

# PVIM Is Pleased to Present...

## 775 23<sup>rd</sup> Street S, Arlington Va;

A 3,944 Sf Retail/Office Building FOR LEASE In National Landing



A. PAUL VOUTSAS  
Paul@PVIM.CO | 703-973-9763

207 Ramsay Alley,  
Alexandria Va 22314

While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.

All information should be independently verified prior to a purchase or lease of the property.

We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

Managing Member and Principal Broker Of P.V.I.M llc,

a Virginia Limited Liability Company

[www.pvim.co](http://www.pvim.co) | 703-973-9763 | [paul@pvim.co](mailto:paul@pvim.co)

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# Overview

3,944 Sf Retail/Office  
Building For Lease  
775 23<sup>rd</sup> Street S, Arlington Virginia, 22202

## 3,944 Sf Building For Lease In National Landing

- 3,944 Sf Retail/Office Building for lease..
- Built in 1968.
- Located blocks from Arlington's Historic Restaurant Row.
- Perfect location for defense contractor, offices, showroom, day care, coffee shop, preschool, med spa or other
- Located with in close proximity of DCA.
- Zoned C-1 in Arlington County.



# The Area

3,944 Sf Retail/Office  
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775 23<sup>rd</sup> Street S, Arlington Virginia, 22202



## About Arlington Virginia...

- Arlington, Virginia is an urban county located across the Potomac River from Washington, D.C.
- Estimated population as of January 1, 2024: 240,900
- Arlington has 62 registered civic and citizen associations, dozens of commissions, and more than 178 community service organizations.
- Arlington is home to the Pentagon and Arlington National Cemetery.
- Arlington has many recreational and other community amenities including:
  - 52.3 miles of multi-use off-street trails
  - 148 county owned parks
  - 13 community centers
  - 93 basketball courts, 92 tennis courts, and 15 volleyball courts
  - Eight libraries
  - Nine fire stations
  - 610 restaurants



# National Landing

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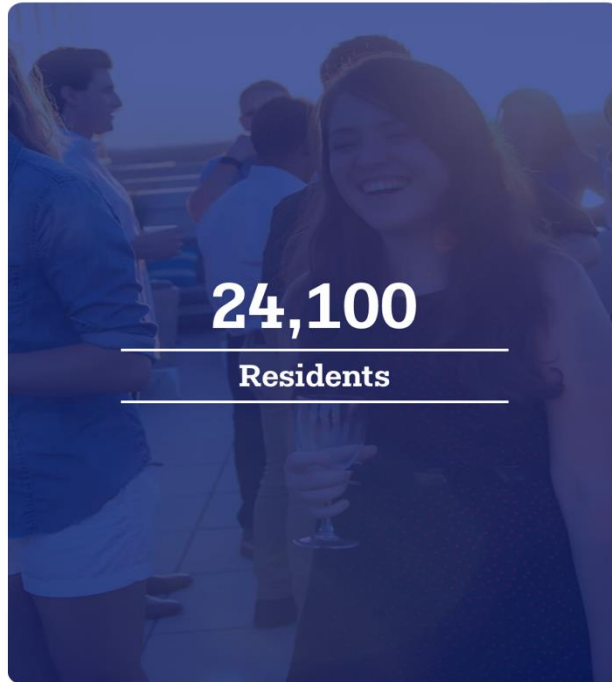


