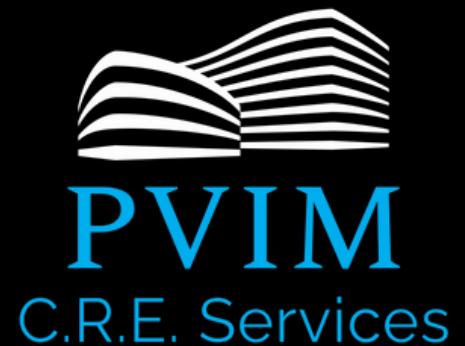


NATIONAL
LANDING
ASSEMBLAGE

FOR SALE



3 Properties in
National Landing



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**

www.pvimre.com | 703 685 0000 | paul@pvimre.com

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



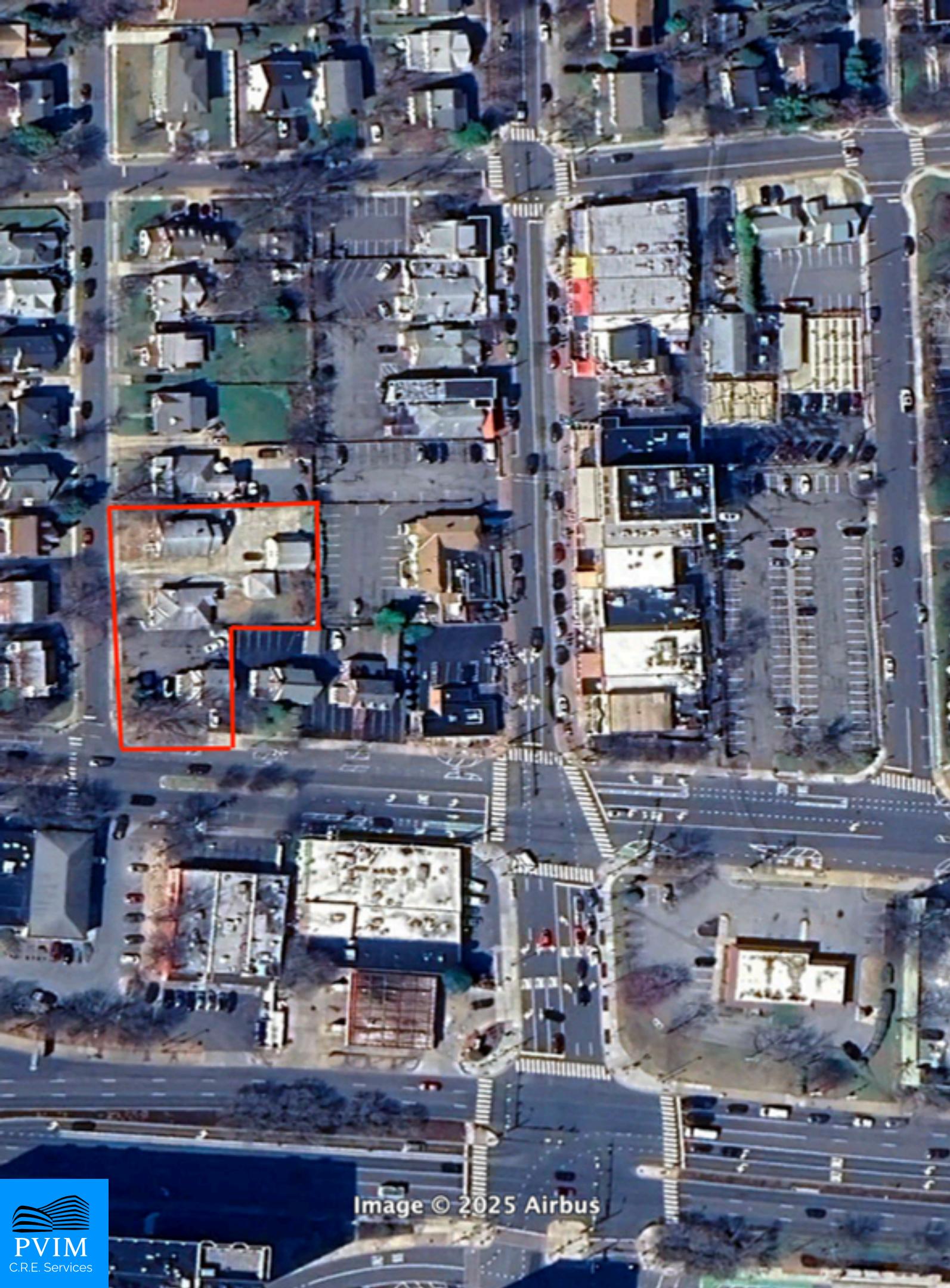
About PVIM

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.

