

Retail : 3,500 SF Restaurant and 6,500 SF Patio



556 22<sup>nd</sup> St S 703 685 0000

Arlington, Virginia 22202 WWW.PVIMRE.COM



**RETAIL FOR LEASE**



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PVIM CRE Services

# 556 22<sup>nd</sup> St S

## Arlington, Virginia 22202

### LEASING DETAILS

- Free Standing Restaurant with county approved outdoor seating.
- Currently in partial shell condition
- Existing special use permit.
- 3,500 SF +/- Of indoor area.
- 6,500 SF +/- Of outdoor area.
- 6 minute walk to Crystal City Metro.
- 24 Parking spaces available
- Located on Restaurant Row
- Traffic Count: 49,000 VPD on Route 1 & 23<sup>rd</sup> St
- High foot traffic area.
- Subject To Landlord Taking Possession Back from current tenant.



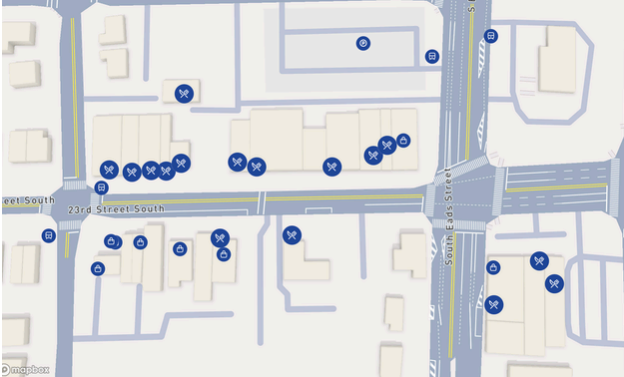
# Market Overview

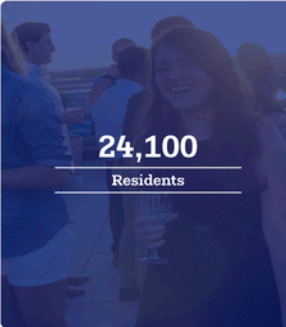





## Restaurant Row & National Landing

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		



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

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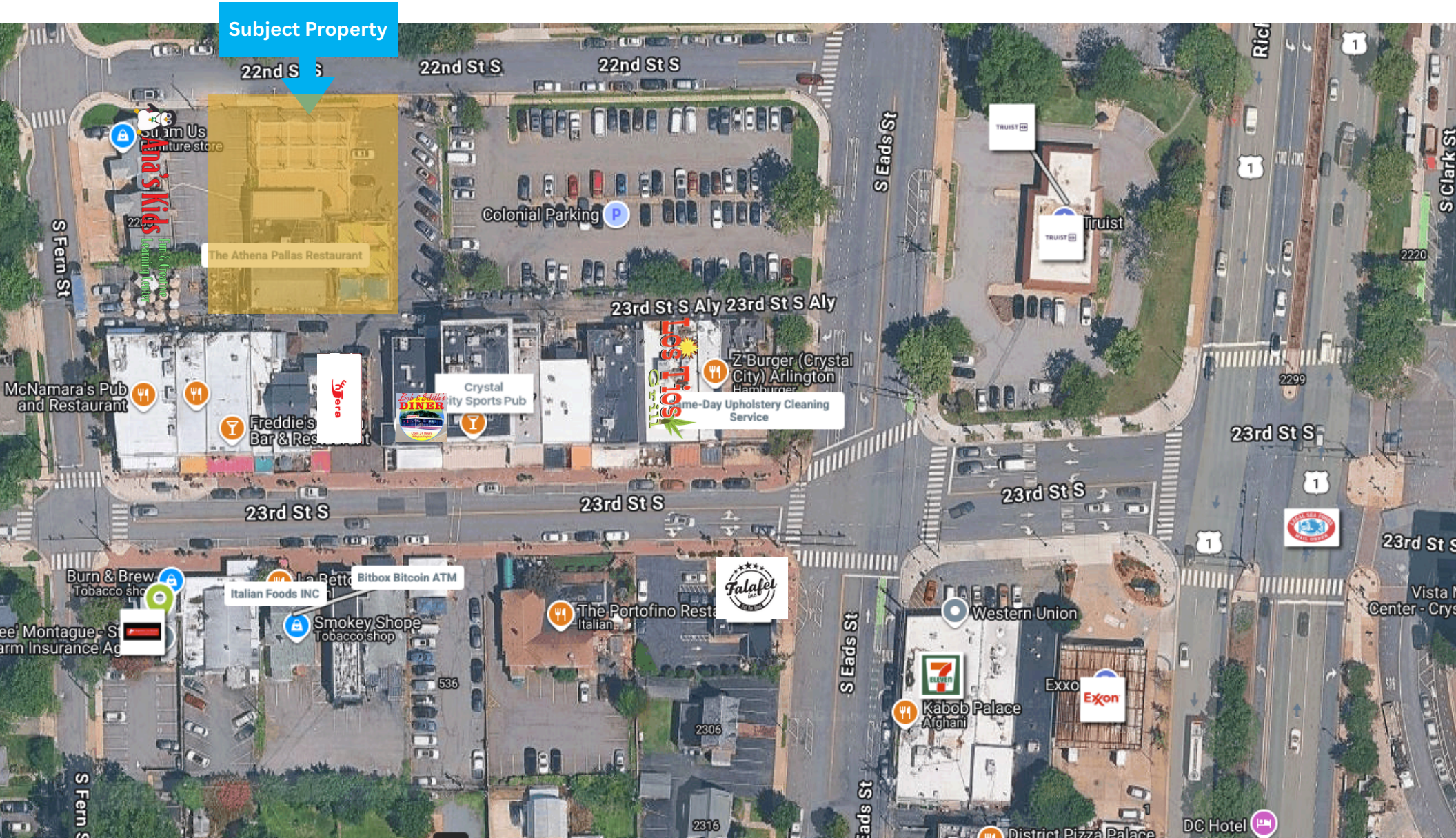
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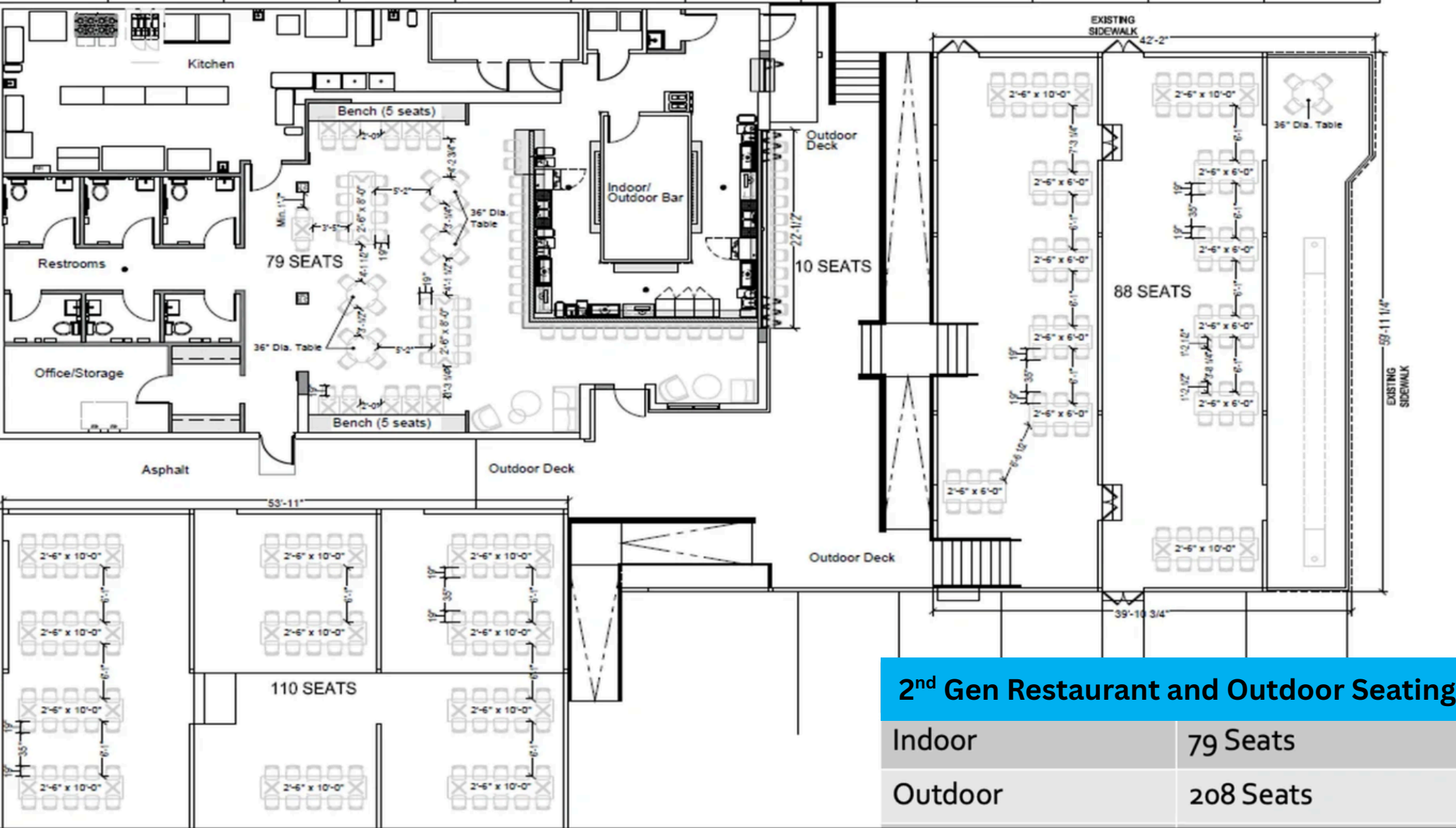
## Small Area Aerial

