

FEDERICO'S  
(BUSINESS ONLY)  
**FOR SALE**



519 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**



**PVIM**  
C.R.E. Services



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# 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.



# FINE DINING RESTAURANT FOR SALE

- 2,964 sq ft of fully built-out restaurant space.
  - Low Rent, well below market (55).
  - 2 Years remaining plus One (1) Five (5) year option.
- DO NOT DISTURB THE TENANT.
- Business Financial For 2024 available on request, 2025 incomplete still.
- Asking Price: \$300,000.00
- Showings are available upon request only to qualified operators.
- Restaurant is currently a high end fine dining Italian Restaurant.
- 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.



# MENU (LINK)

The logo for Federico Ristorante Italiano is displayed within a black oval. The word "Federico" is written in a large, elegant, white cursive script. Below it, "RISTORANTE ITALIANO" is written in a smaller, white, sans-serif font. Underneath that, "by" is written in a smaller, white, sans-serif font, followed by the name "freddie" in a white, cursive script.

**Federico Ristorante Italiano - Dinner**

Non-Alcoholic Beverages

 [federicoristoranteitaliano.com](http://federicoristoranteitaliano.com)

An illustration of a hand with a dark cuff sleeve pointing its index finger towards a red, rounded rectangular button.

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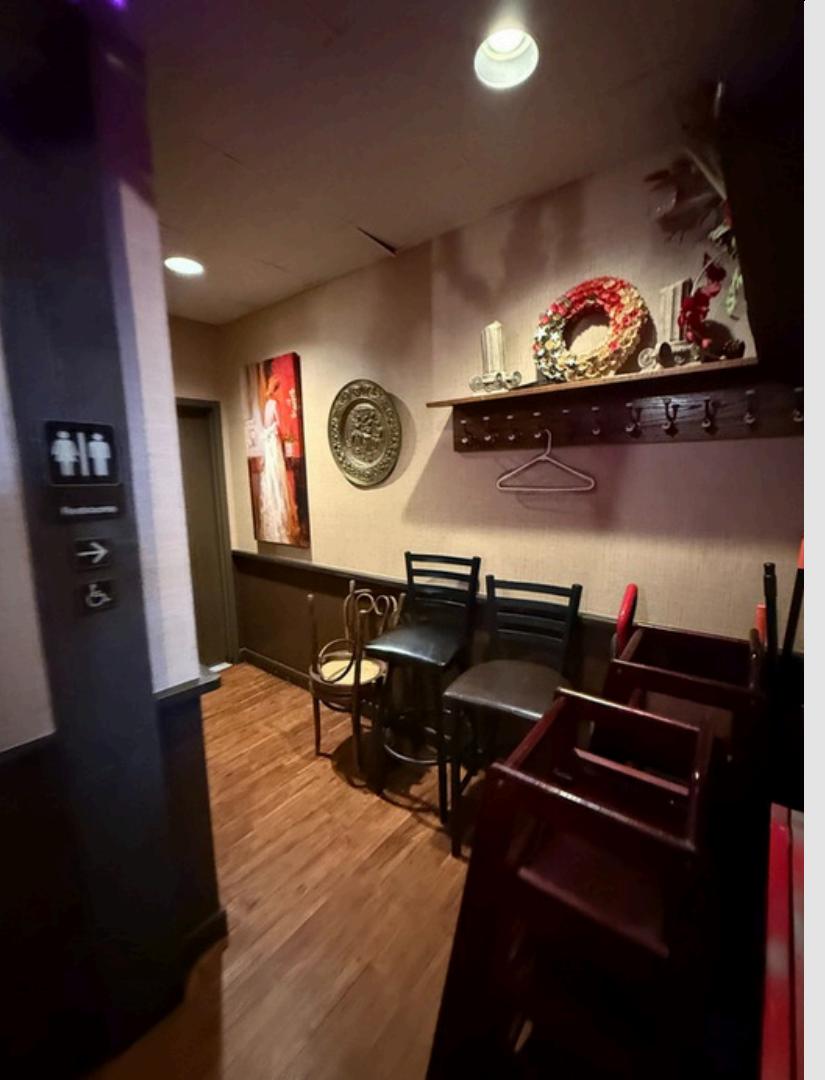
**Federico Ristorante Italiano - Lunch**

Non-Alcoholic Beverages

 [federicoristoranteitaliano.com](http://federicoristoranteitaliano.com)

An illustration of a hand with a dark cuff sleeve pointing its index finger towards a red, rounded rectangular button.

