

# Introducing

## NATIONAL GATEWAY at Potomac Yard, Arlington

- 2.1 Million SF Office Space
- 1,550 High-End Condominiums and Apartments
- 247,000 SF of Class 'A' Retail
- 625 Hotel Rooms
- Adjacent to Crystal City
- 2 Acre Park



Join

LA FITNESS

Harris Teeter  
Your Neighborhood Food Market

**ARLINGTON, VA**  
S Crystal Dr & S Jefferson Davis Hwy

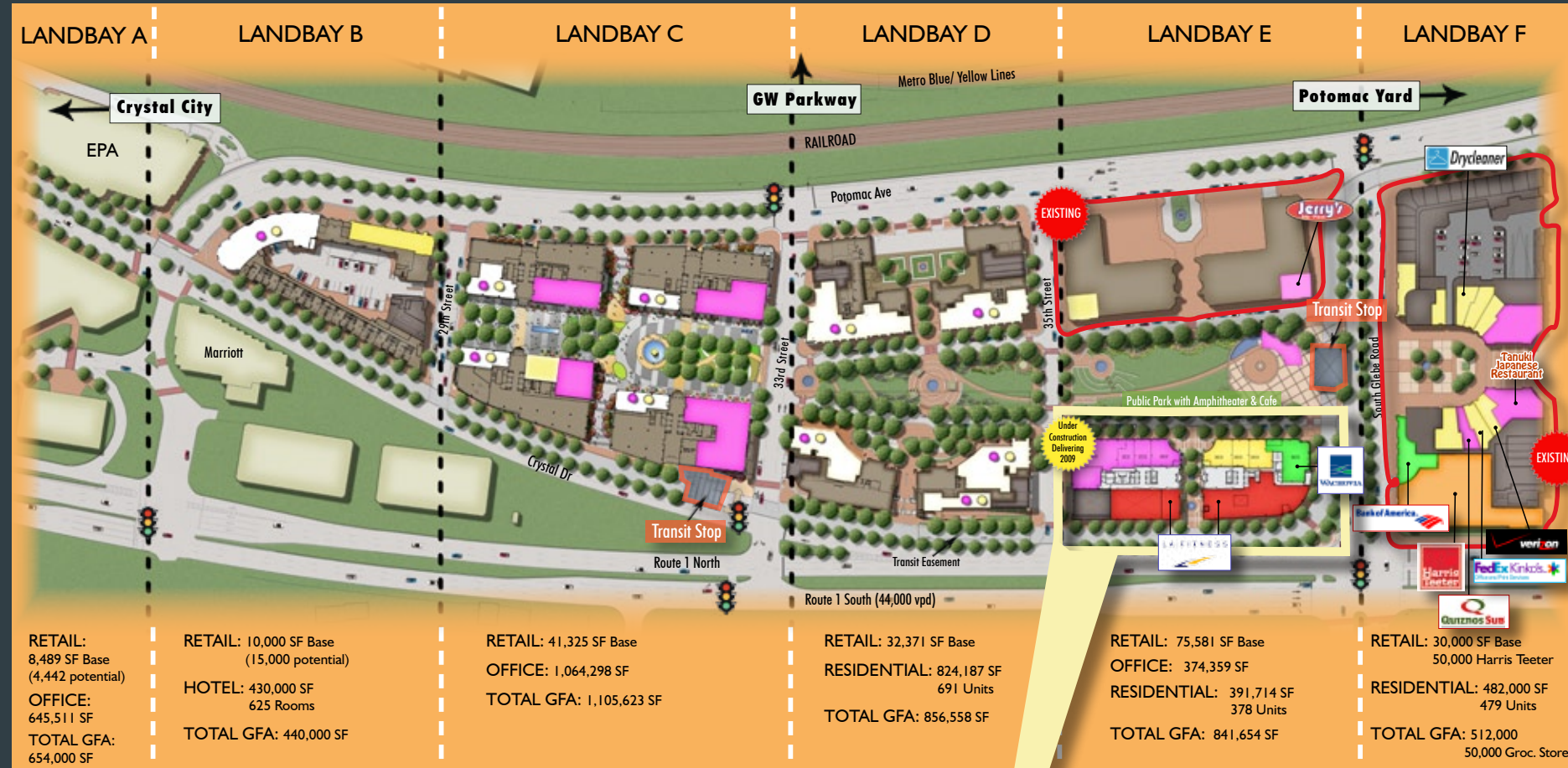
DEMOGRAPHICS

	.5 MILE	1 MILE	2 MILE	3 MILE
Population:	3,458	25,071	78,804	179,499
Median HH Income:	\$72,370	\$67,093	\$70,601	\$68,605
Daytime Population:	4,945	16,672	41,843	111,100
Average Household Size:	2.58	2.36	2.10	2.12

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# MERCHANDISING STRATEGY



## SITE PLAN

- Health Club
- Groc
- Restaurant / Food
- Small Shop / Service
- Financial / Bank



## “THE PARK”



### 2 ACRE PARK FEATURING:

- Restaurant
- Amphitheater
- Street Fairs
- Water Features
- Grass, Trees and Gathering Place



**NATIONAL GATEWAY**  
*at Potomac Yard, Arlington*

# REGIONAL AERIAL

