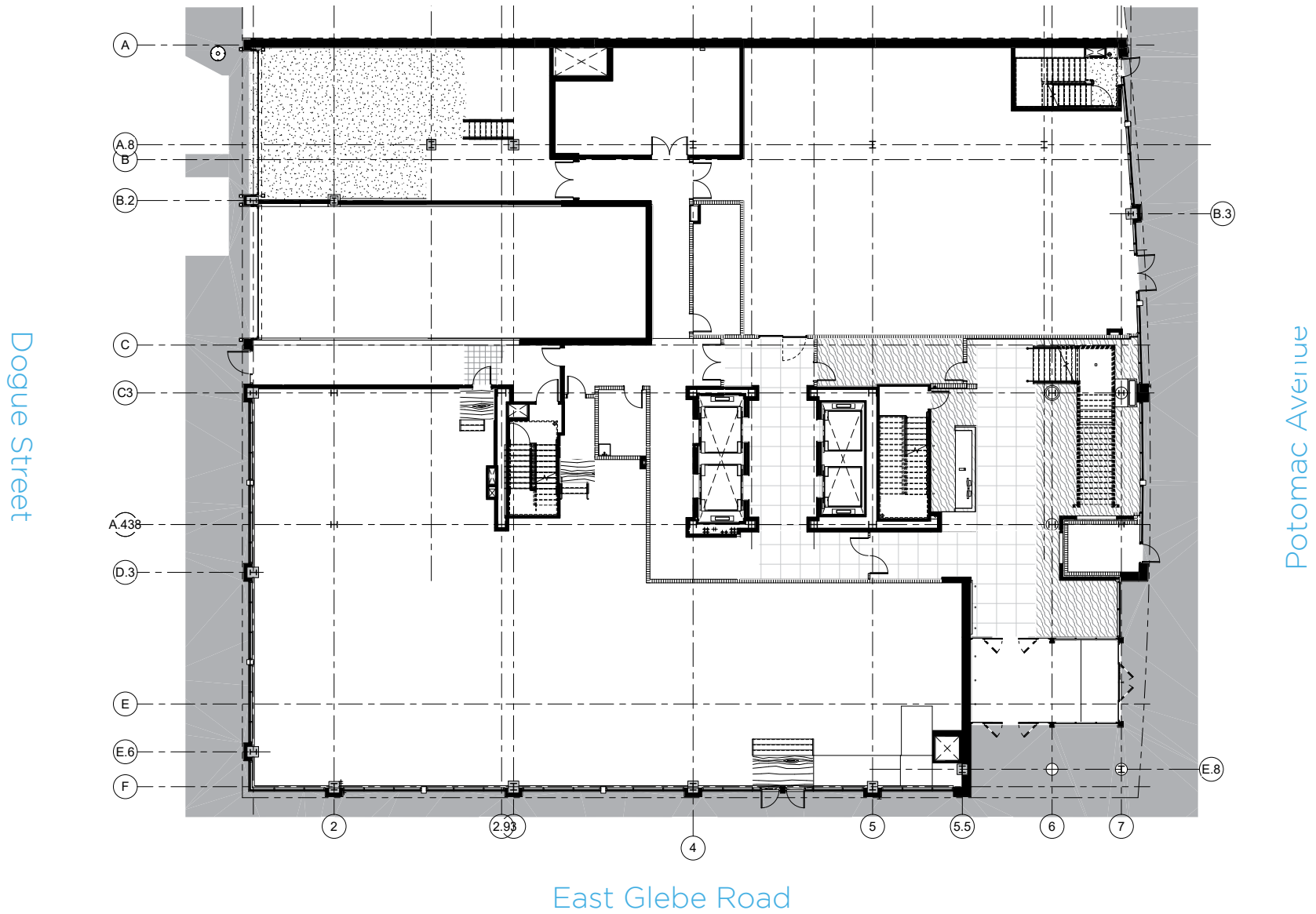
LOCAL EMPLOYERS

- National Industries for the Blind
- Virginia Tech
- Institute for Defense Analyses
- Kaiser Permanente
- American Physical Therapy Association
- INOVA Health