**NATIONAL  
LANDING**

**PENTAGON CITY**

**CRYSTAL CITY**

**POTOMAC YARD**



**24,100**

**Residents**

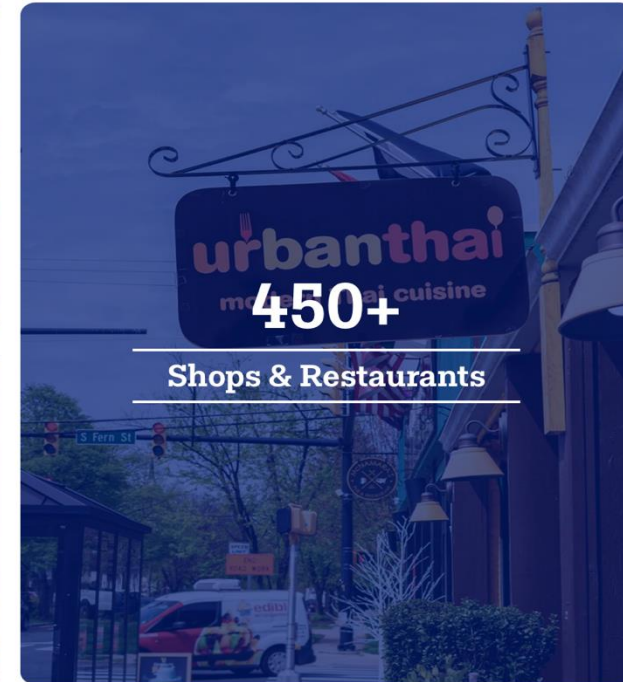


**Virginia's Largest  
Downtown**



**5,500**

**Hotel Rooms**



**450+**

**Shops & Restaurants**



**\$12B**

**Public + Private  
Investment in the  
Pipeline**



**Walk to National Airport**

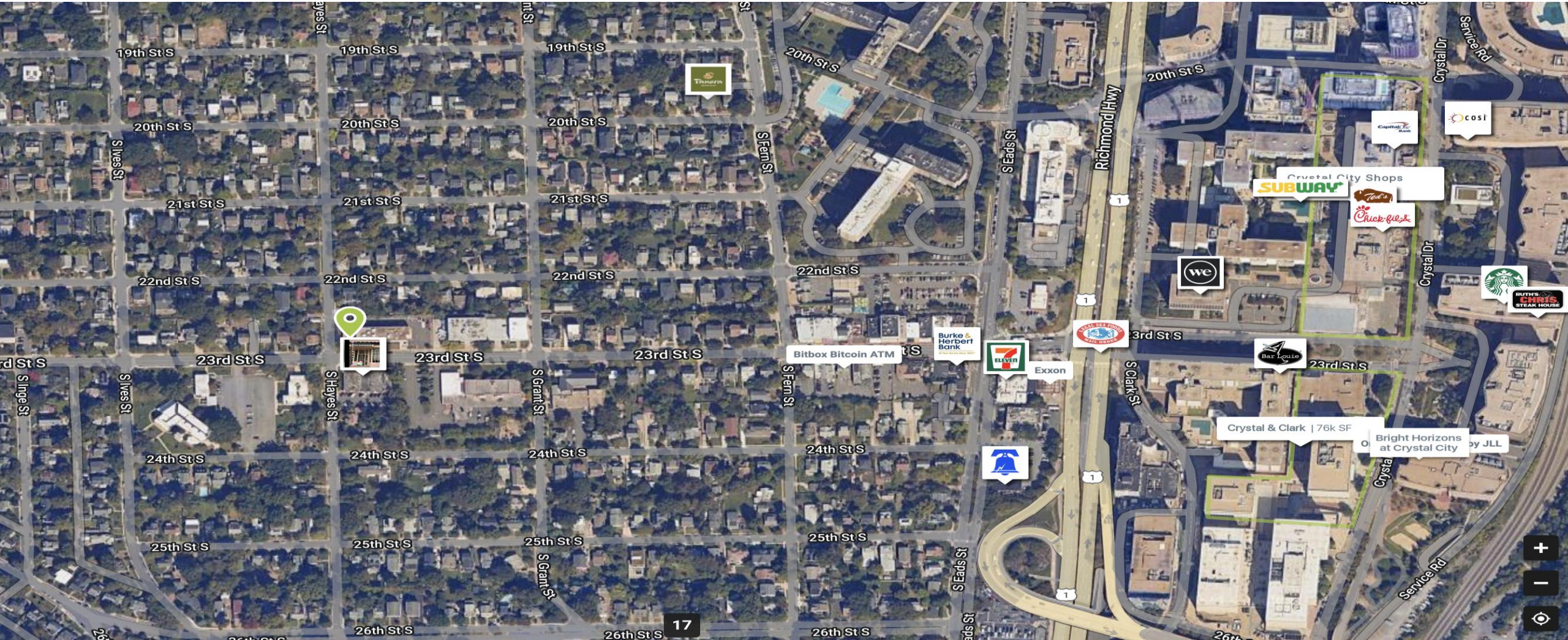
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# Arial View

