

PVIM Is Pleased to Present...

500 23rd Street S, Arlington Va;

A 1,475 Sf Free Standing Retail Building W/ Drive Thru FOR LEASE



P.V.I.M. General Disclosure

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 | 703-685-0000 | paul@pvim.co

207 Ramsay Alley, Alexandria Va 22314

Overview

Free Standing Retail
500 23rd Street S, Arlington Virginia, 22202



Free Standing Retail For Lease In National Landing

- Former Burke & Herbert Bank Location.
- 1,500 Sf Retail Building on an 8,008 Sf Lot.
- Renovated in 2017.
- Two Drive Thru Lanes.
- The Drive Thru is grandfathered in.
- Located in the Heart Of Arlington's Historic Restaurant Row.
- Located Within Walking Distance of DCA.
- Zoned C-2 in Arlington County.

The Area

Free Standing Retail
500 23rd 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

Free Standing Retail
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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

Free Standing Retail

EASEMENT FOR
-PUBLIC STREET &
UTILITY PURPOSES
(DEED BOOK 1983
PAGE 1303)

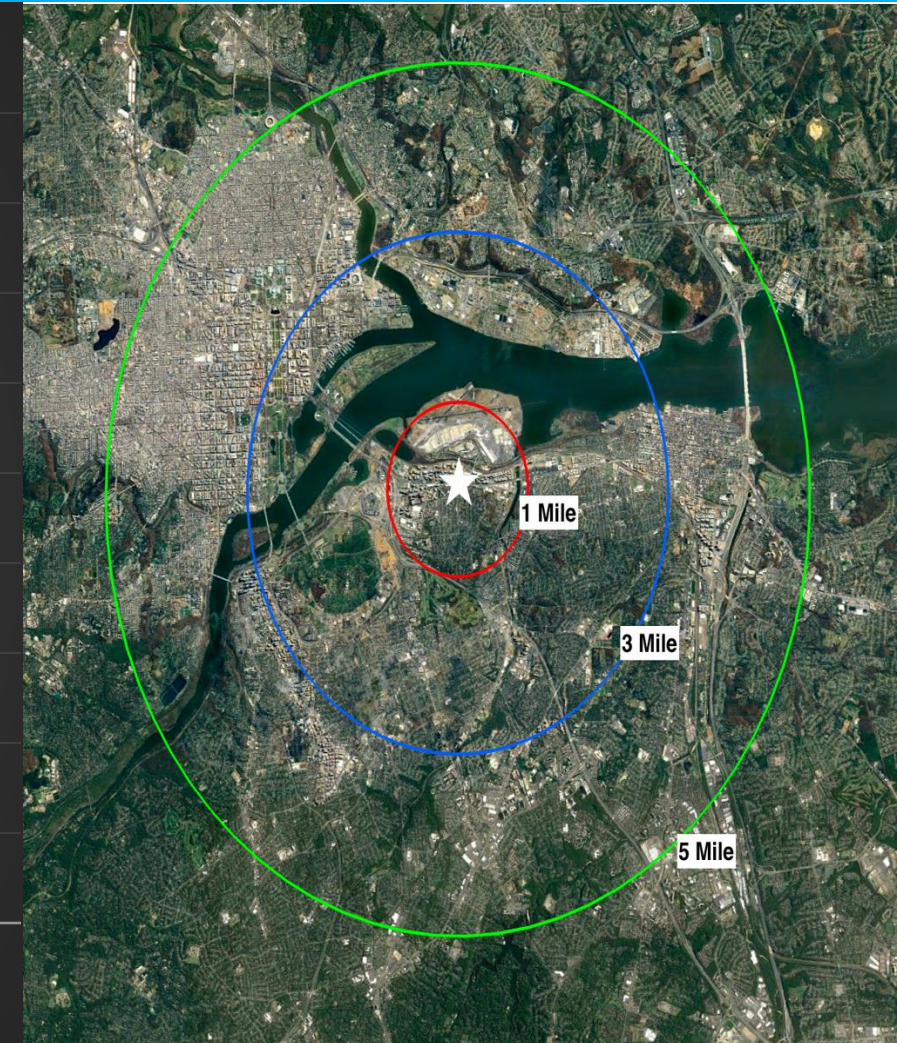
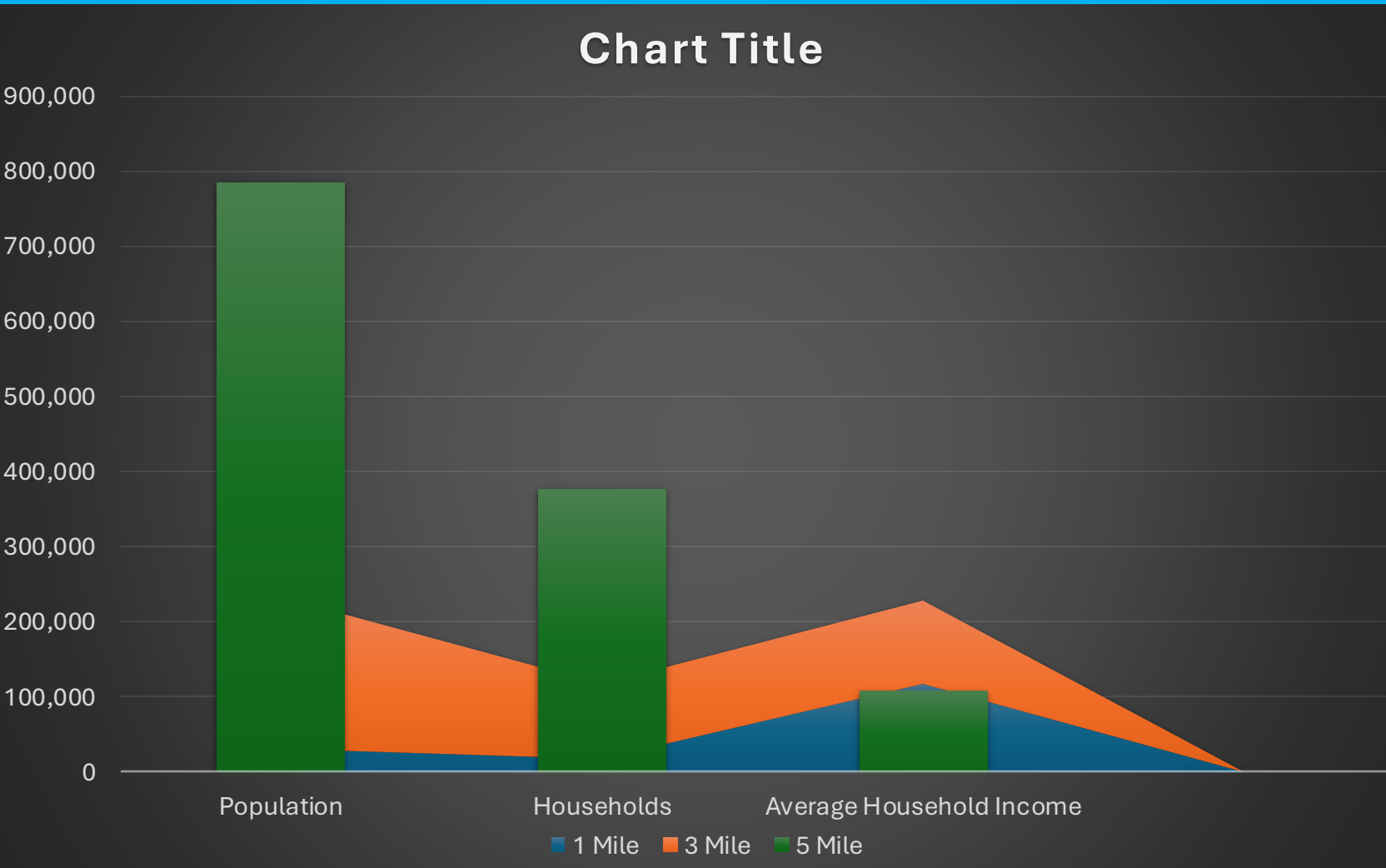
Arial View