# PHOTOS



# AERIAL



Subject Property



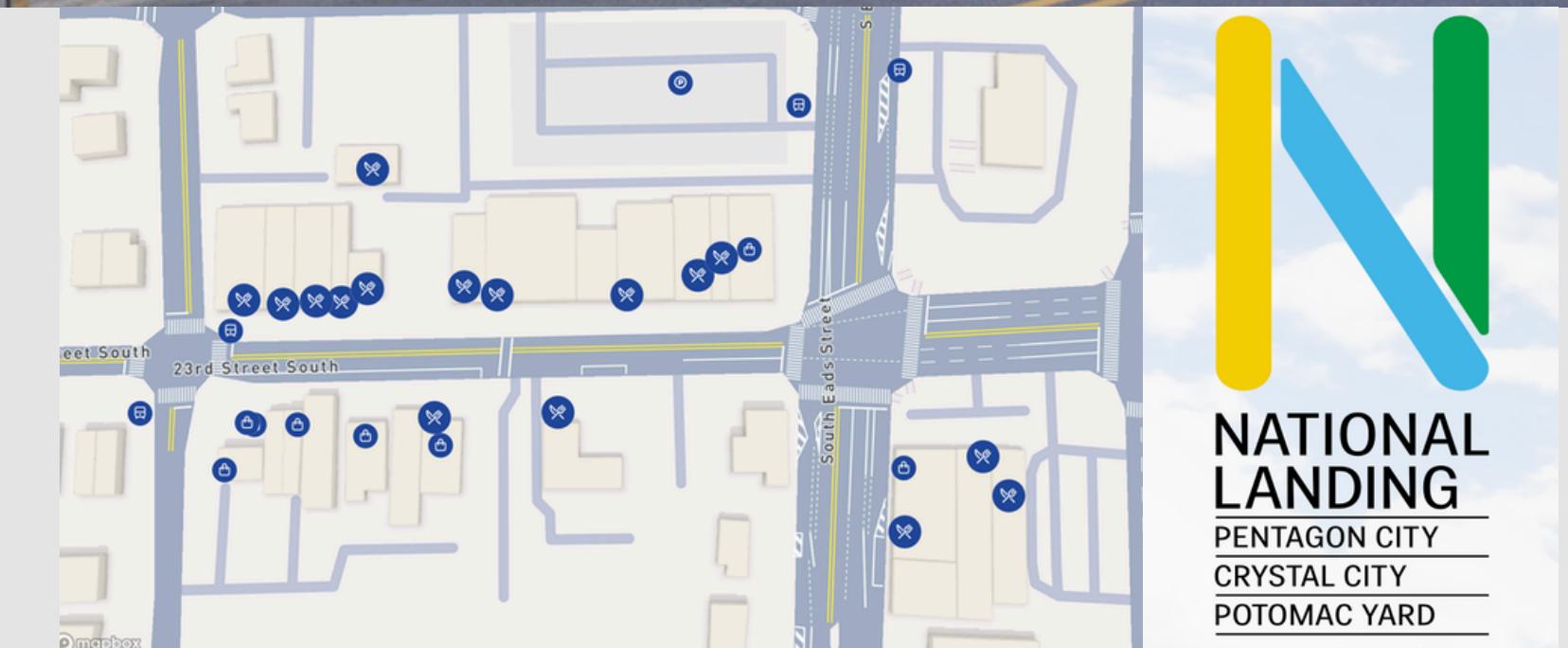
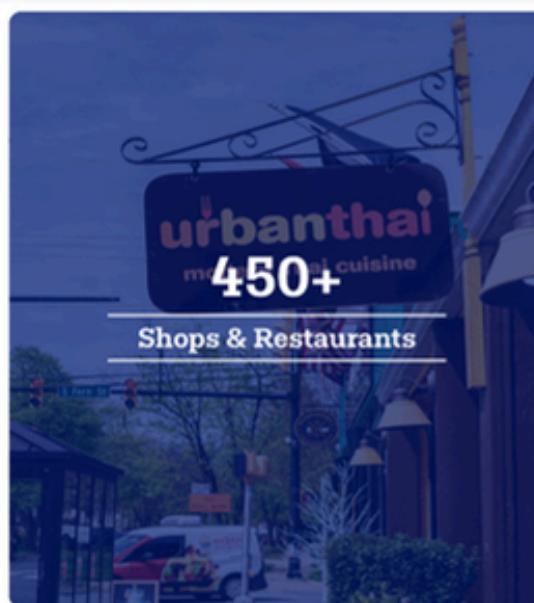