3,944 Sf Retail/Office  
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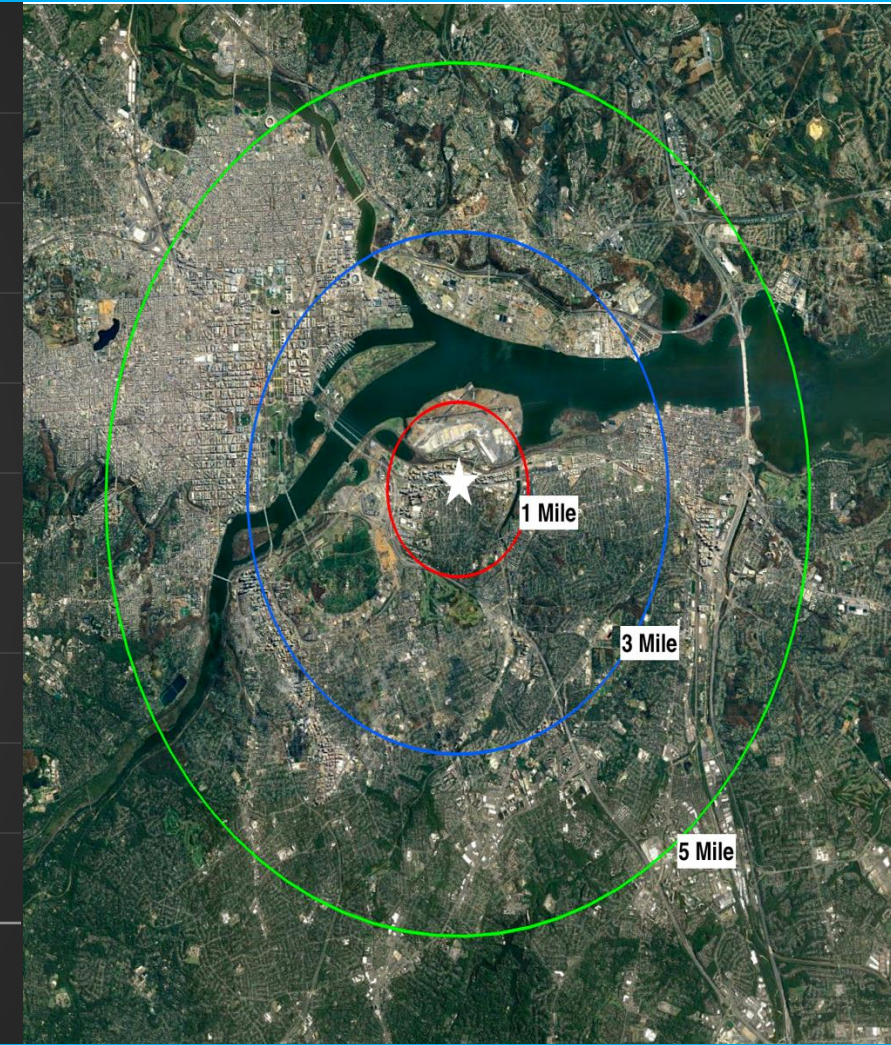
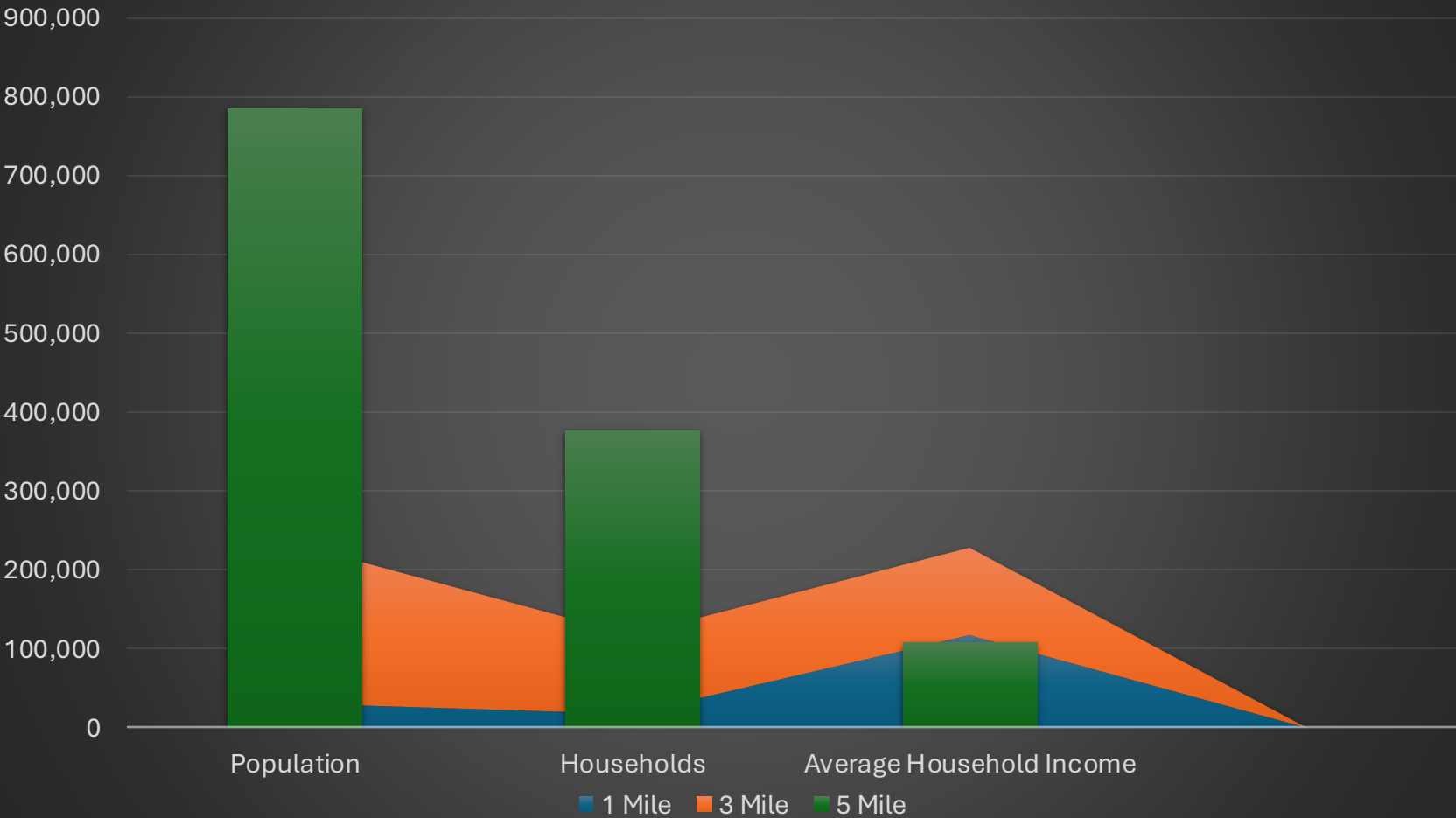
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# Demographics