Free Standing Retail
500 23rd Street S, Arlington Virginia, 22202



Demographics

Free Standing Retail
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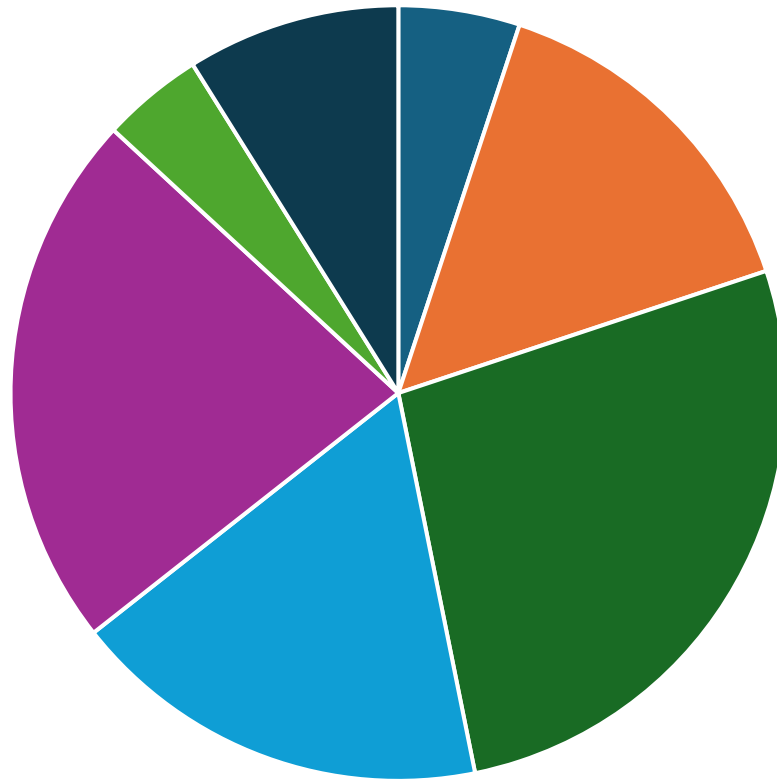