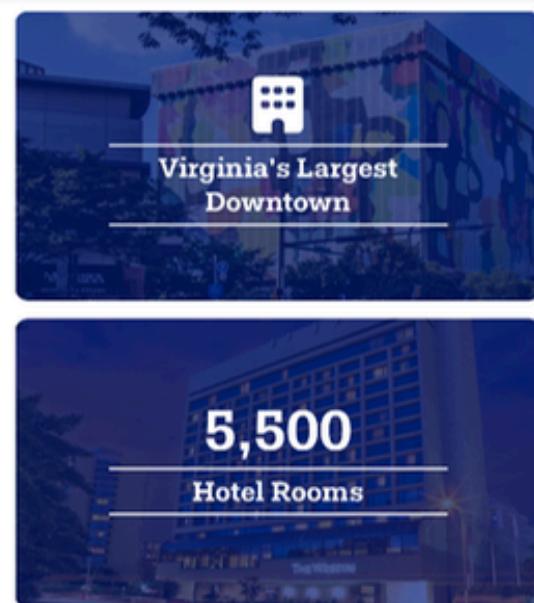
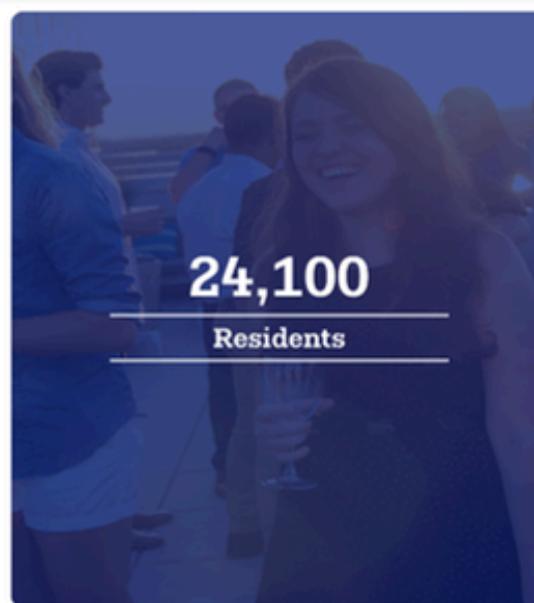
# ARLINGTON'S RESTAURANT ROW