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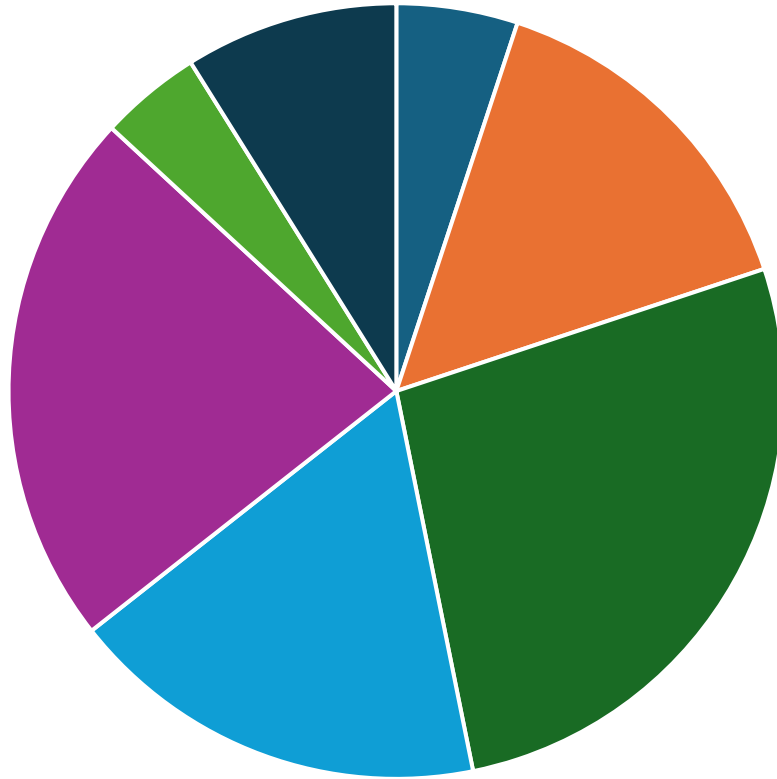
Chart Title



# Sales

3,944 Sf Retail/Office  
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Sales



■ Apparel    ■ Entertainment    ■ Food and Alcohol    ■ Household  
■ Transportation    ■ Health Care    ■ Education

Apparel	\$64,737,885
Entertainment	\$189,721,195
Food and Alcohol	\$344,340,036
Household	\$224,670,333
Transportation	\$287,380,700
Health Care	\$54,125,586
Education	\$113,810,535



EST. 2024

**P.V.I.M.**

C.R.E.

Brokerage &  
Management

**For More Information, Please Contact:**

**Apostle. Paul Voutsas**

Principal Broker

paul@pvim.co

C: 703-973-9763

**207 Ramsay Alley, Ste 101 Alexandria Va, 22314**

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