

2ND GEN RESTAURANT FOR LEASE

**513 - 515 23rd St S,
Arlington Virginia**



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

President and Principal Broker Of PVIM LLC,

a Virginia Limited Liability Company

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2007 15th St N, STE 100, Arlington Virginia 22201



About PVIM

CRE SERVICES & Urban Retail Advisors

Papadopoulos - Voutsas Investments & Management (PVIM), established in February 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.

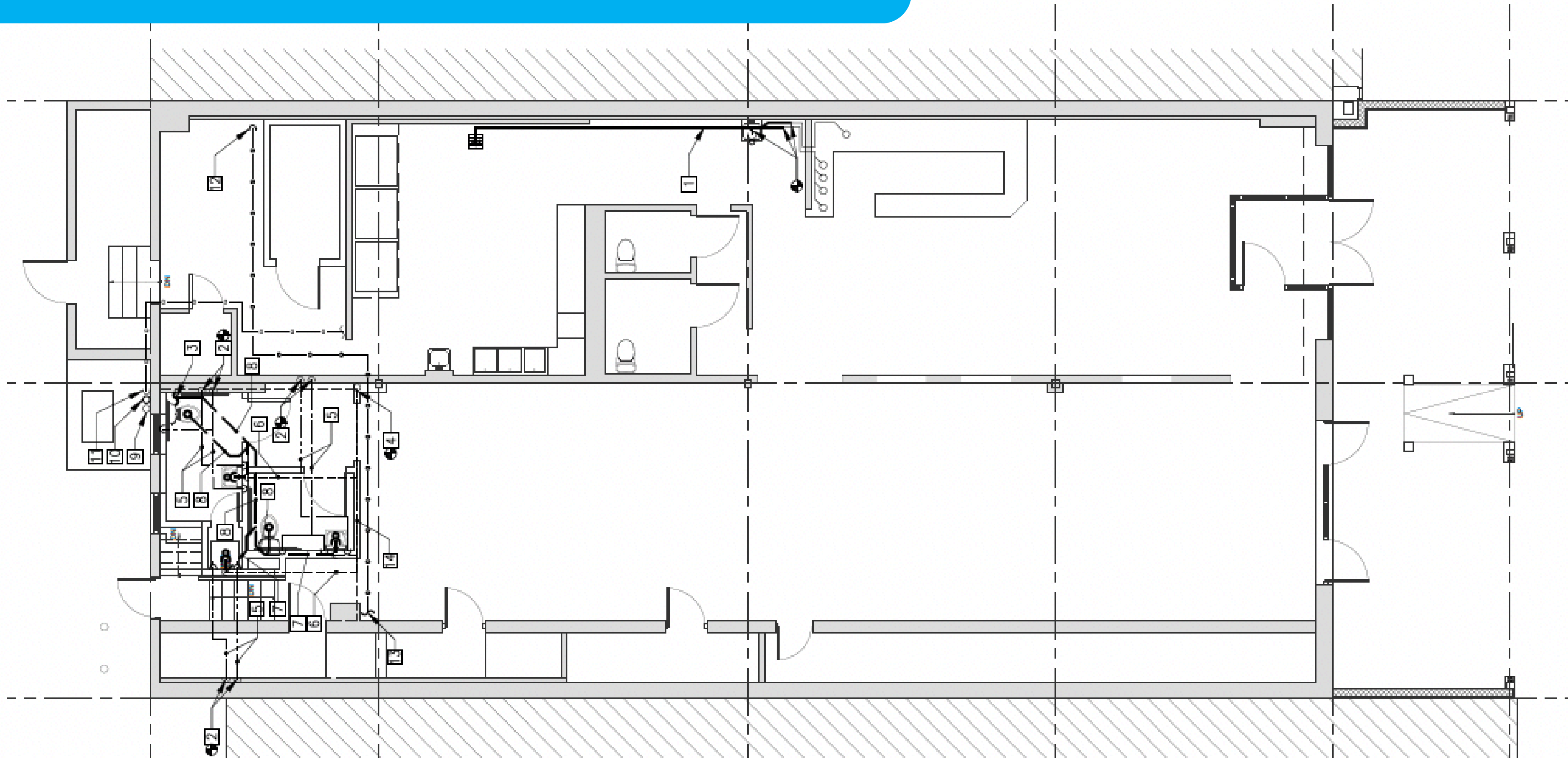


2ND GEN RESTAURANT AVAILABLE ON S 23RD ST!