TRAFFIC COUNT

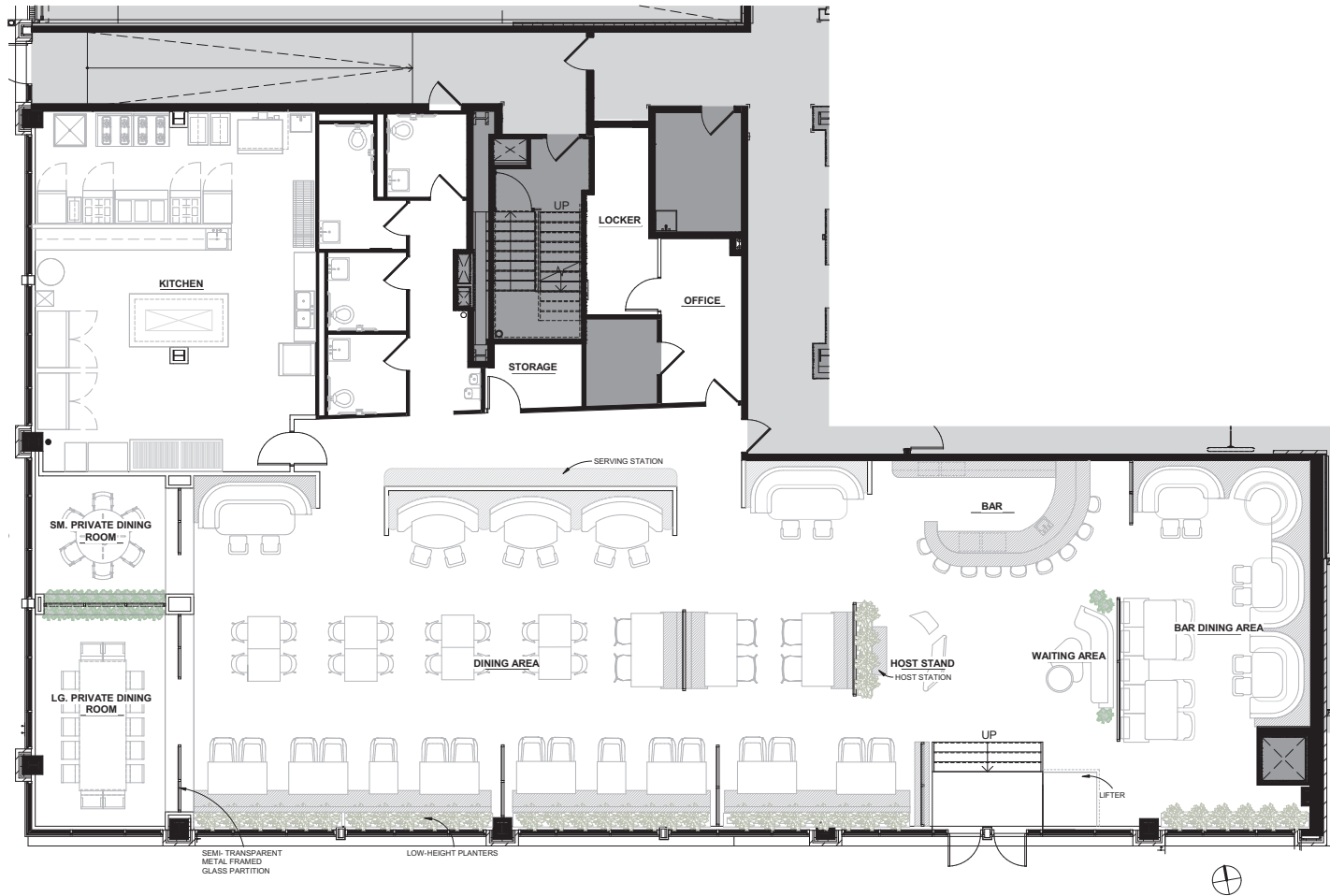
40,000 vehicles pass daily on
Richmond Highway

SITE PLAN



RESTAURANT CONCEPT

Dogue Street



Potomac Avenue

East Glebe Road

RESTAURANT TEST FIT

AREA MAP

