

AVAILABLE FOR LEASE

553 23rd Street South

Arlington Virginia 22202

PVIM

Where Spaces Become Places

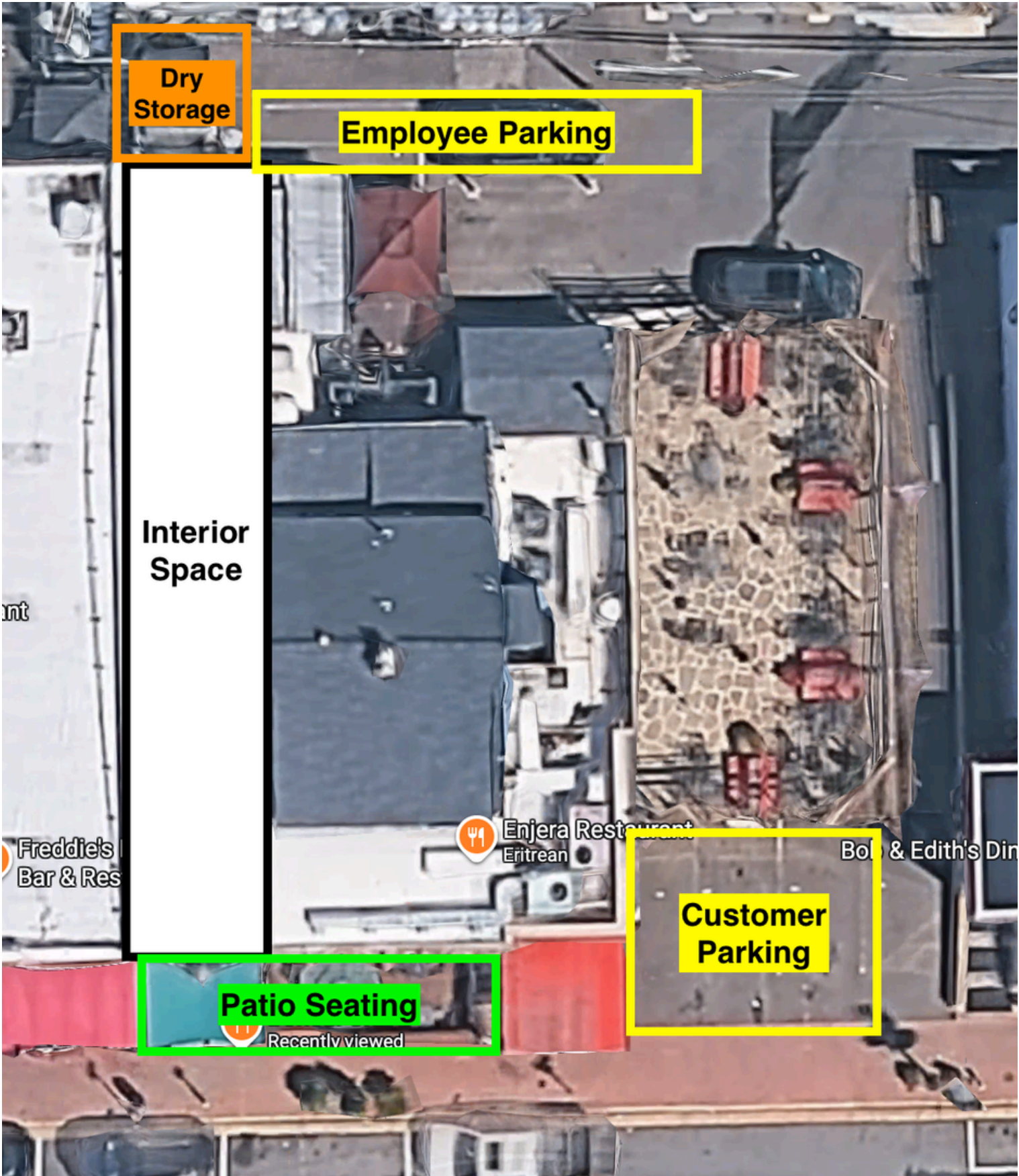


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LEASING DETAILS

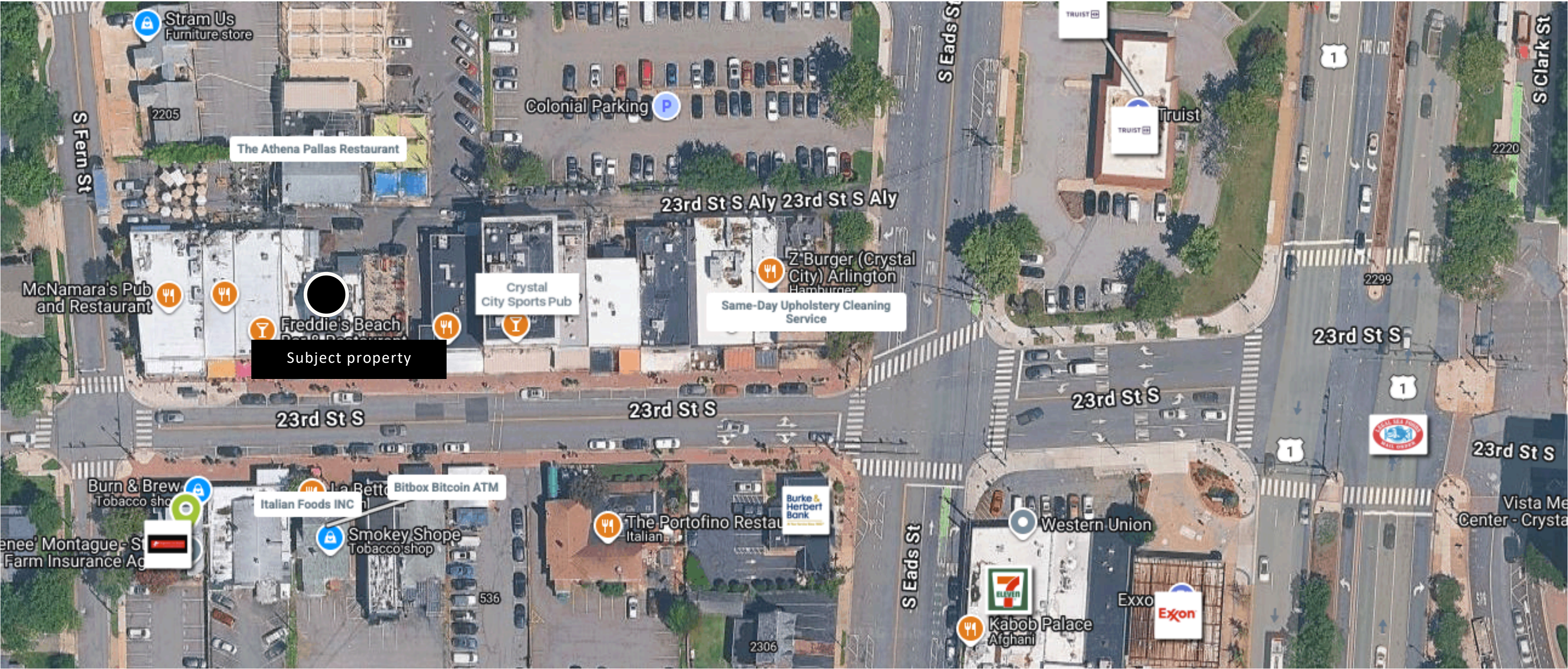
553 23rd Street South

Space	1,300 SF ±
Lease rate	Available on request
Lease term	3 – 10 years
Zoning	C-O Arlington County
Condition	2nd gen restaurant w/ patio and type 1 hood
Parking	3 parking spaces on 23 rd street
Availability	November 1 st 2026
Misc.	Tenant responsible for procurement fee to listing broker
Seating	47 total seats (27 inside and 20 outside)