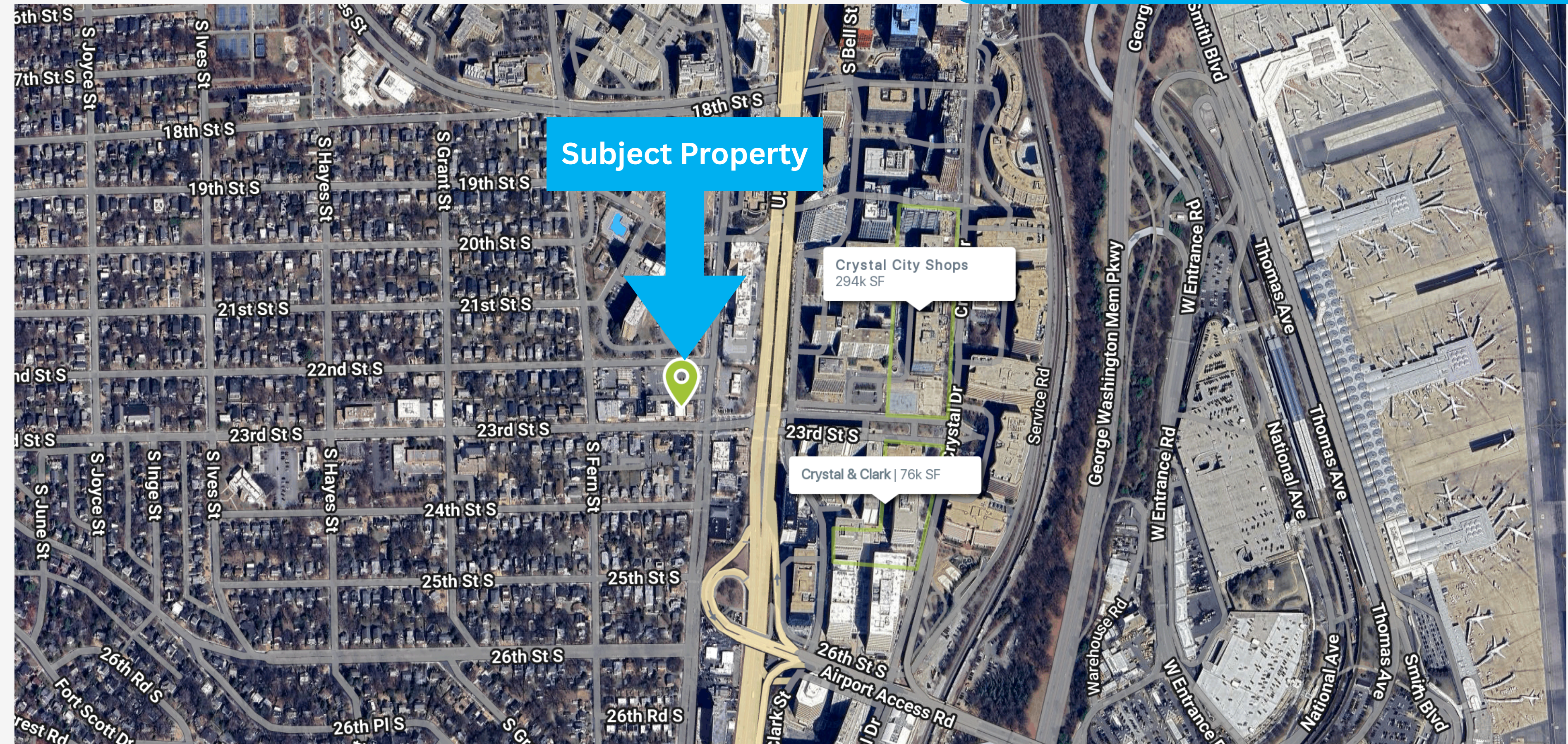
- 3,302 sq ft of fully built-out restaurant space.
 - Rent available upon request.
- DO NOT DISTURB THE TENANT. Tenant is still open and operating.
- Showings are available upon request only to qualified operators.
- Ideal for a bakery, restaurant, or bar.
- This location is a nightlife destination!
- Traffic count: 49,000 VPD on 23rd St and Route 1.
- High foot traffic area.
- 6-minute walk to Crystal City Metro.
- Zoned C-2.
- Landlord restrictions: Ethiopian/Eritrean cuisine, diners, burger QSRs, sushi, falafel/shawarma QSR, kabob, Korean street food.
- ABSOLUTELY NO HOOKAH.