### Restaurant : For Lease



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# Floor Plan



2 <sup>nd</sup> Gen Restaurant and Outdoor Seating	
Indoor	79 Seats
Outdoor	208 Seats



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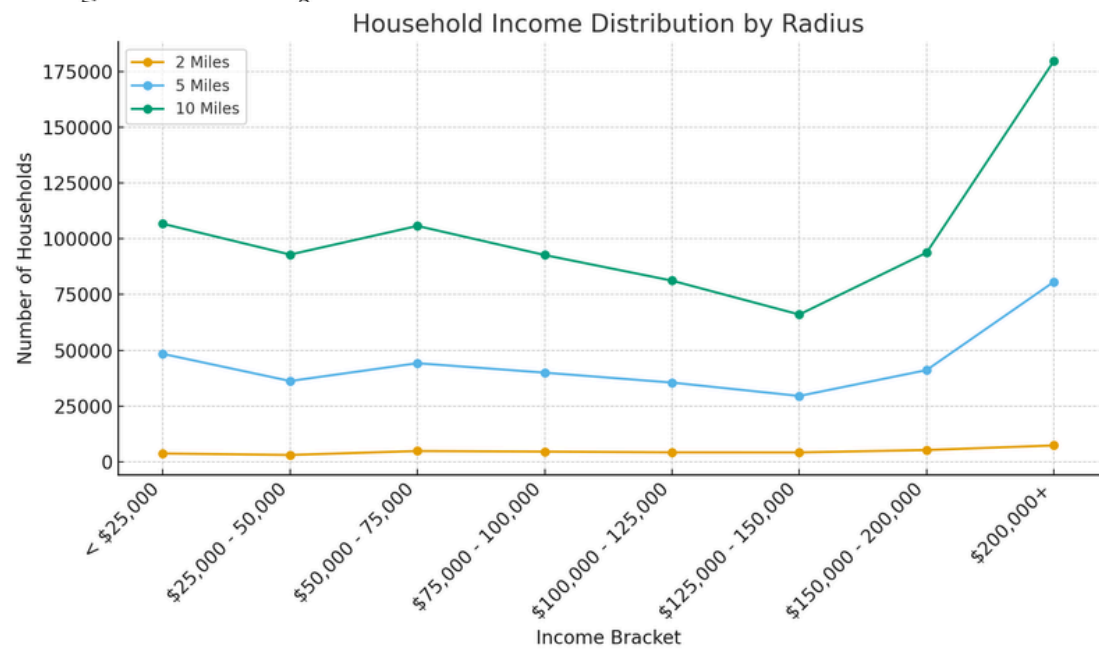
