

NATIONAL LANDING CENTER

ARLINGTON, VA

1,800-4,740 SF RETAIL SPACE AVAILABLE

RAPPAPORT
CULTIVATING PLACES







NATIONAL LANDING CENTER

ARLINGTON, VA

- | Opportunity for cafe / bar to operate and have direct access into the lobby beneath a 740,741 SF office complex
- | Premier corner retail opportunity located along Potomac Ave and Crystal Drive with opportunity for expansive outdoor seating
- | Located in a very dense submarket of office and hotels that are surrounded by National Airport, Hyatt Regency, Amtrak, and more

DEMOGRAPHICS 2023

	1 MILE	3 MILE	5 MILE
 POPULATION	26,084	188,609	750,231
 DAYTIME POPULATION	43,692	178,085	1,030,000
 HOUSEHOLD INCOME	\$138,115	\$139,220	\$133,360
 TRAFFIC COUNTS	6,020 on Crystal Drive		

AREA RETAILERS



NATIONAL LANDING CENTER ARLINGTON, VA



POTOMAC RIVER

CVS pharmacy
WISEGUY PIZZA
Marshalls
COSTCO WHOLESALE
BEST BUY

WHOLE FOODS

amazon **amazonfresh** **CVS pharmacy**
DUNKIN' **Mah-Ze-Dah** **AT&T**
MORTON'S **SAN ANTONIO** **THE PERFECT PITA**

DUNKIN' **sweetgreen**
The UPS Store
EPIC **STARBUCKS** **STARBUCKS**

Toppers **M&S** **SYNETIC THEATER**
GOOD STUFF EATERY **Chick-fil-A** **BEERBAKERY**
RASA **sweetgreen** **HIGHLINE**

SUBWAY **mezeh** **Bowlers**
COLD STONE **BUFFALO WILD WINGS** **V/ABC**

CVS pharmacy

RUTH'S CHRIS STEAK HOUSE

mezeh **CAVA** **STARBUCKS**
FIVE GUYS
Smash BURGER **Chick-fil-A** **DUNKIN'**

ARLINGTON RIDGE
GOLDS GYM **STARBUCKS** **Giant**

FRESH KITCHEN **O'MALLEY'S**

Bozzellis

CRYSTAL BOWL

ONE & TWO POTOMAC YARD

NATIONAL GATEWAY
LIDL **LAIFITNESS** **Domino's**

sweetFrog

TOPPERS **MOM'S** **SUBWAY**

Blachere

Harris Teeter

S ARLINGTON RIDGE ROAD

23RD STREET S 6,156 VPD

40,256 VPD

CRYSTAL DRIVE 6,442 VPD

AIRPORT ACCESS ROAD 29,931 VPD

RICHMOND HIGHWAY 72,626 VPD

S GLEBE ROAD 4,636 VPD

S POTOMAC AVENUE 4,331 VPD

N MITCHELL AVENUE

FOUR MILE RUN



NATIONAL LANDING CENTER
ARLINGTON, VA



AIRPORT ACCESS ROAD 29,931 VPD

CRYSTAL DRIVE 6,442 VPD

GEORGE WASHINGTON MEMORIAL PKWY 50,175 VPD

RICHMOND HIGHWAY 72,626 VPD

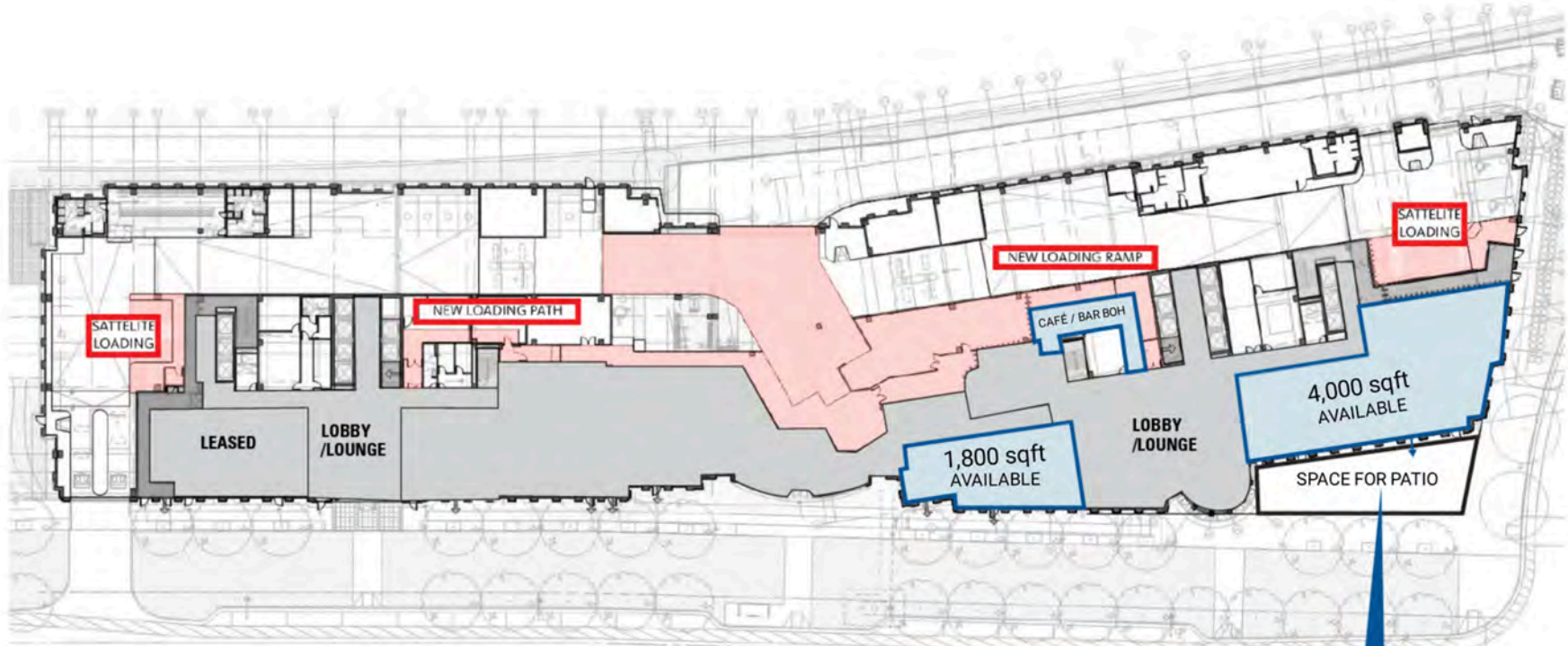
S POTOMAC AVE



SITE PLAN

NATIONAL LANDING CENTER | ARLINGTON, VA

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NORTH & SOUTH BUILDINGS

National Landing Center

EXTERIOR RENDERING

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NATIONAL LANDING CENTER | 2733 CRYSTAL DRIVE , ARLINGTON , VA

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com