FLOOR PLAN



AERIAL



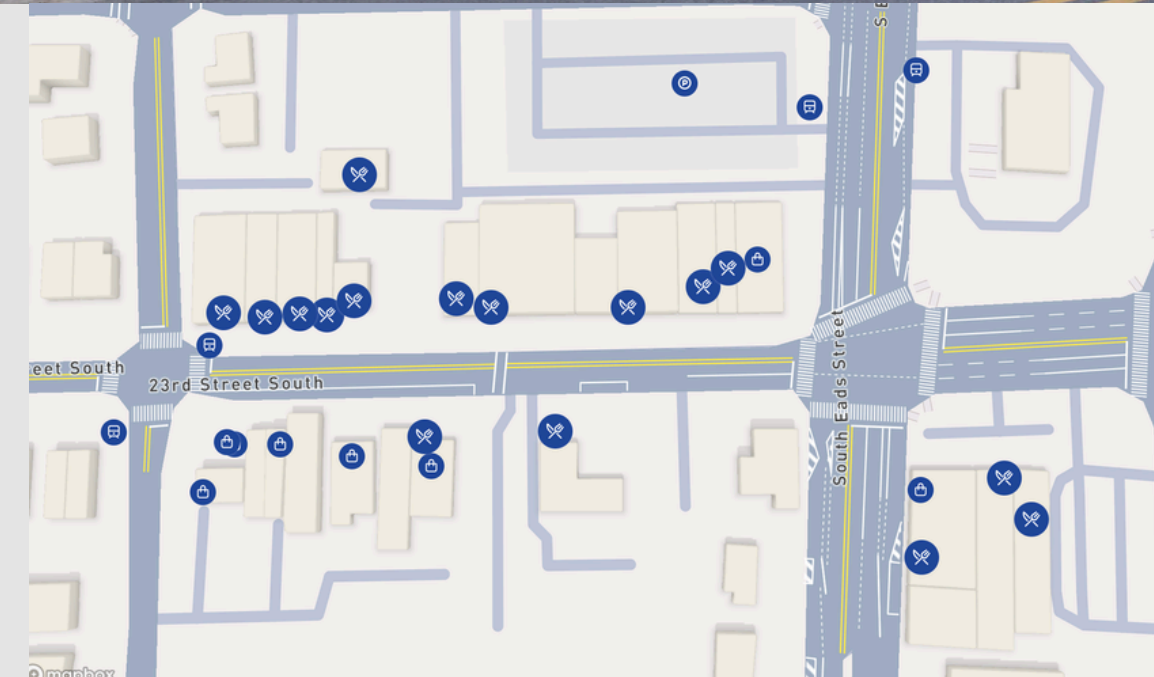
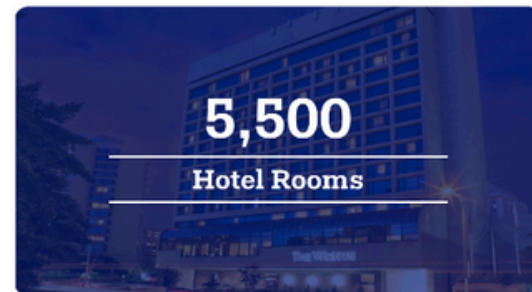
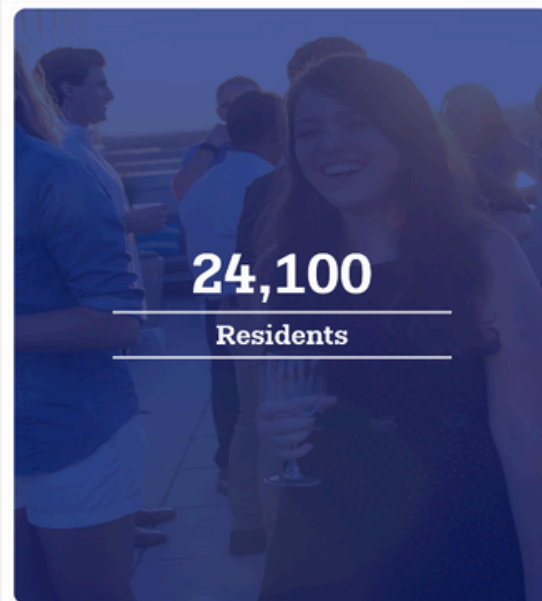
NATIONAL LANDING

