

Business For Sale: Call for offers October 22nd.

420 23rd Street South

Arlington Virginia 22202

PVIM

Where Spaces Become Places



703 685 0000 · www.pvimre.com

LEASING DETAILS

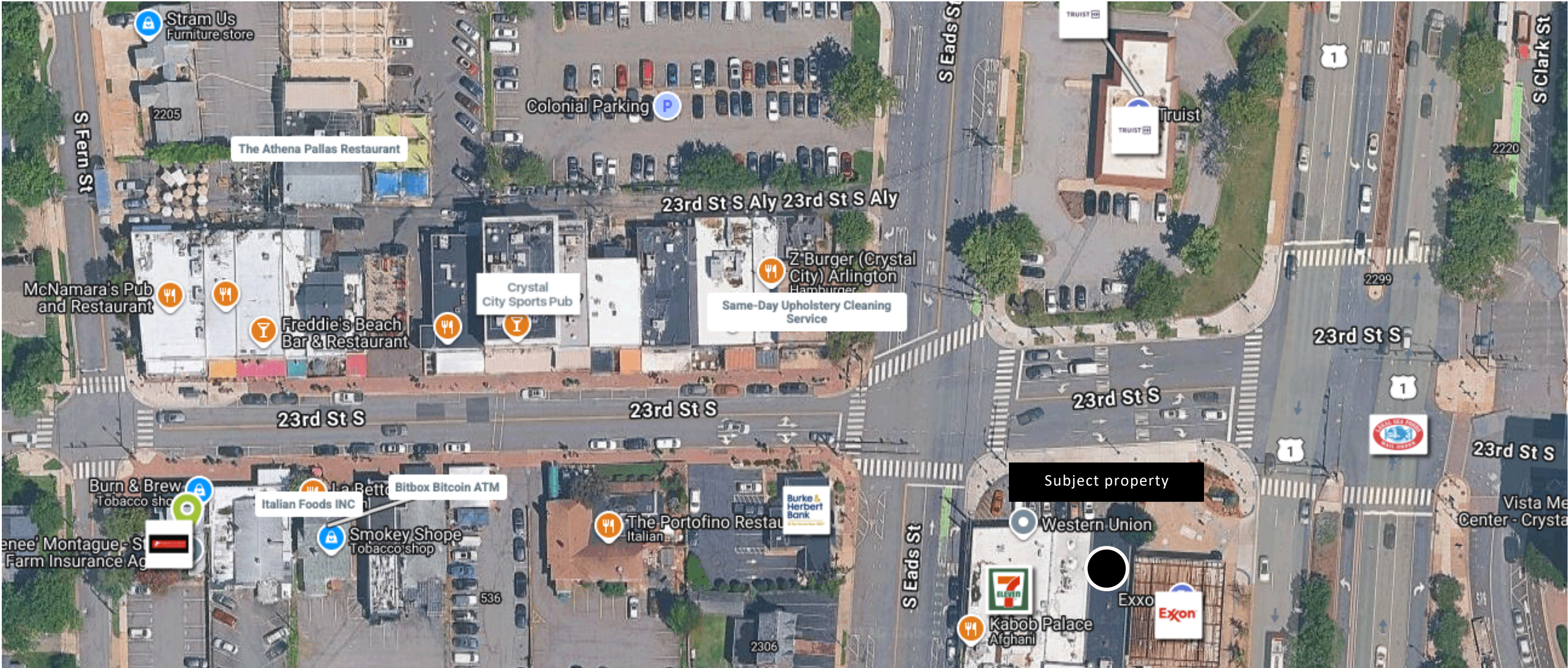
420 23rd Street South

Space	3,370 SF ±
Lease rate	Available on request
Lease term	9 years and Options
Business Price	Available On Request
Sales Numbers	Available On Request
Zoning	C-2 Arlington County
Condition	Brand New Build Out
Parking	2 Parking Spaces
Availability	Now
Misc.	CALL FOR OFFERS DEADLINE 10/22/2026
Seating	89 Total Seats)