## 23rd Street Restaurant Row

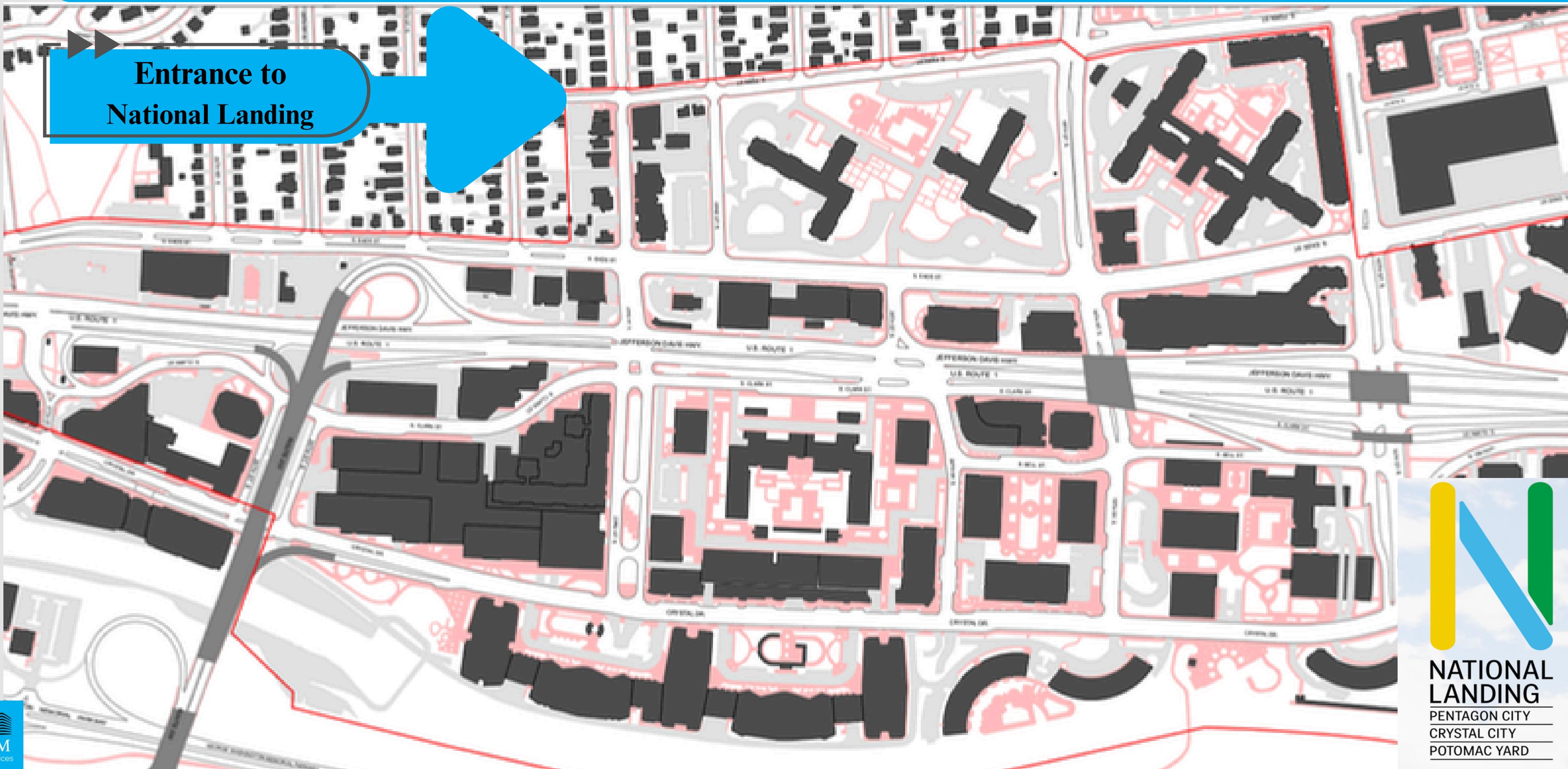
A vibrant corridor for dining, shopping, and entertainment in the heart of National Landing.

Whether you're a longtime Arlington resident or visiting for the first time, 23rd Street offers a unique blend of flavors, cultures, and experiences.