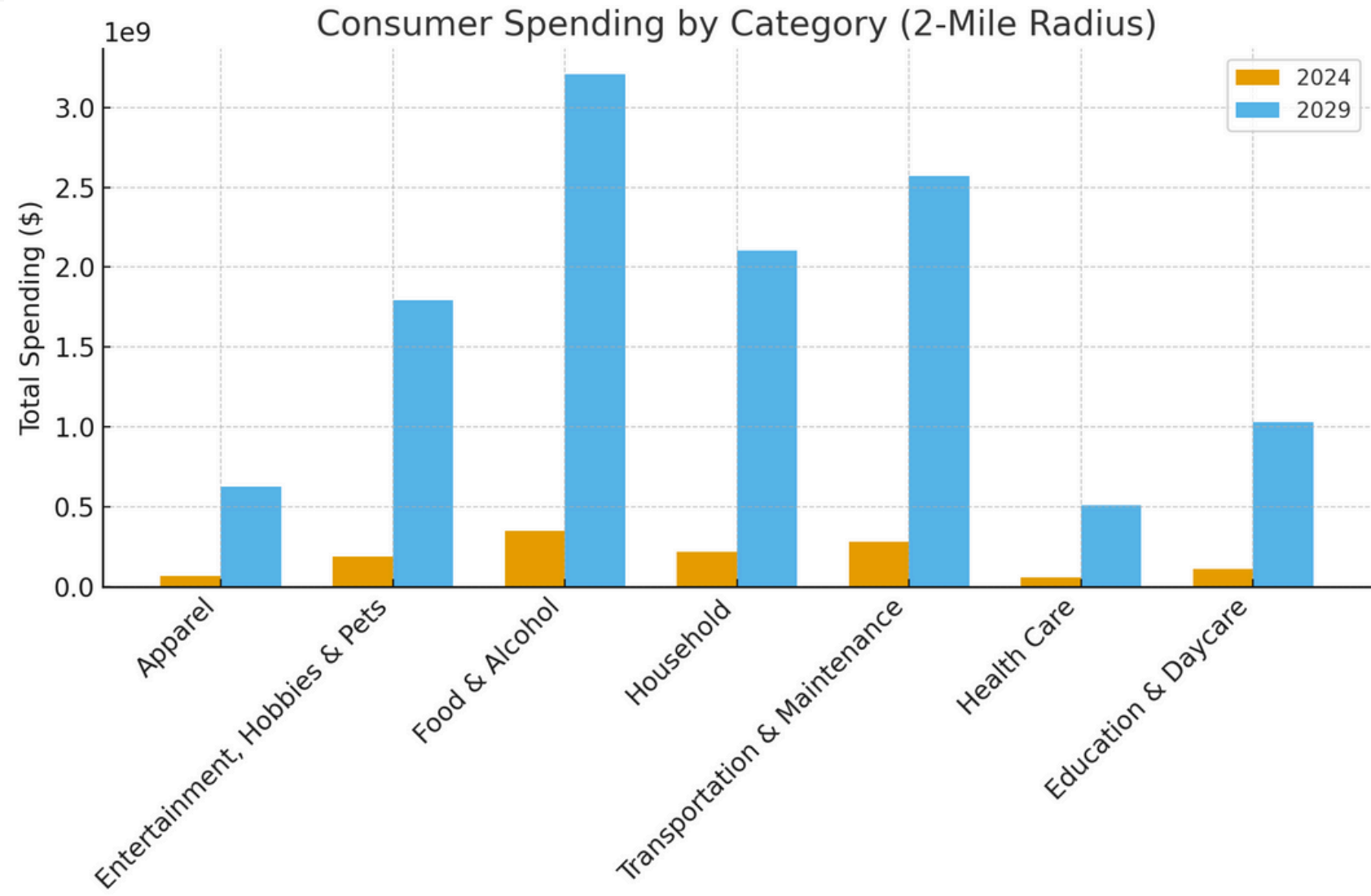
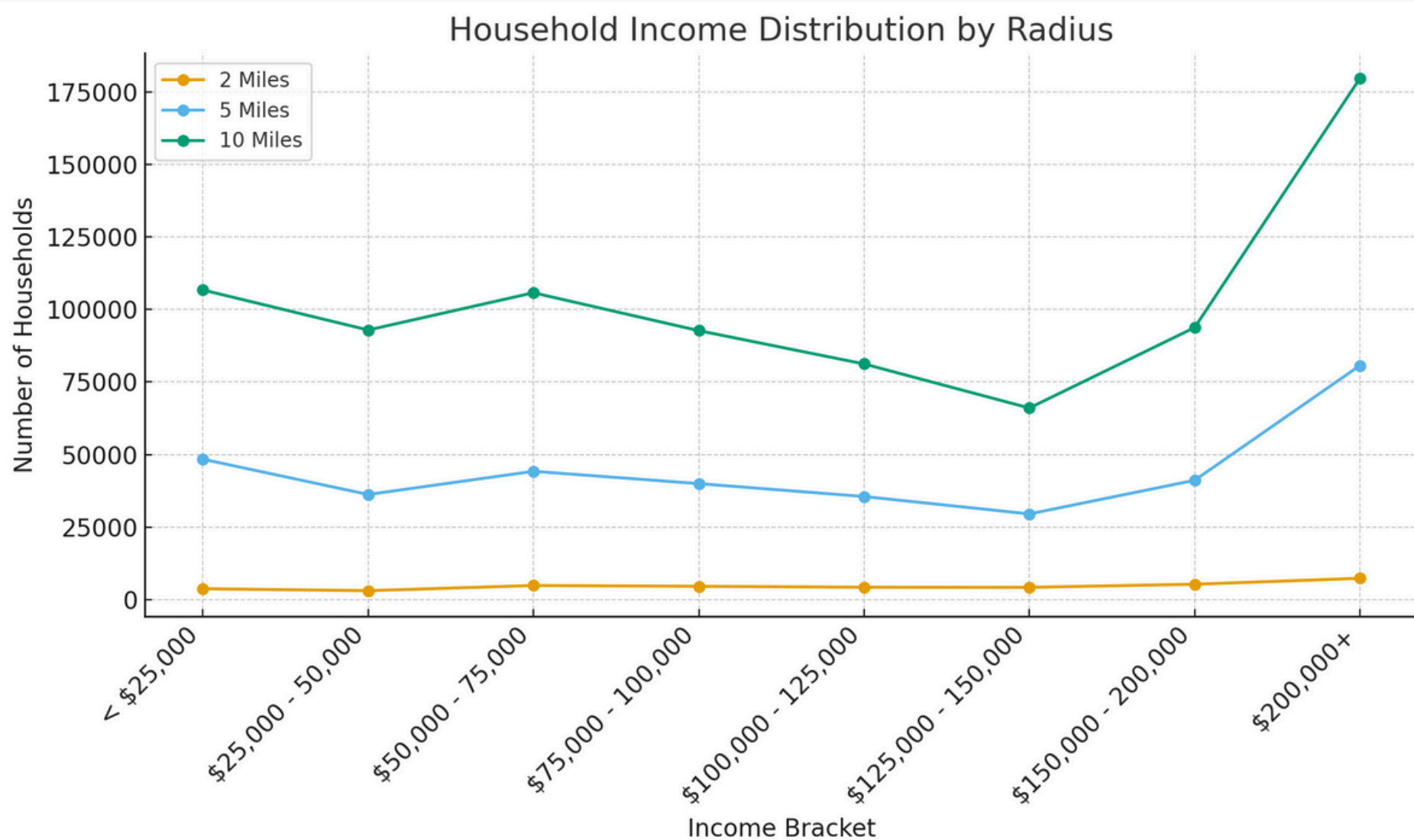