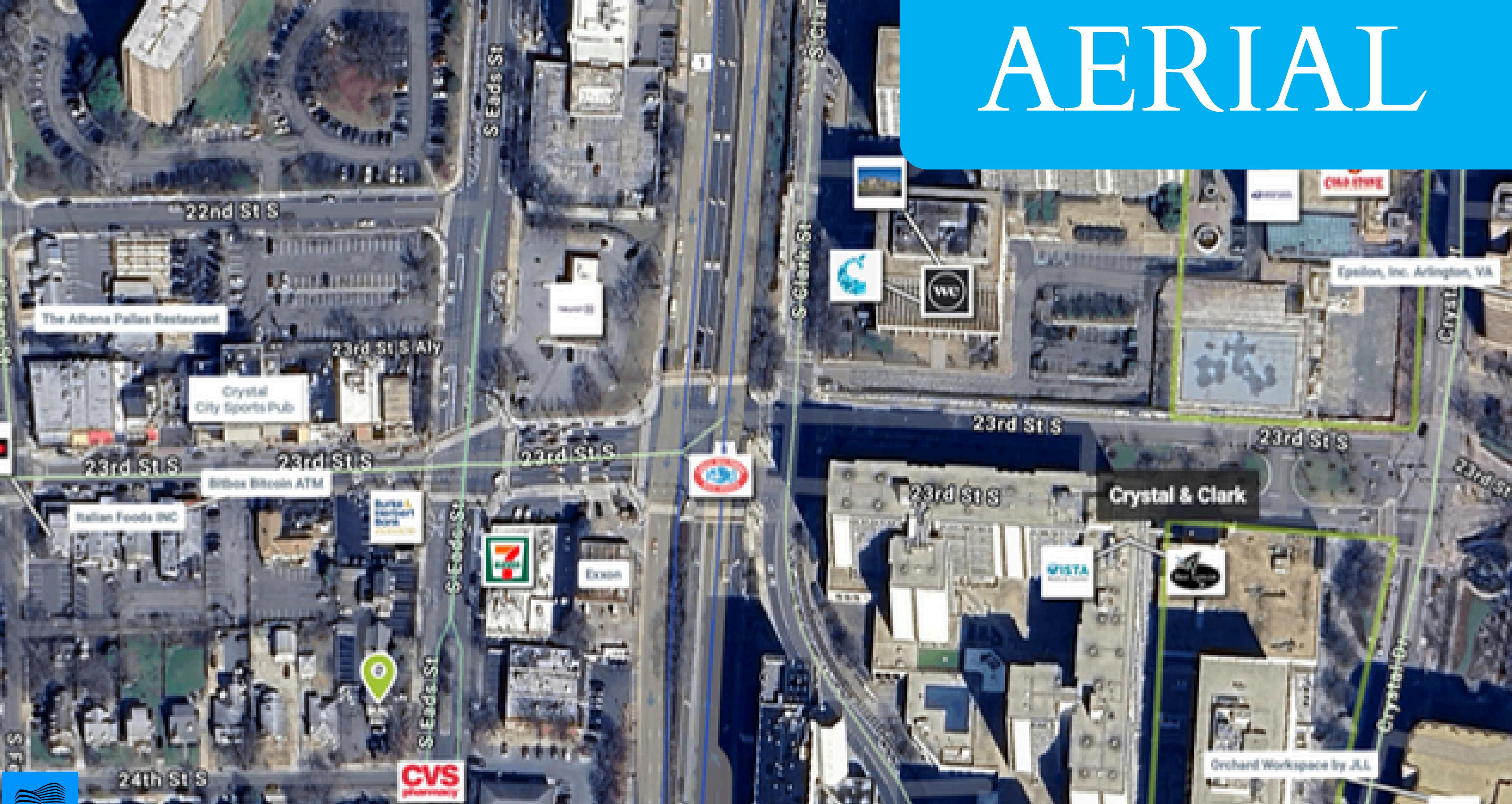


OVERVIEW



- 21,000 Sf of contiguous real estate for sale in National Landing.
- Prime redevelopment opportunity.
- Property Is zoned R-7 in Arlington County.
- Asking \$4,250,000
- Three contiguous lots...
 - 6,000 Sf - 2320 S Eads St, Arlington 22202
 - 6250 Sf- 505 S 24th St, Arlington Va 22202
 - 8750 Sf- 509 2 24th St, Arlington Va 22202