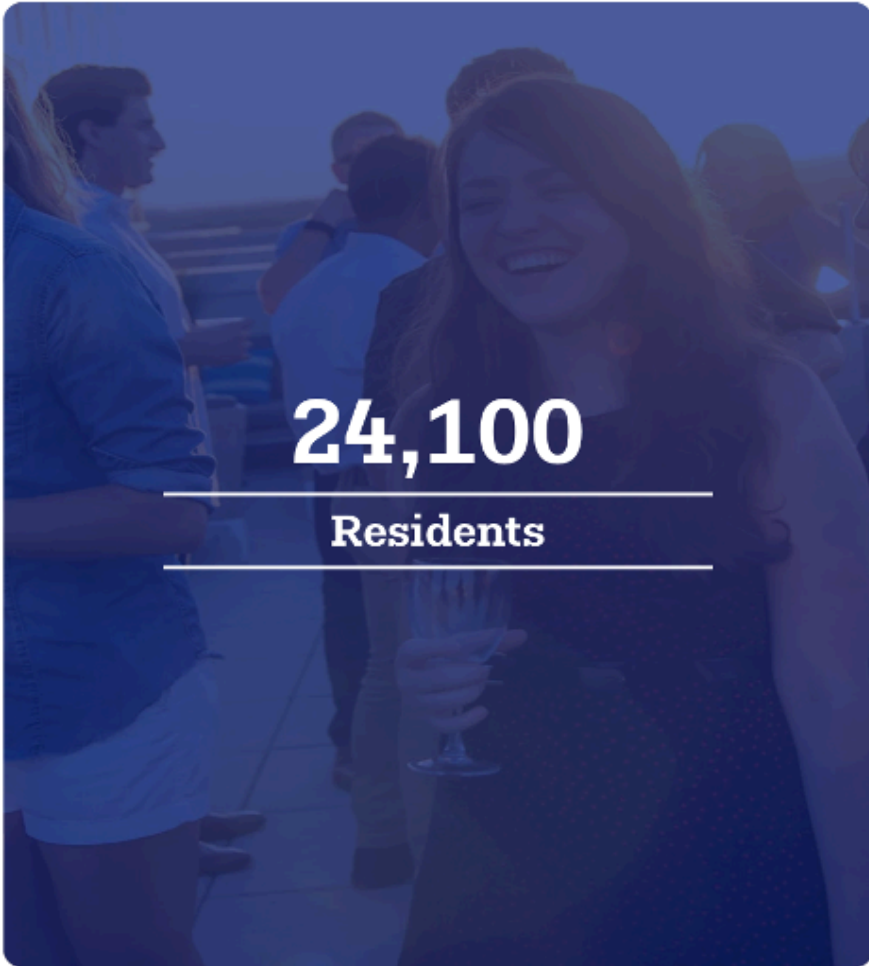
AERIAL VIEW

553 23rd Street South



National Landing and Restaurant Row

553 23rd Street South



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

Photo's

553 23rd Street South



DEMOGRAPHICS

553 23rd Street South

Number of Employees

36.5k

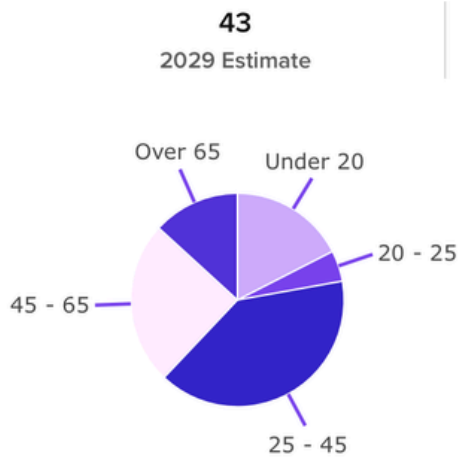
Top Employment Categories



Age Demographics

39

Median Age



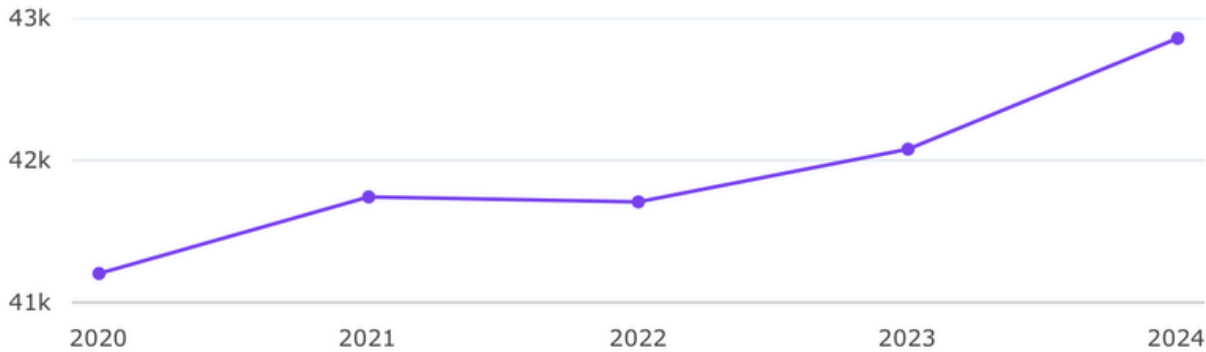
↑ 11%
Growth Rate

Population

42.9k

↑ 1%
Compared to 42.1k in 2023

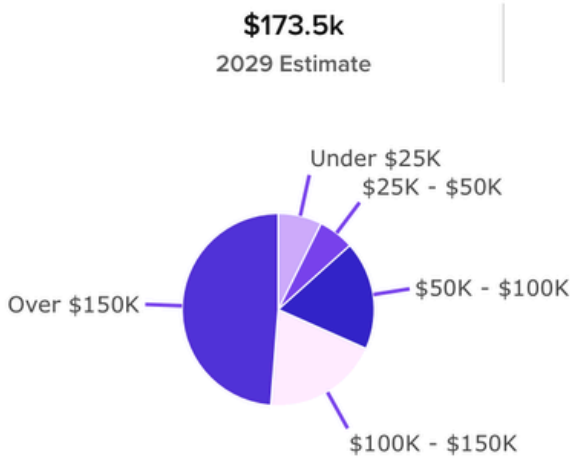
↑ 4%
Compared to 41.2k in 2020



Household Income

\$146.8k

Median Income



↑ 18%
Growth Rate

CONTACT

Let's talk about this space

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PVIM

Where spaces become places

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