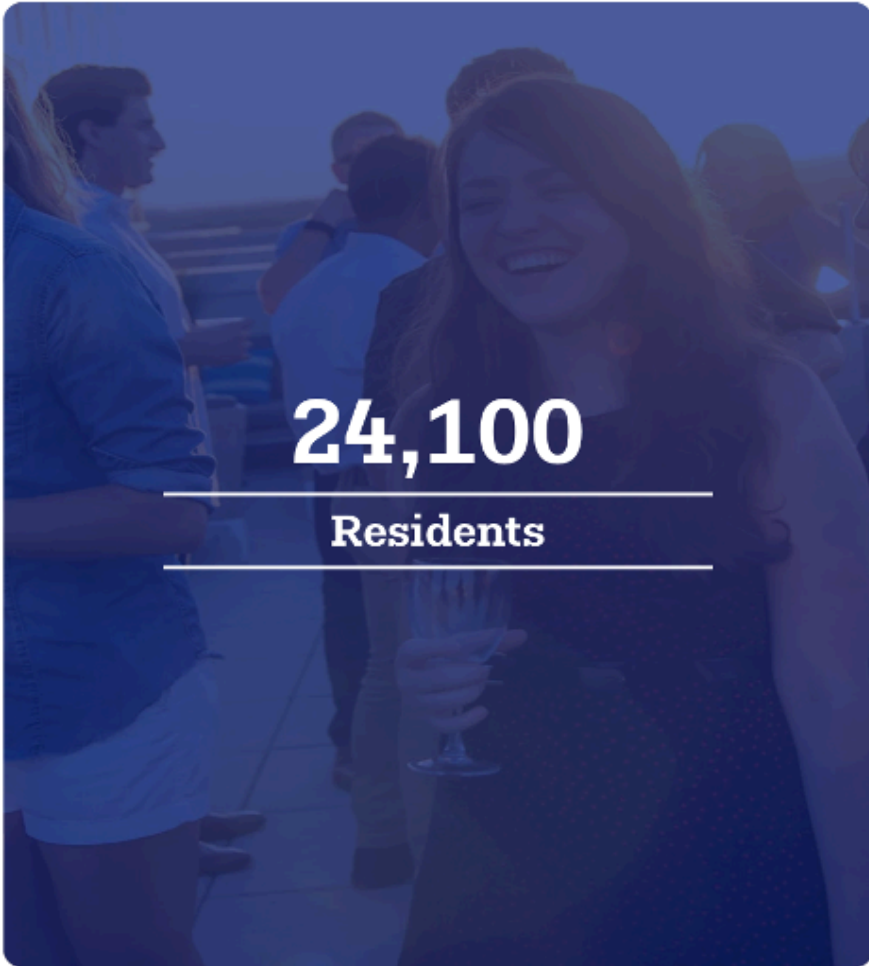
AERIAL VIEW

420 23rd Street South



National Landing and Restaurant Row

420 23rd Street South



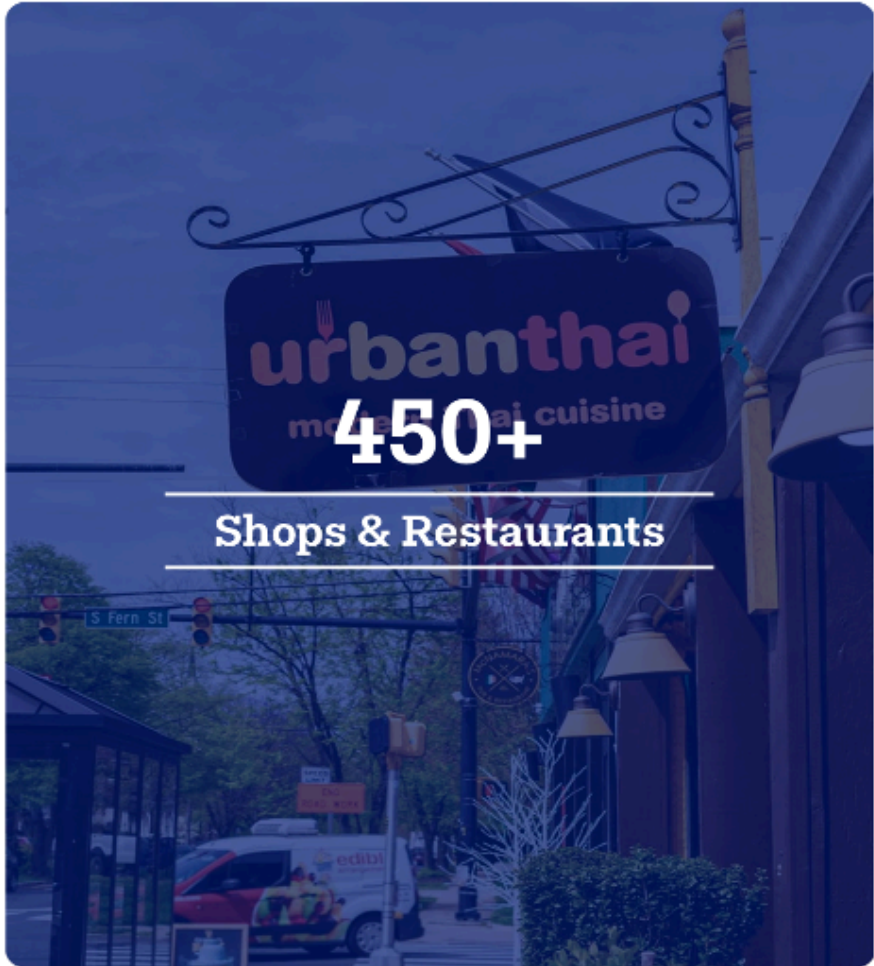
24,100
