

Retail : 715 SF End Cap For Lease



570 23<sup>rd</sup> St S 703 685 0000

Arlington, Virginia 22202 WWW.PVIMRE.COM



Fashion Center  
- Fine Alterations -

Retail End Cap

Retail/Office  
For Rent  
MAIRC Properties  
703-979-7000  
Dustin Agent

OFFICE / RETAIL  
MAIRC  
703-979-7000  
OWNER/AGENT  
RENT

# 570 23<sup>rd</sup> St S

## Arlington, Virginia 22202

### LEASING DETAILS

- Located in the entrance to National Landing
- Current Retail Store
- 715 SF +/-
- Available 60 days from lease.
- 17 Feet of Retail frontage on 23<sup>rd</sup> Street
- Walking distance to Crystal City Metro.
- Parking available
- Traffic Count: 49,000 VPD on Route 1 & 23<sup>rd</sup> St
- High foot traffic area
- **DO NOT DISTURB THE TENANT**



2007 15<sup>th</sup> St N,  
STE 100  
Arlington, Virginia

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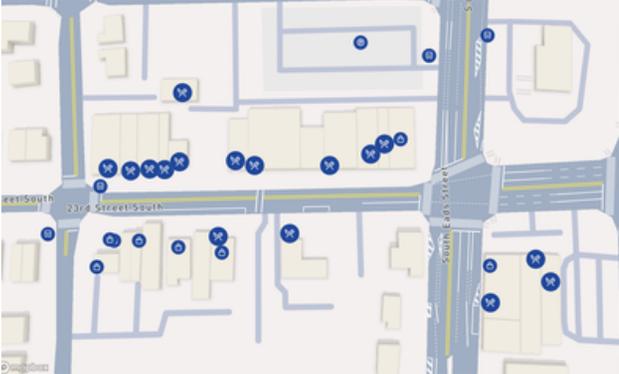
# Market Overview

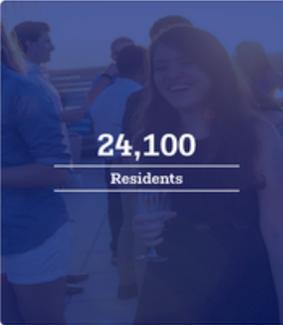
## Restaurant Row & National Landing

A vibrant corridor for dining, shopping, and entertainment in the heart of National Landing.

Whether you're a longtime Arlington resident or visiting for the first time, 23rd Street offers a unique blend of flavors, cultures, and experiences.

Beyond dining, 23rd Street is home to a variety of locally owned shops and services that have served the community for over 40 years. Whether you're in the mood for a casual meal, a night out, or a leisurely stroll, 23rd Street welcomes you with its charm.



 <b>24,100</b> Residents	 Virginia's Largest Downtown	 <b>450+</b> Shops & Restaurants
 <b>5,500</b> Hotel Rooms	 Walk to National Airport	
 <b>\$12B</b> Public + Private Investment in the Pipeline		



