



# HAZEL & AZURE NATIONAL LANDING



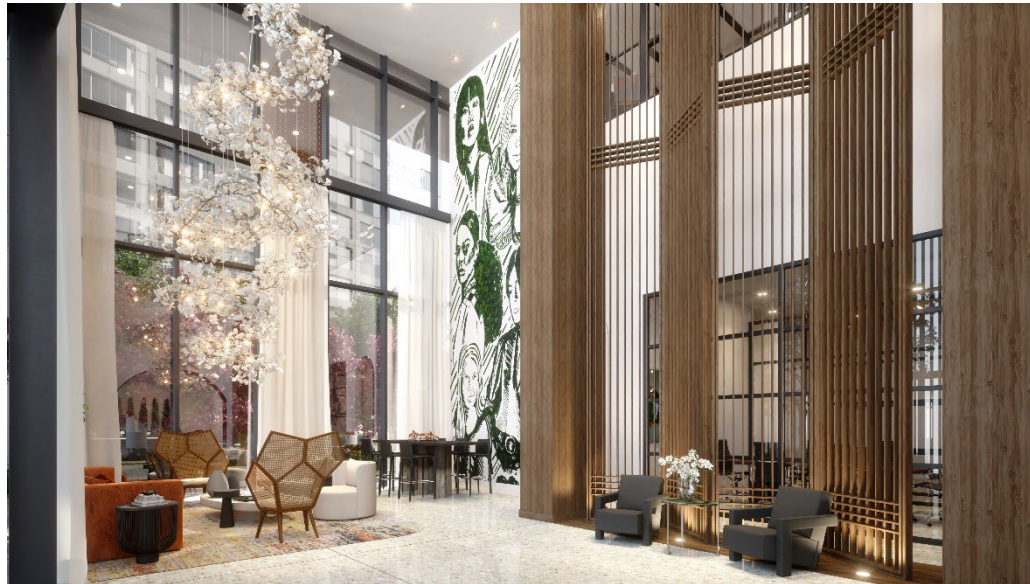
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# The standard for retail in National Landing.



LOCATED PROMINENTLY  
AMIDST ARLINGTON'S MOST  
ANTICIPATED ONGOING  
DEVELOPMENT, HAZEL & AZURE  
WILL SET THE STANDARD FOR  
MIXED-USE RETAIL IN  
NATIONAL LANDING. THE  
PRESENCE OF A BUSTLING AND  
QUALITY RESIDENTIAL  
COMMUNITY WILL PAVE THE  
WAY FOR A VARIETY OF  
CONCEPTS TO FLOURISH.



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Hazel & Azure presents one of the best opportunities in National Landing: a fully-finished 1,985 SF café space featuring a large patio and serving Hazel & Azure's 491 residential units.



# Turnkey Café Opportunity



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Synchronicity in  
Living.  
Dining.  
Shopping.

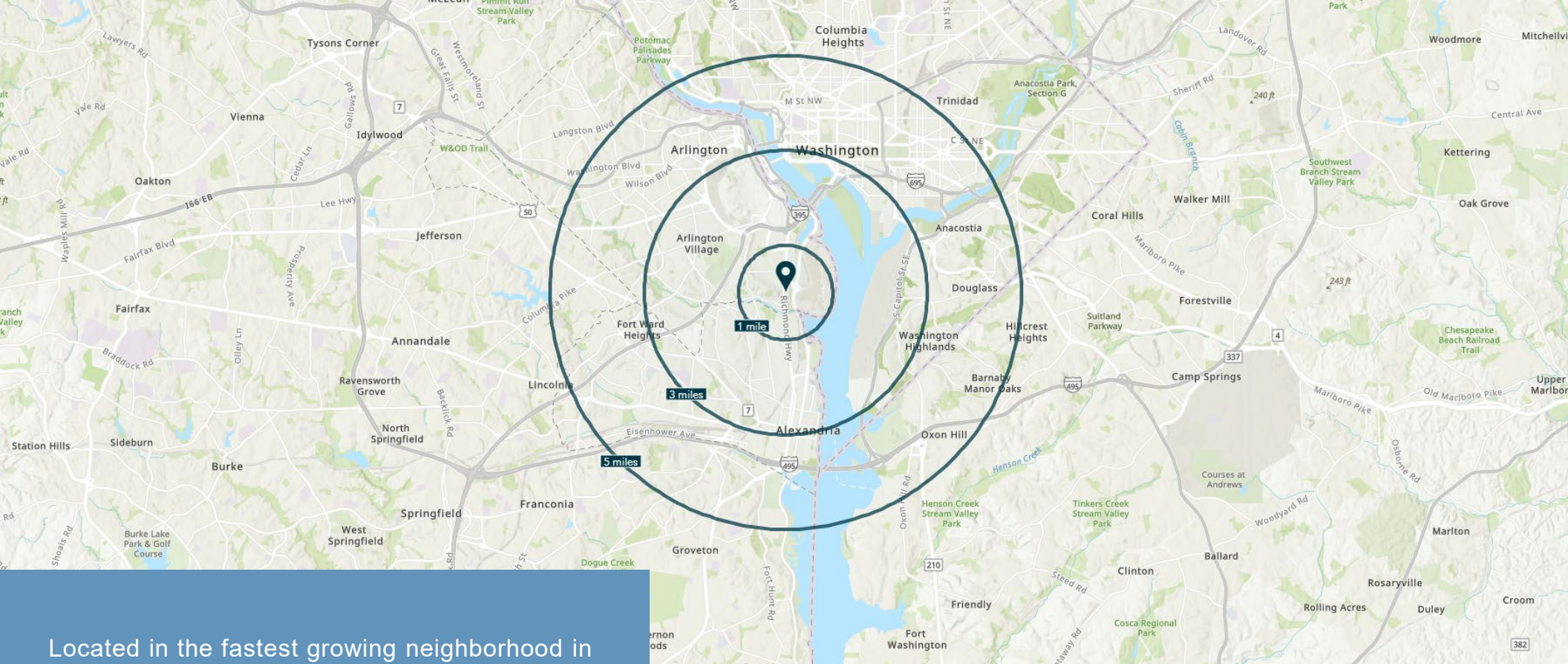


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Located in the fastest growing neighborhood in the DC metro area and home to Amazon HQ2, National Landing is the preeminent place to live, work, and dine. Hazel & Azure's location within National Landing shall offer high-quality restaurants and services to a bustling residential community within the trade area.

	1 MILE	3 MILES	5 MILES
 POPULATION	27,511	193,570	740,218
 HH INCOME	\$156,163	\$170,606	\$164,657
 MEDIAN AGE	35.8	37.1	35.9



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# Aerial



amazon	
<b>PURCHASED</b>	
①	Pen Place
②	Metropolitan Park
<b>LEASED</b>	
③	241 18 <sup>th</sup> Street
④	1750 Crystal Drive
⑤	1800 S Bell Street



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