- Adjacent to Arlingtons Historic Restaurant Row.
- Minutes to Reagan National Airport, Boeing, Amazon HQ 2, Virginia Tech, Potomac Yards, and more.
- Four existing dwelling's in place for immediate cash flow.
- PLEASE DO NOT DISTURB THE TENANTS.

AERIAL



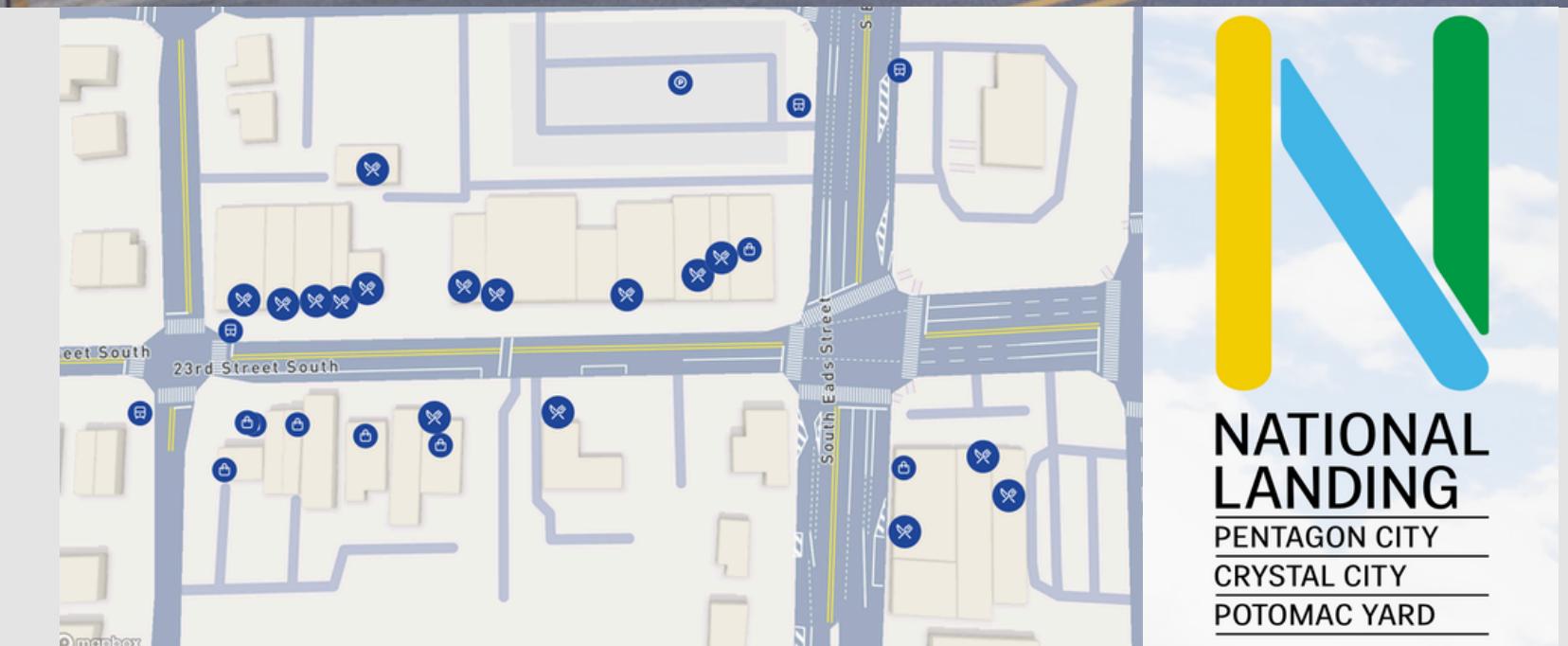
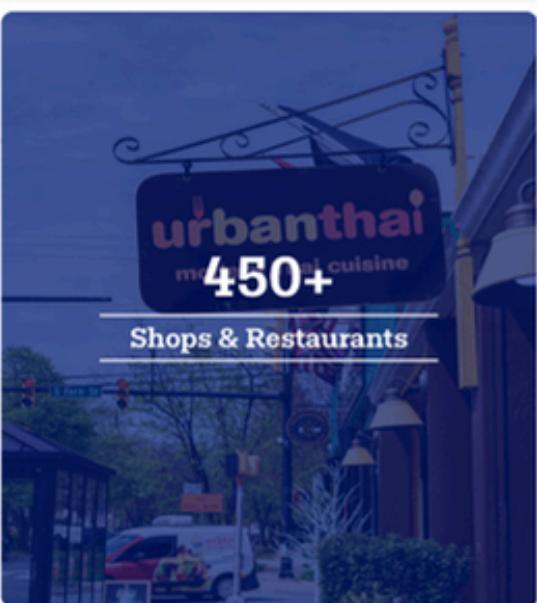
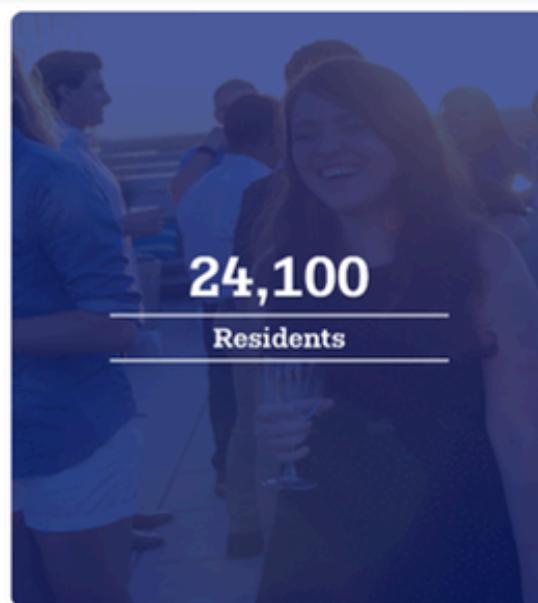
NATIONAL LANDING