Residents




**Virginia's Largest
Downtown**



5,500
Hotel Rooms



450+
Shops & Restaurants



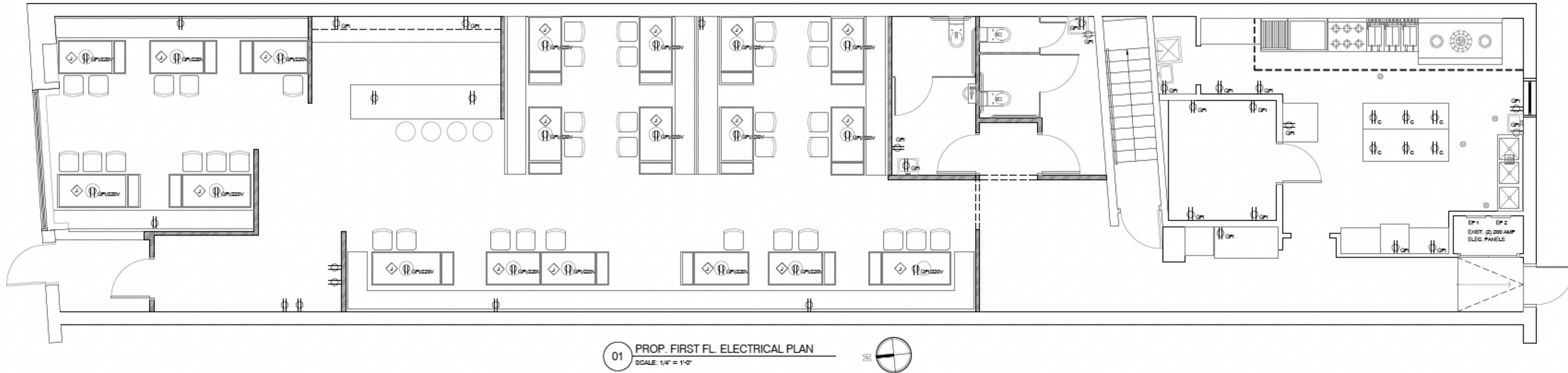
\$12B
Public + Private
Investment in the
Pipeline