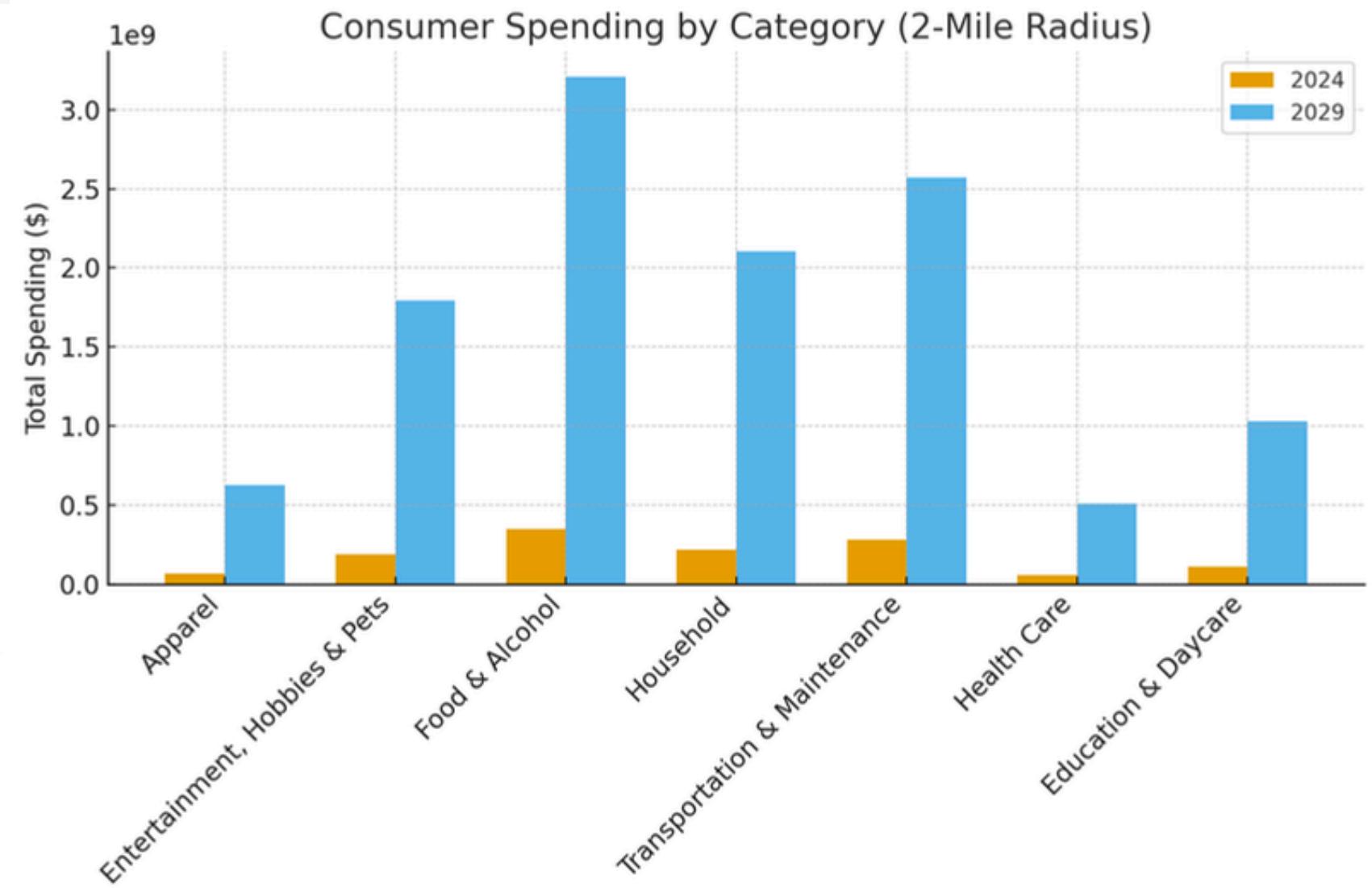
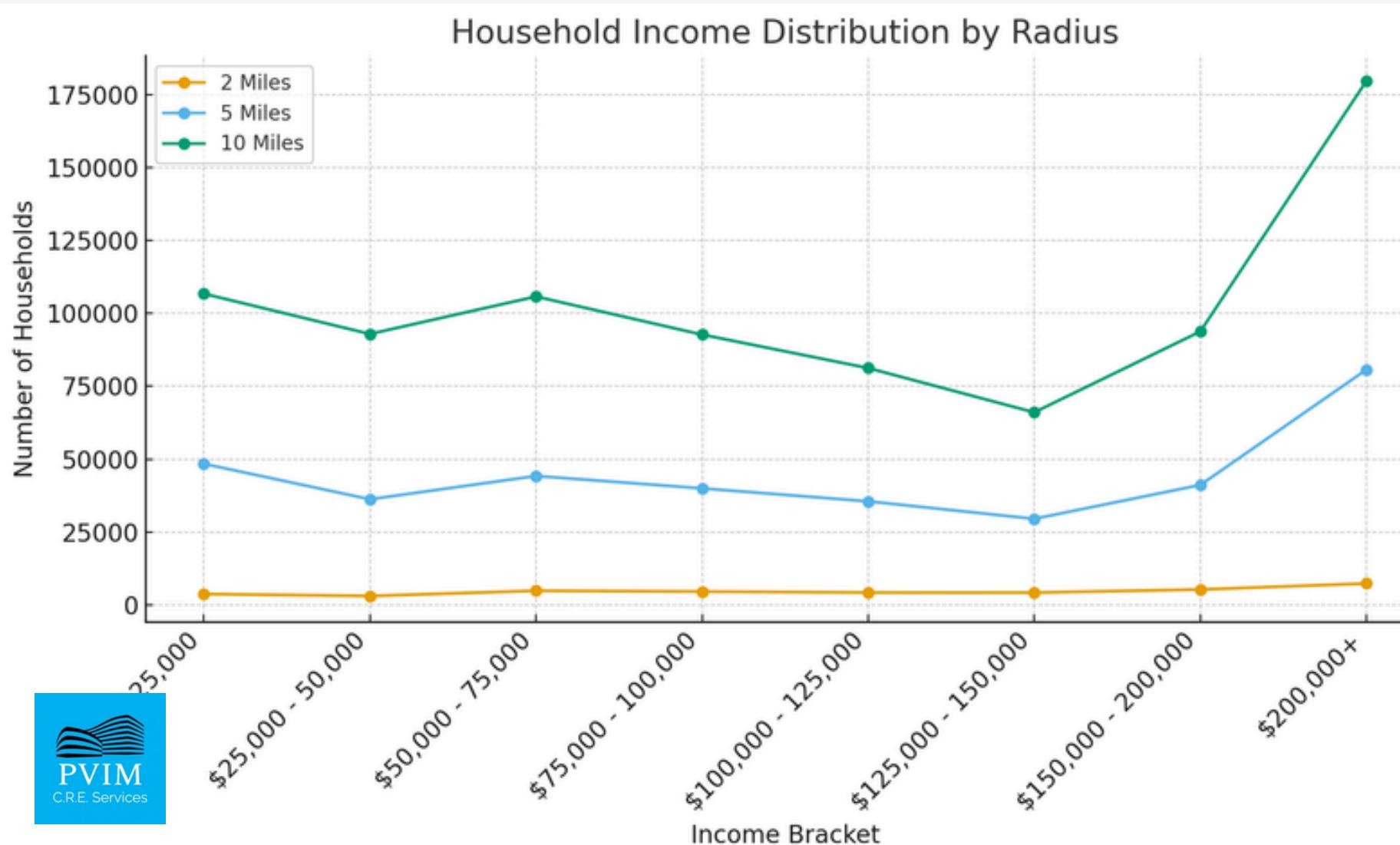
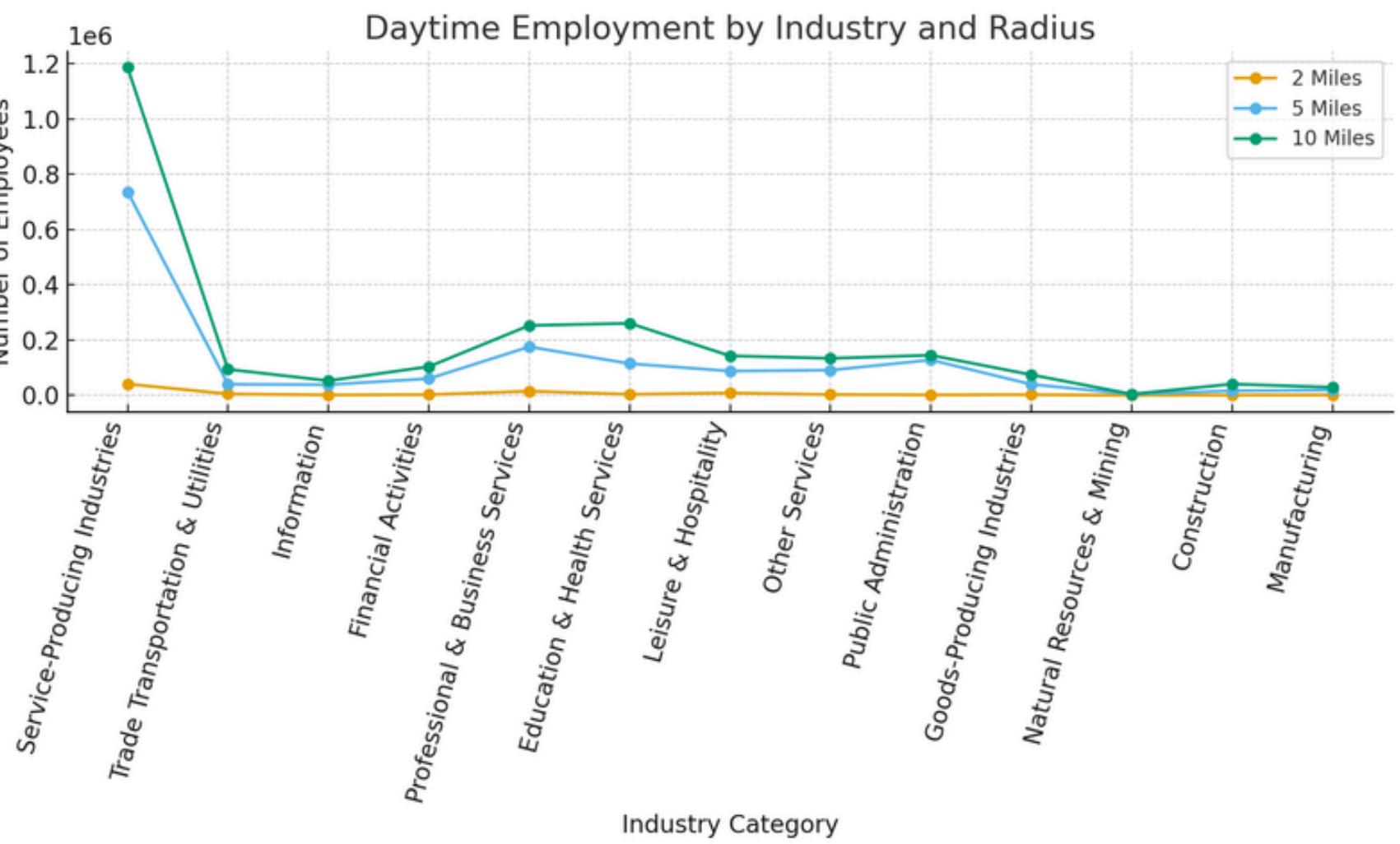
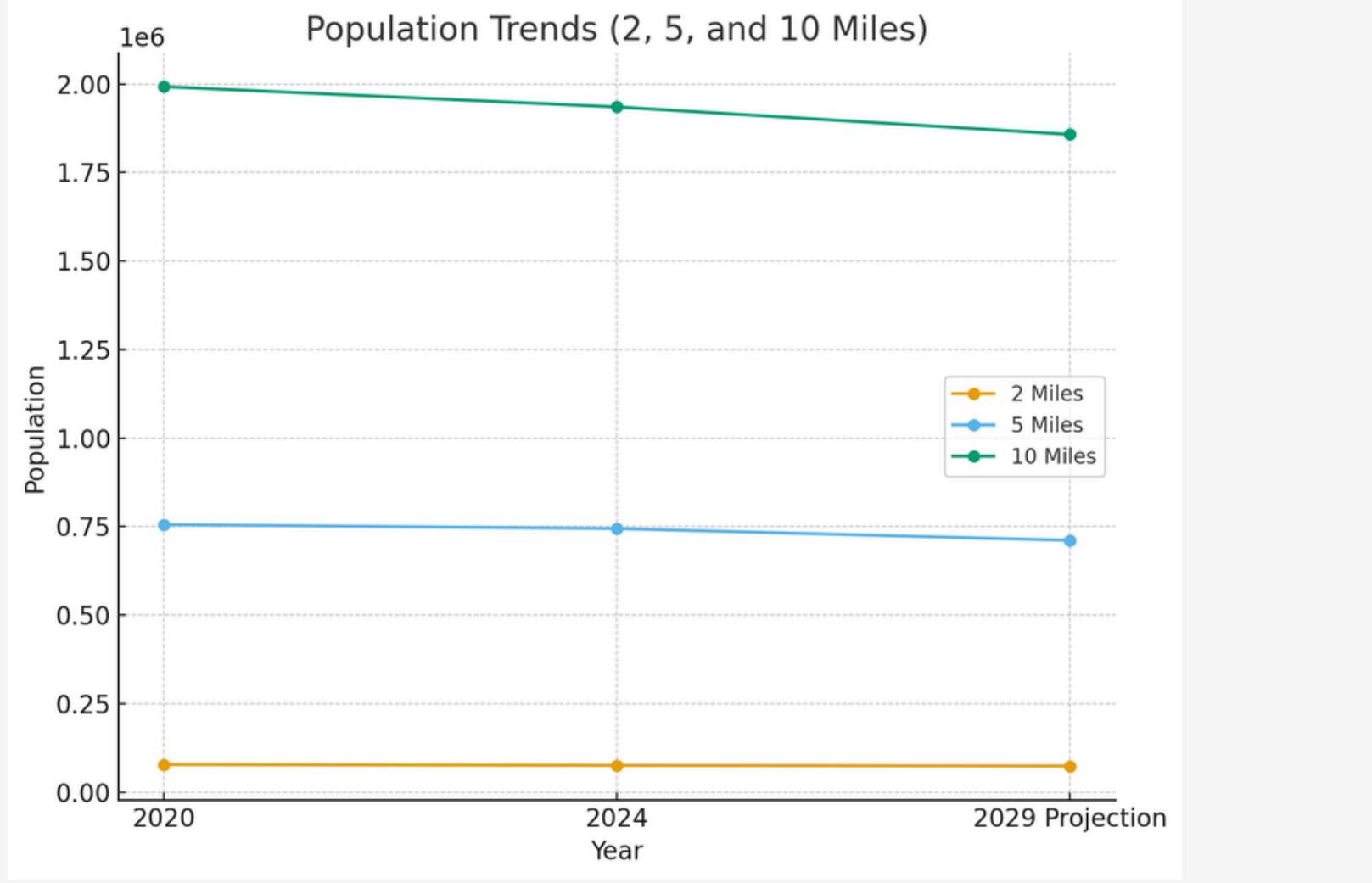
Beyond dining, 23rd Street is home to a variety of locally owned shops and services that have served the community for over 40 years. Whether you're in the mood for a casual meal, a night out, or a leisurely stroll, 23rd Street welcomes you with its charm.



# NATIONAL LANDING



# Demographic & Economic Trends



# RESTAURANT ROW TENANT ROSTER

Falafel Inc	La Betola	Kabob Palace
Enjera	Burn & Brew	Exon
Bob & Ediths	Beauty (Wine Bar)	Truist
Scape Goat Beer Garden (Summer 2026)	Mcnamara's Pub and Restaurant	Pi BBQ
Los Tios	Ana's Kids	Crystal City Restaurant
Crystal City Sports Pub	Bonsai Sushi	Flirt Lounge
7 - Eleven	Top Thai	Z- Berger
The porofino Restaurant	Smokeys	Federico's (Subject Property)
Flirt Lounge	Royal Pawn	

# CONTACT PVIM

For information and registration, please contact the following numbers and addresses



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