23rd Street Restaurant Row

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

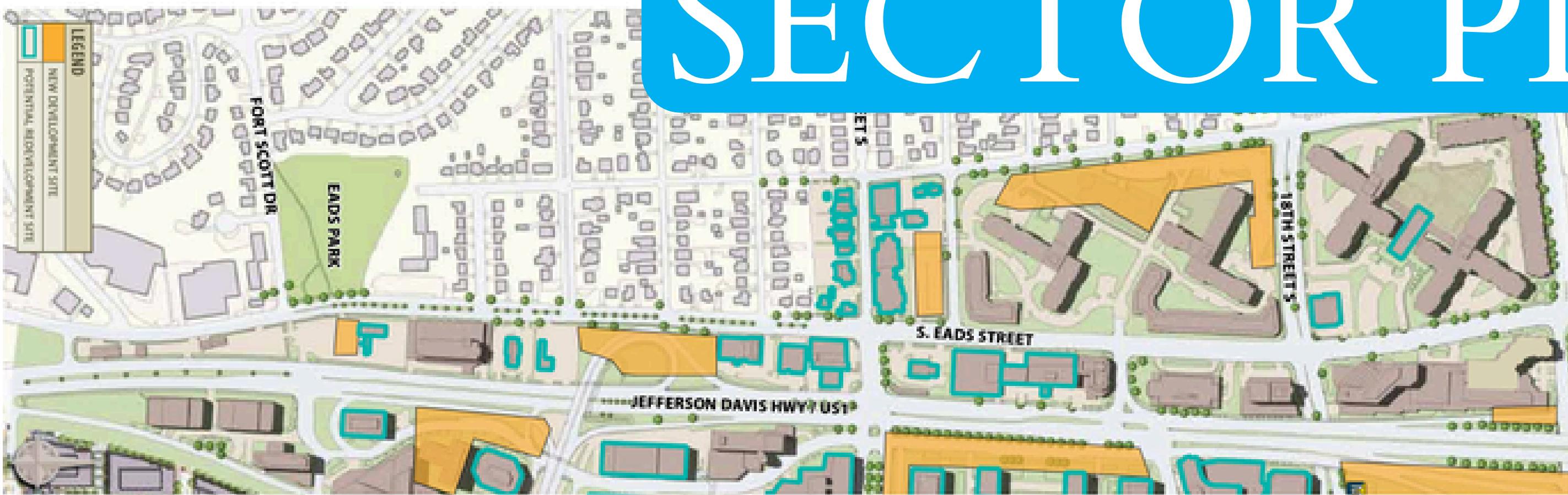
Whether you're a longtime Arlington resident or visiting for the first time, 23rd Street offers a unique blend of flavors, cultures, and experiences.