Sales

Free Standing Retail

500 23rd Street S, Arlington Virginia, 22202

Sales



■ Apparel ■ Entertainment ■ Food and Alchohol ■ Houshold
■ Transportation ■ Health Care ■ Education

Apparel

\$64,737,885

Entertainment

\$189,721,195

Food and Alchohol

\$344,340,036

Houshold

\$224,670,333

Transportation

\$287,380,700

Health Care

\$54,125,586

Education

\$113,810,535

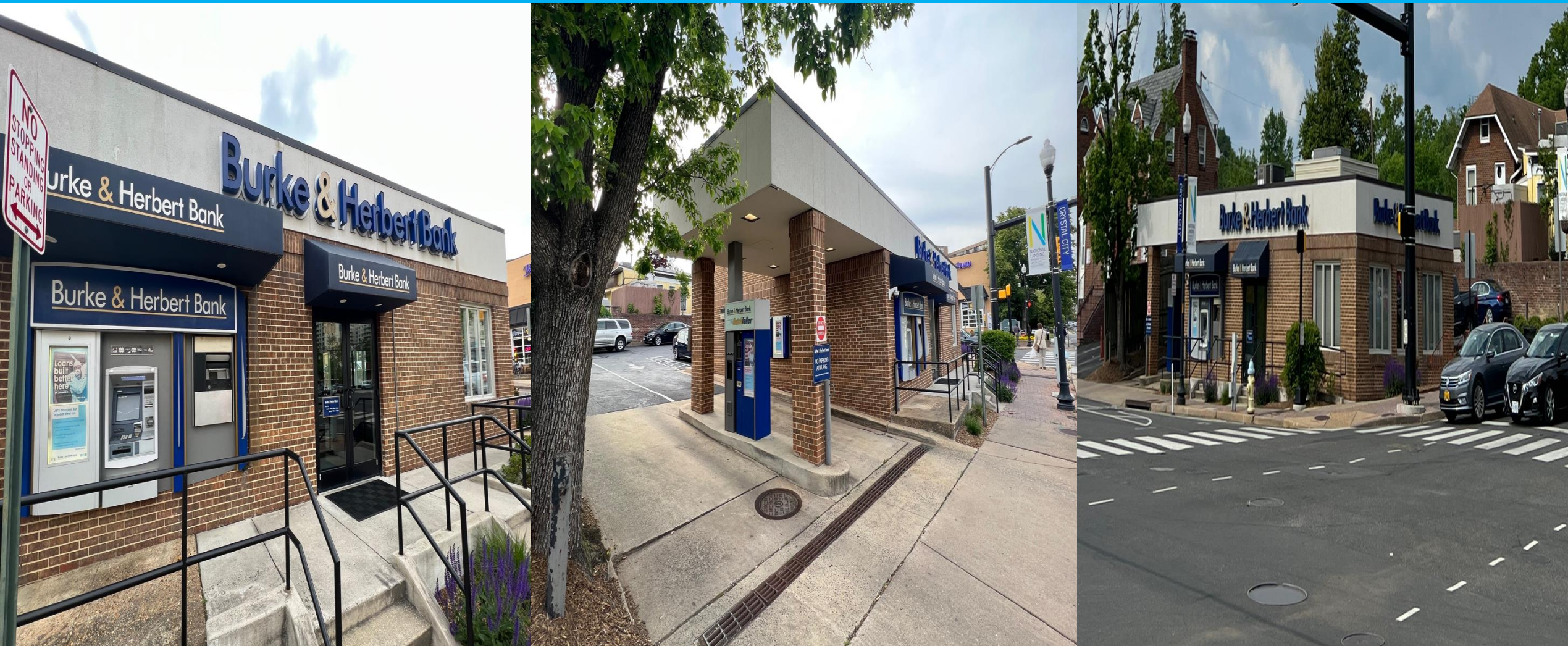
Nearby Tenant Roster

Free Standing Retail
500 23rd Street S, Arlington Virginia, 22202



Photos

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500 23rd Street S, Arlington Virginia, 22202



EST. 2024

P.V.I.M.

C.R.E.

Brokerage &
Management

For More Information, Please Contact:

Apostle Paul Voutsas

Principal Broker

paul@pvim.co

O: 703-685-0000

207 Ramsay Alley, Ste 101 Alexandria Va, 22314

WWW.PVIM.CO

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