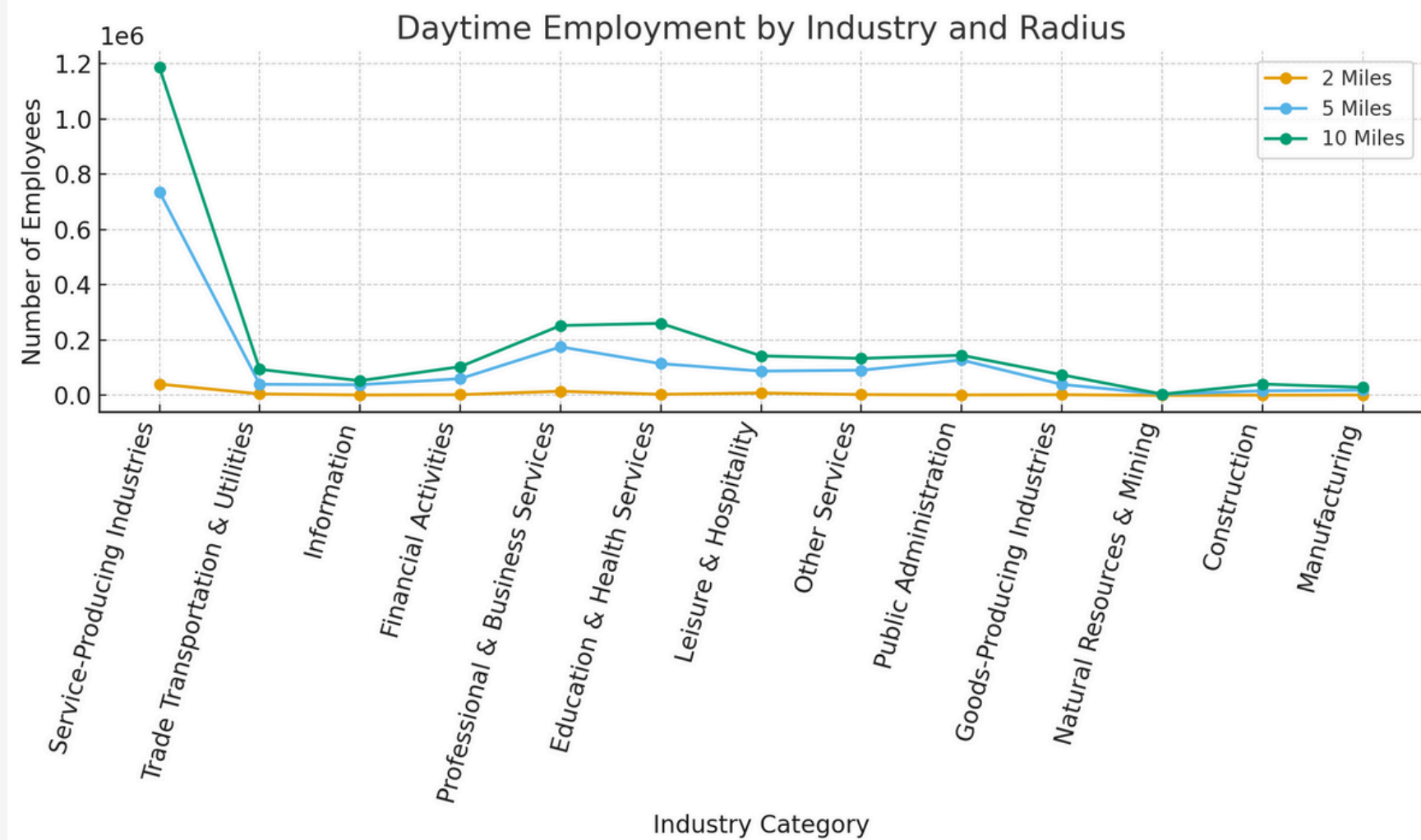
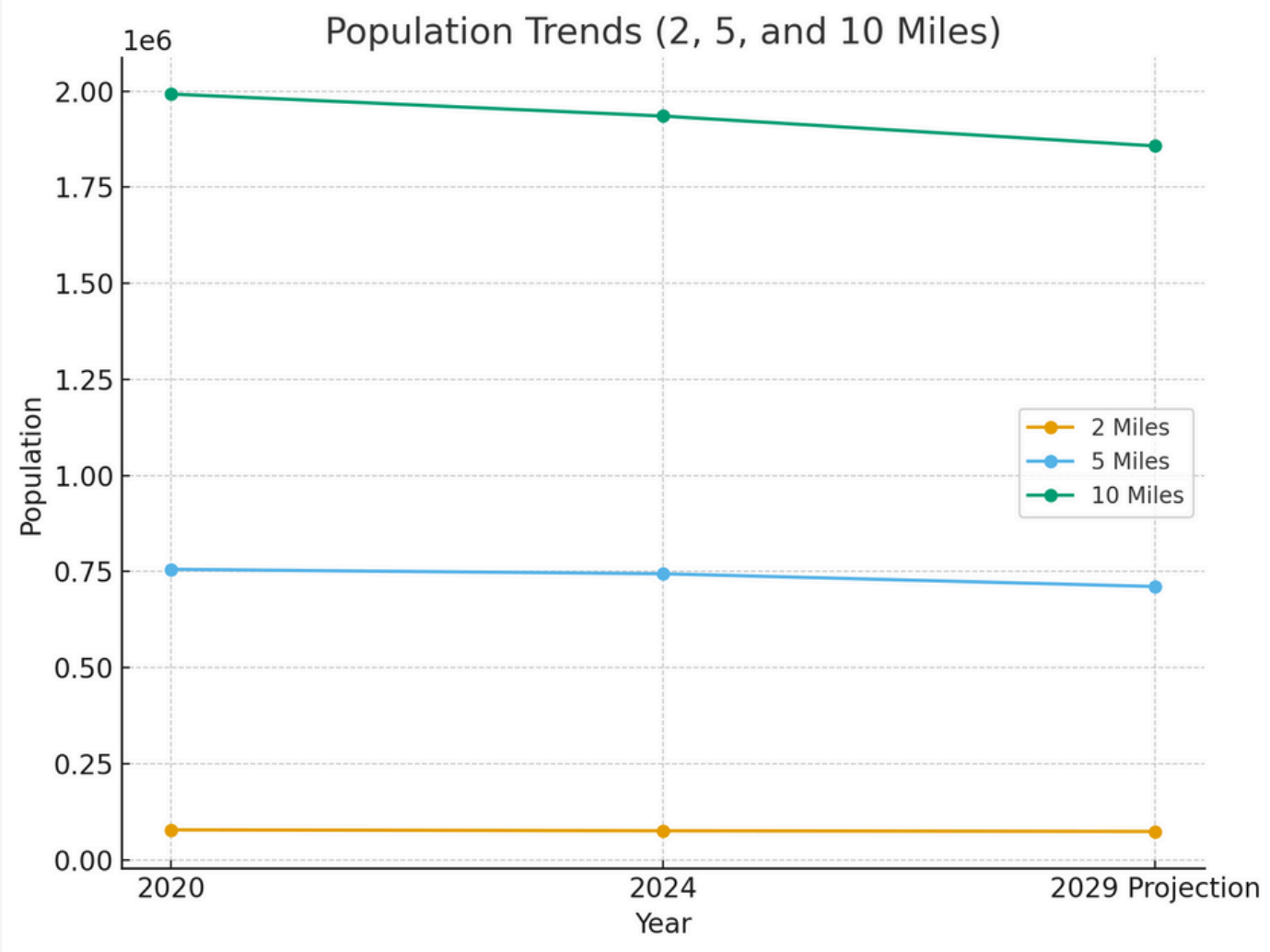
23rd Street Restaurant Row

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.





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