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.



SECTOR PLAN

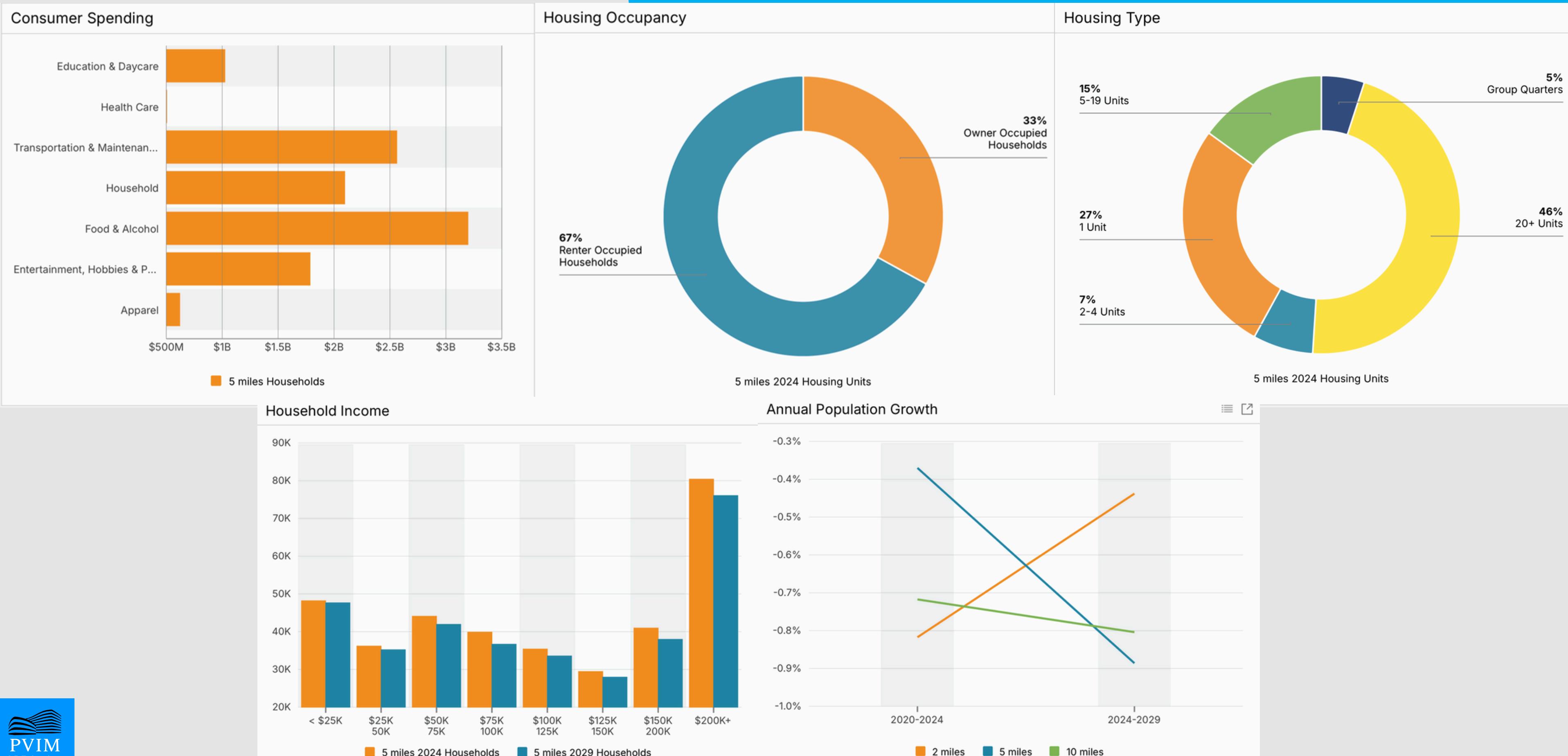
Existing Conditions - Figure 3.3.17



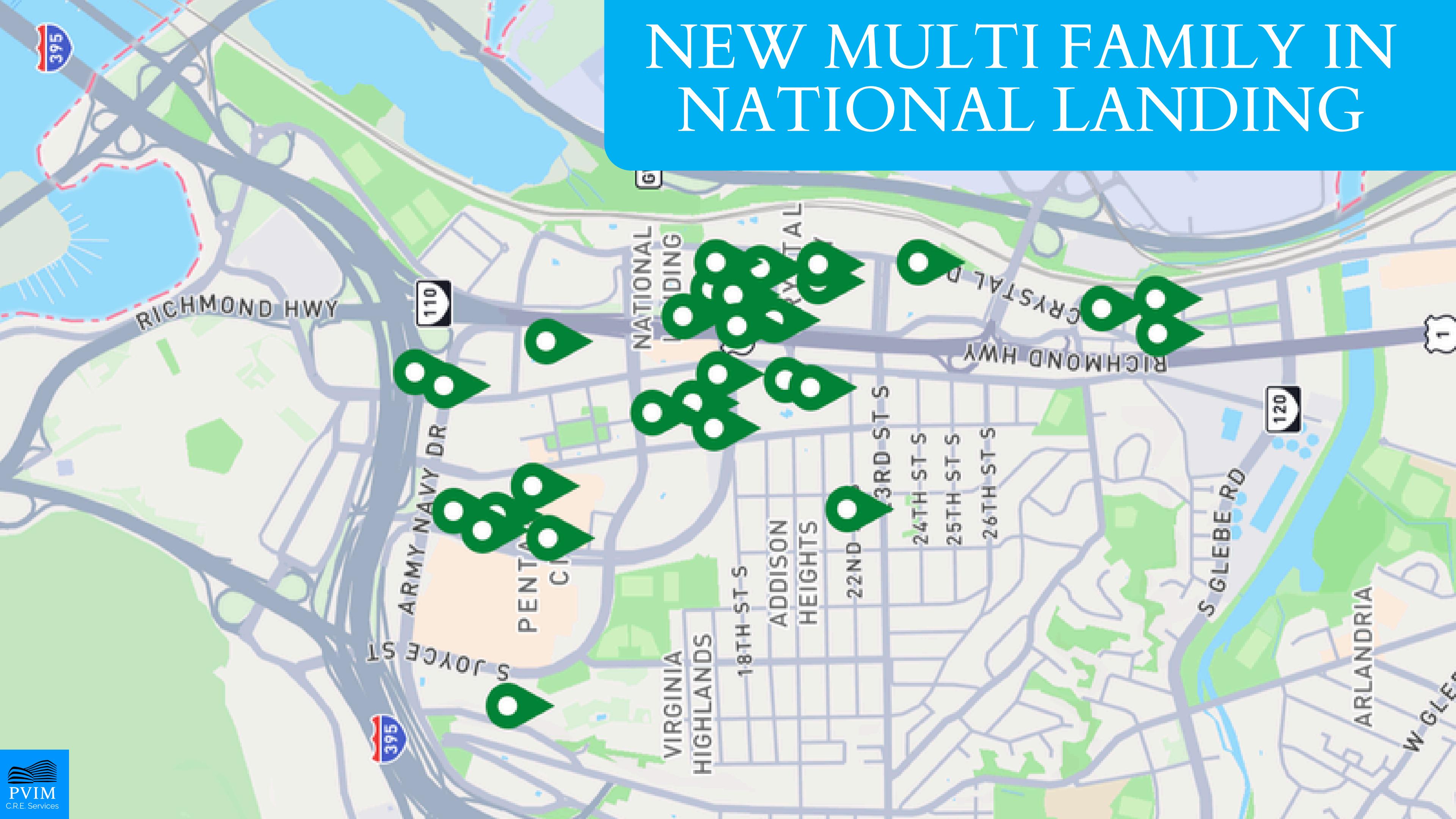
Proposed Plan - Figure 3.3.18



DEMOGRAPHICS



NEW MULTI FAMILY IN NATIONAL LANDING



PHOTOS



CONTACT PVIM

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



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