Walk to National Airport

Layout

420 23rd Street South



DEMOGRAPHICS

420 23rd Street South

Number of Employees

36.5k

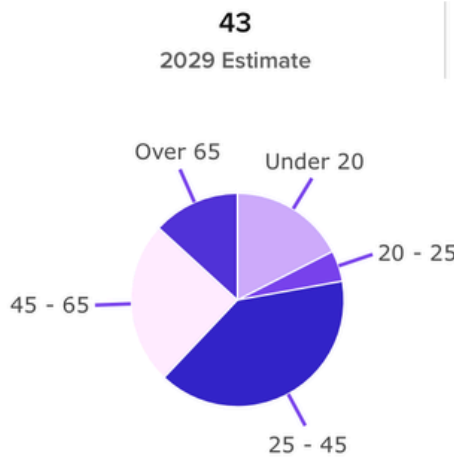
Top Employment Categories



Age Demographics

39

Median Age



43
2029 Estimate

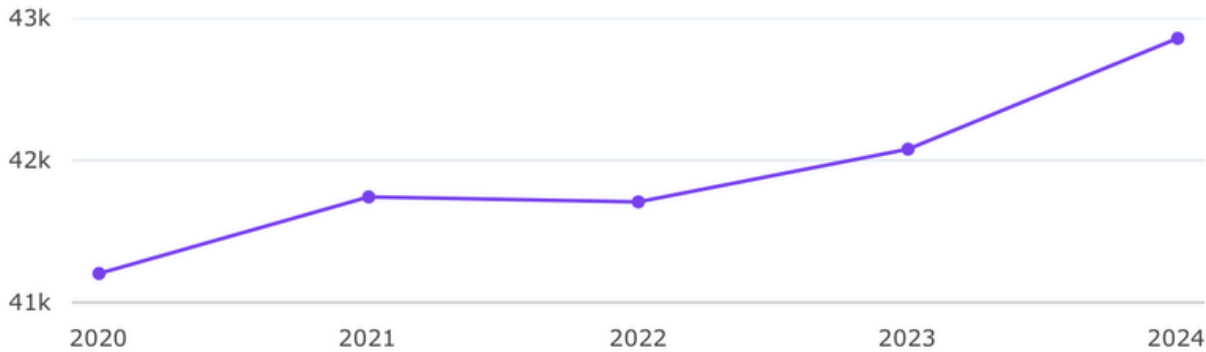
↑ 11%
Growth Rate

Population

42.9k

↑ 1%
Compared to 42.1k in 2023

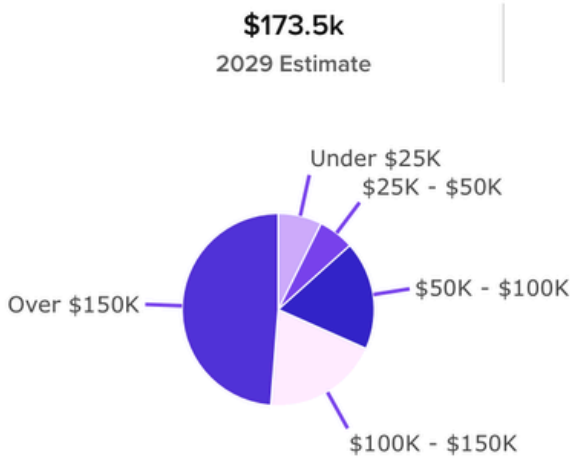
↑ 4%
Compared to 41.2k in 2020



Household Income

\$146.8k

Median Income



\$173.5k
2029 Estimate

↑ 18%
Growth Rate

CONTACT

Let's talk about this space

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