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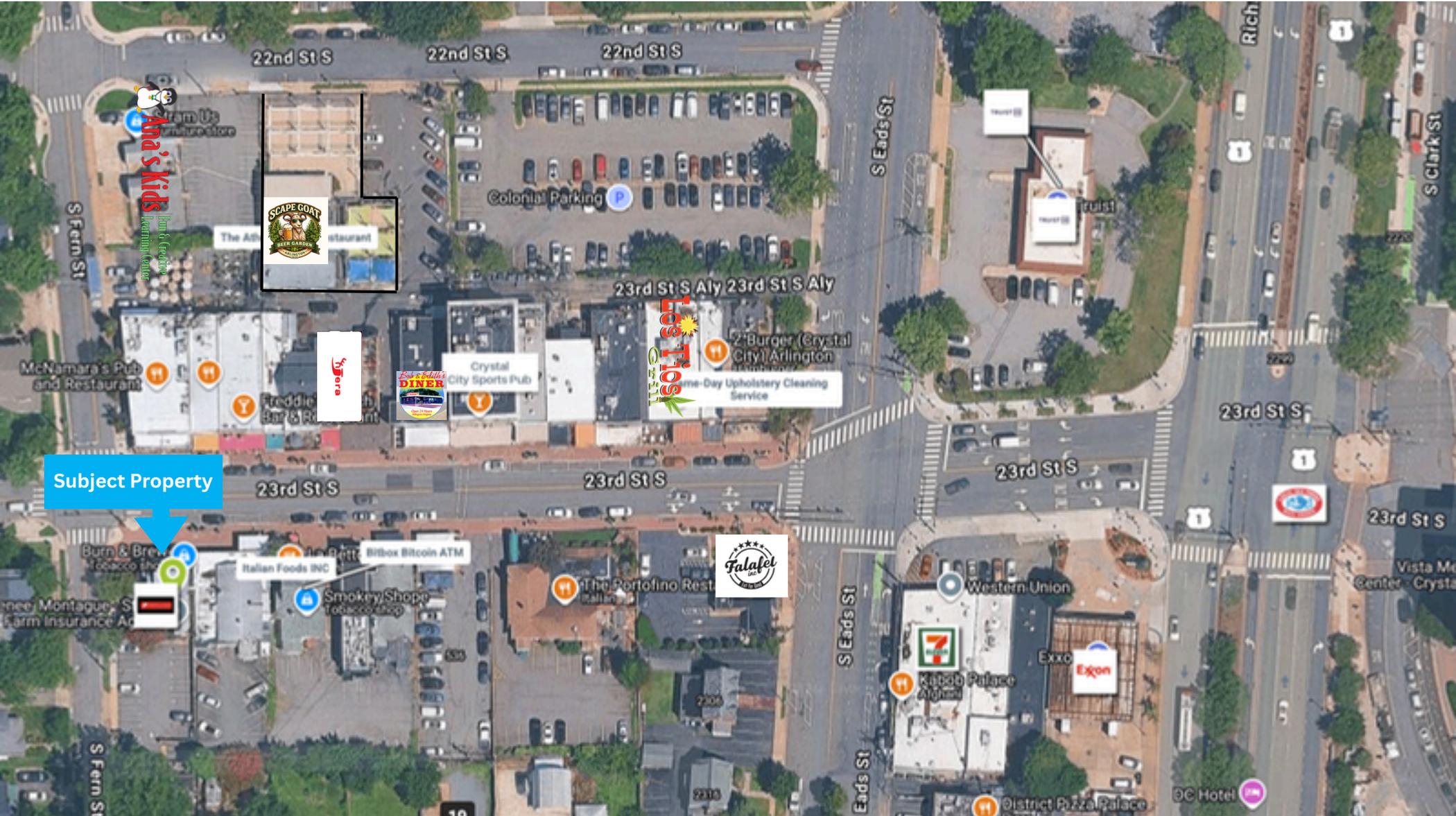
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## Small Area Aerial

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# Tenant Roster

Falafel Inc	La Betola	Kabob Palace
Enjera	Burn & Brew	Exon
Bob & Ediths	Beauty (Wine Bar)	Truist
Scape Goat Beer Garden (Summer 2026)	Mcnamara's Pub and Restaurant	Pi BBQ
Los Tios	Ana's Kids	Crystal City Restaurant
Crystal City Sports Pub	Bonsai Sushi	Flirt Lounge
7 - Eleven	Top Thai	Z- Burger
The porofino Restaurant	Smokeys	Federico's
Flirt Lounge	Royal Pawn	Nash and Smash