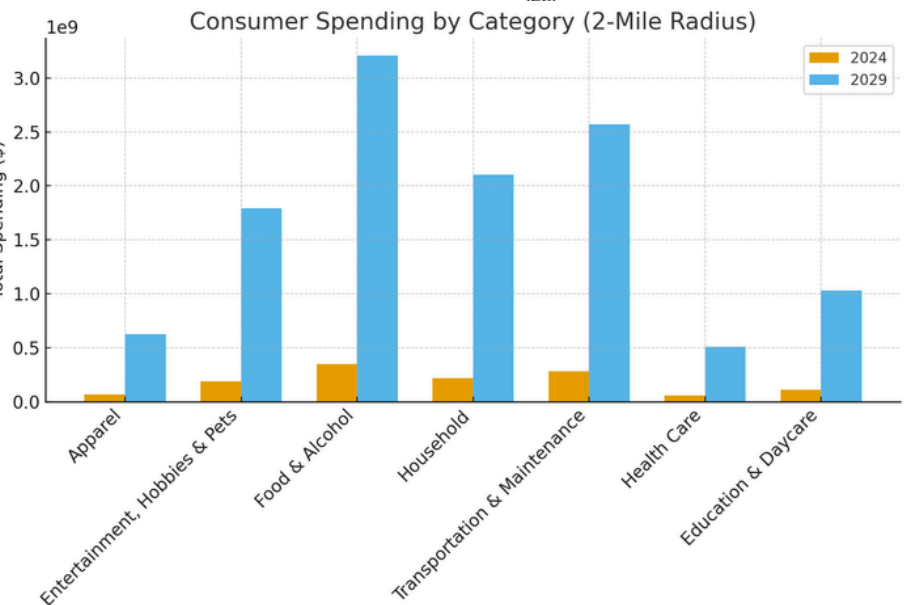
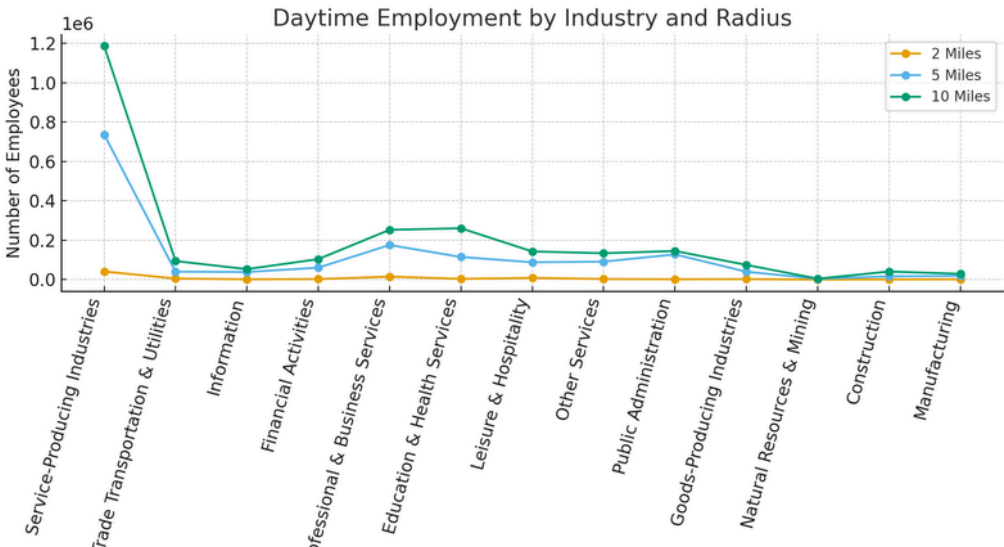
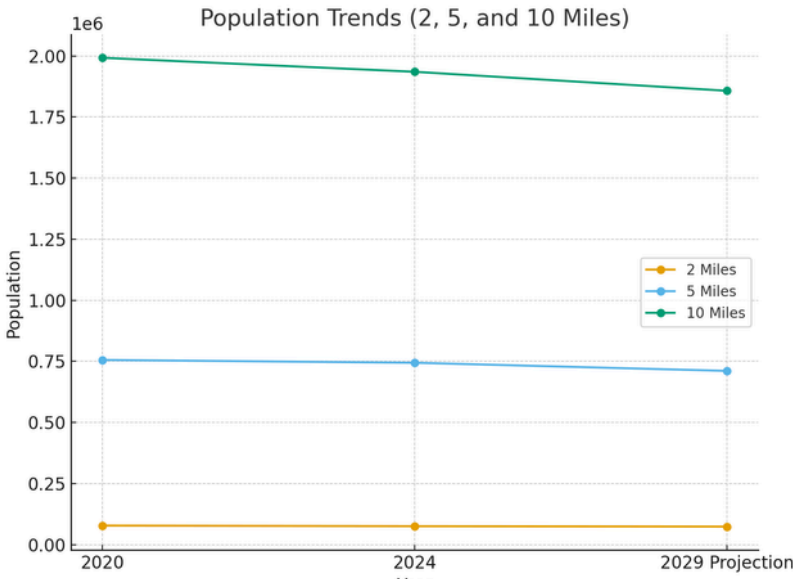
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# Demographics



# 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