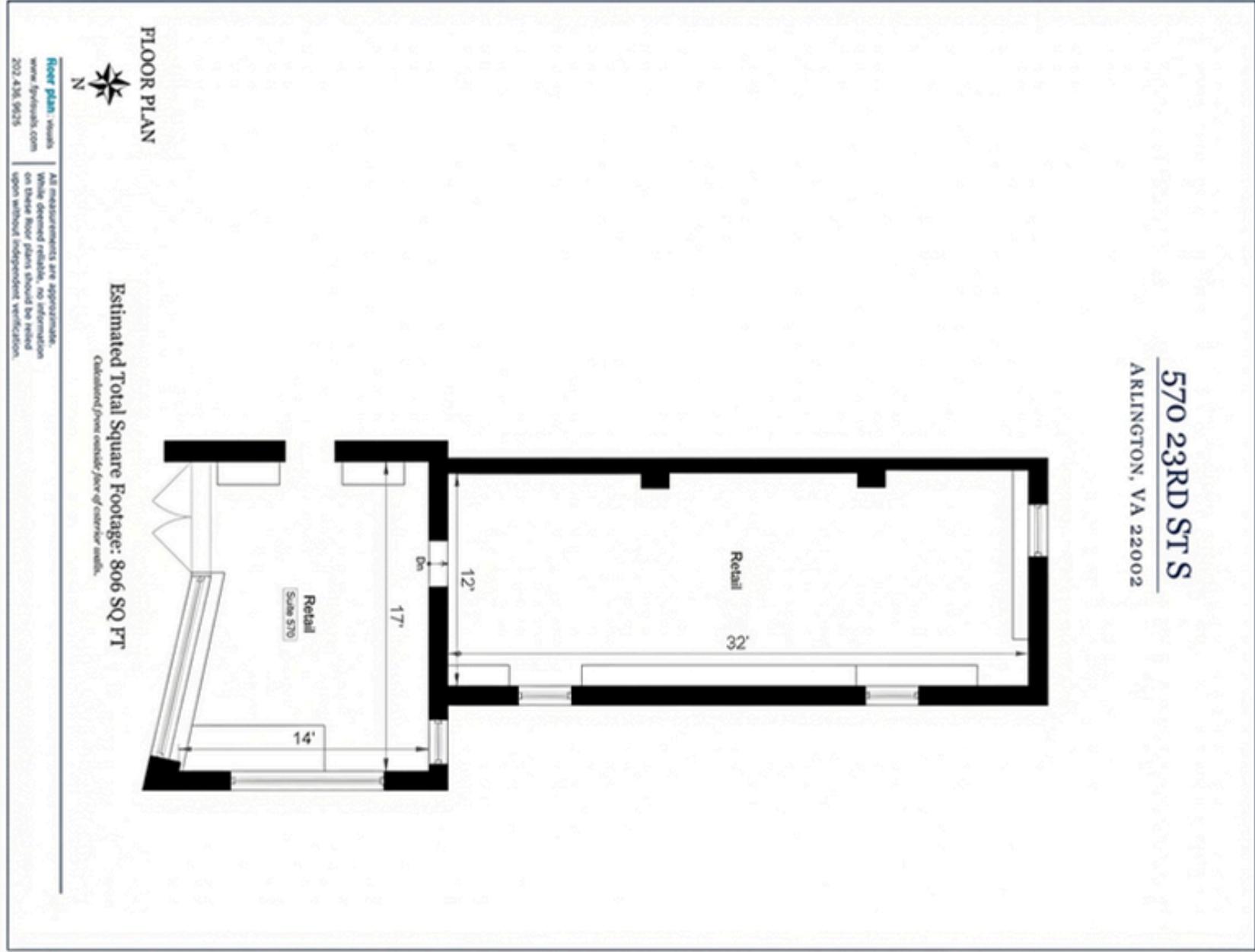


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# Floor Plan

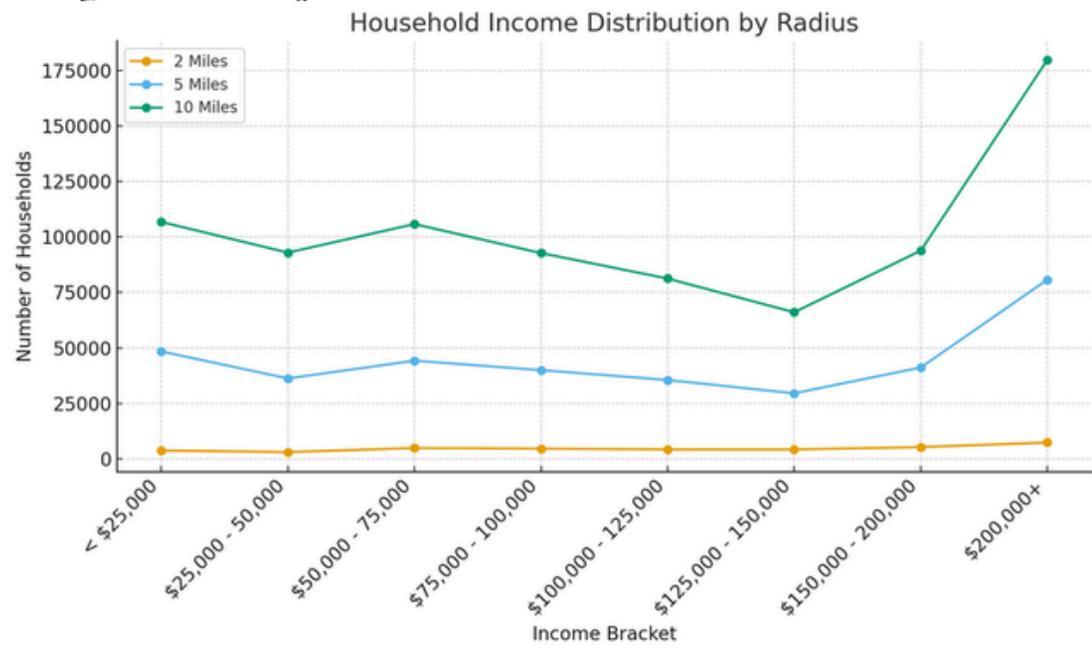
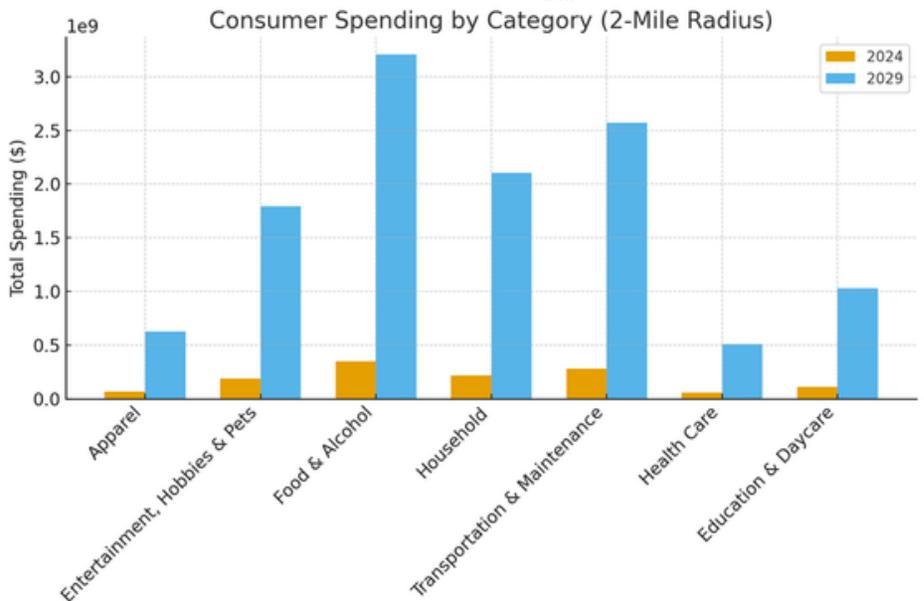
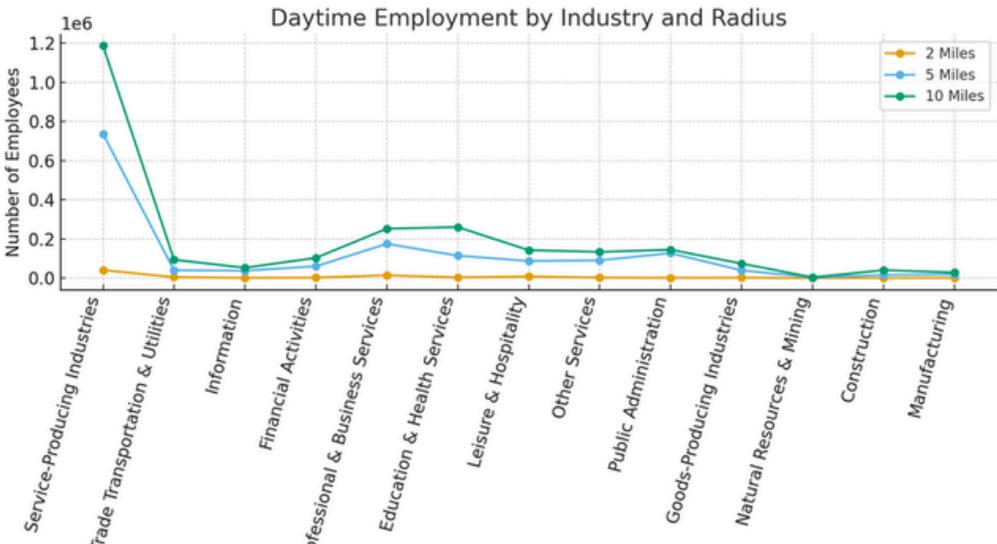
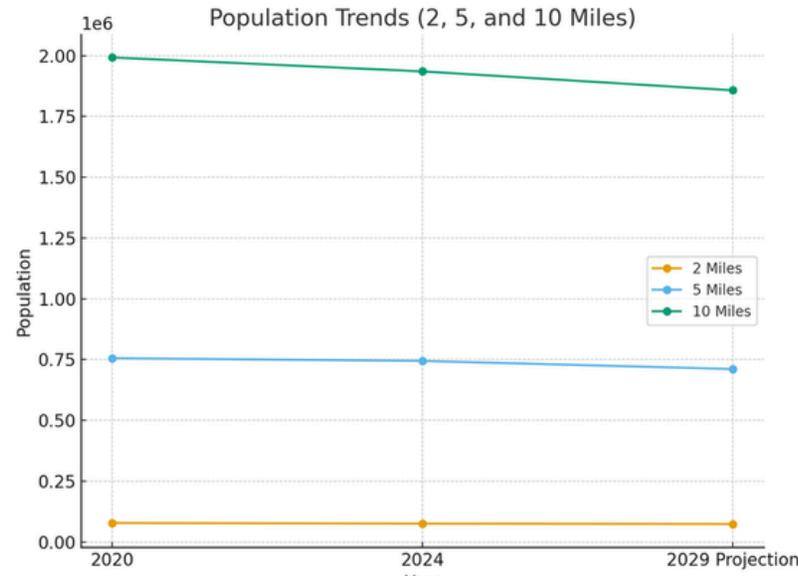


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# Demographics



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# About PVIM

Papadopoulos - Voutsas Investments & Management (PVIM), established in 2024, is a well-known commercial real estate brokerage based in Arlington, Virginia. We specialize in retail, office, and industrial spaces, offering a full range of services for leasing, buying, and selling. Our team's expertise guarantees that whether you want to lease, purchase, or sell a property, PVIM has the tools and knowledge to help you achieve your objectives. Visit our Courthouse office for more details. At PVIM, we go beyond just being a brokerage.



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# Contact Us



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Sincerely,

Apostle Paul Voutsas

President and Principal Broker Of PVIM LLC,  
a Virginia Limited Liability Company

