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PROPERTY VIDEO



## JOIN THESE RETAILERS



POPEYES



## RETAIL FOR LEASE

- 4,590 SF endcap space available immediately
- 2nd generation restaurant with patio, other uses welcome
- Excellent visibility - 88 feet of frontage facing Columbia Pike
- Busy daily needs center with convenient access to Columbia Pike - 24,000 cars per day

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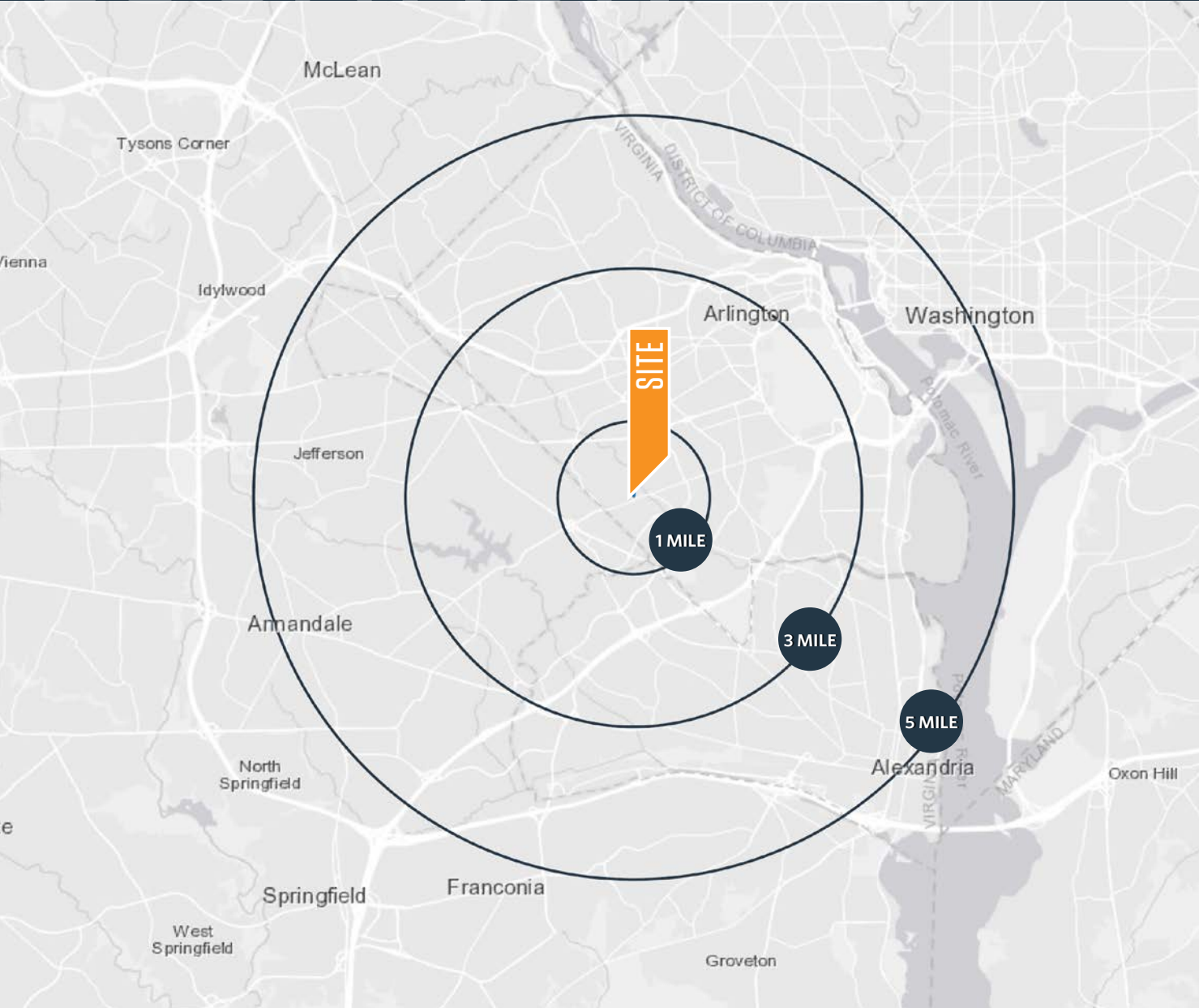
**LINDSEY DAVIDSON**

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# LOCATION

# COLUMBIA PIKE PLAZA

5037 COLUMBIA PIKE, ARLINGTON, VA 22204



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
4,590 SF	\$38.00 PSF*	As-Is	Immediate

\*NNN = \$9.00 PSF

## DEMOGRAPHICS | 2020:

### DRIVE TIME

10-MIN	1-MILE	3-MILE	5-MILE
Population			
239,752	40,293	288,124	590,793
Daytime Population			
91,316	10,679	113,149	405,103
Households			
108,264	16,578	129,675	259,735
Average HH Income			
\$136,372	\$104,957	\$141,438	\$156,072

## TRAFFIC COUNTS | 2020:

Columbia Pike	24,000 ADT
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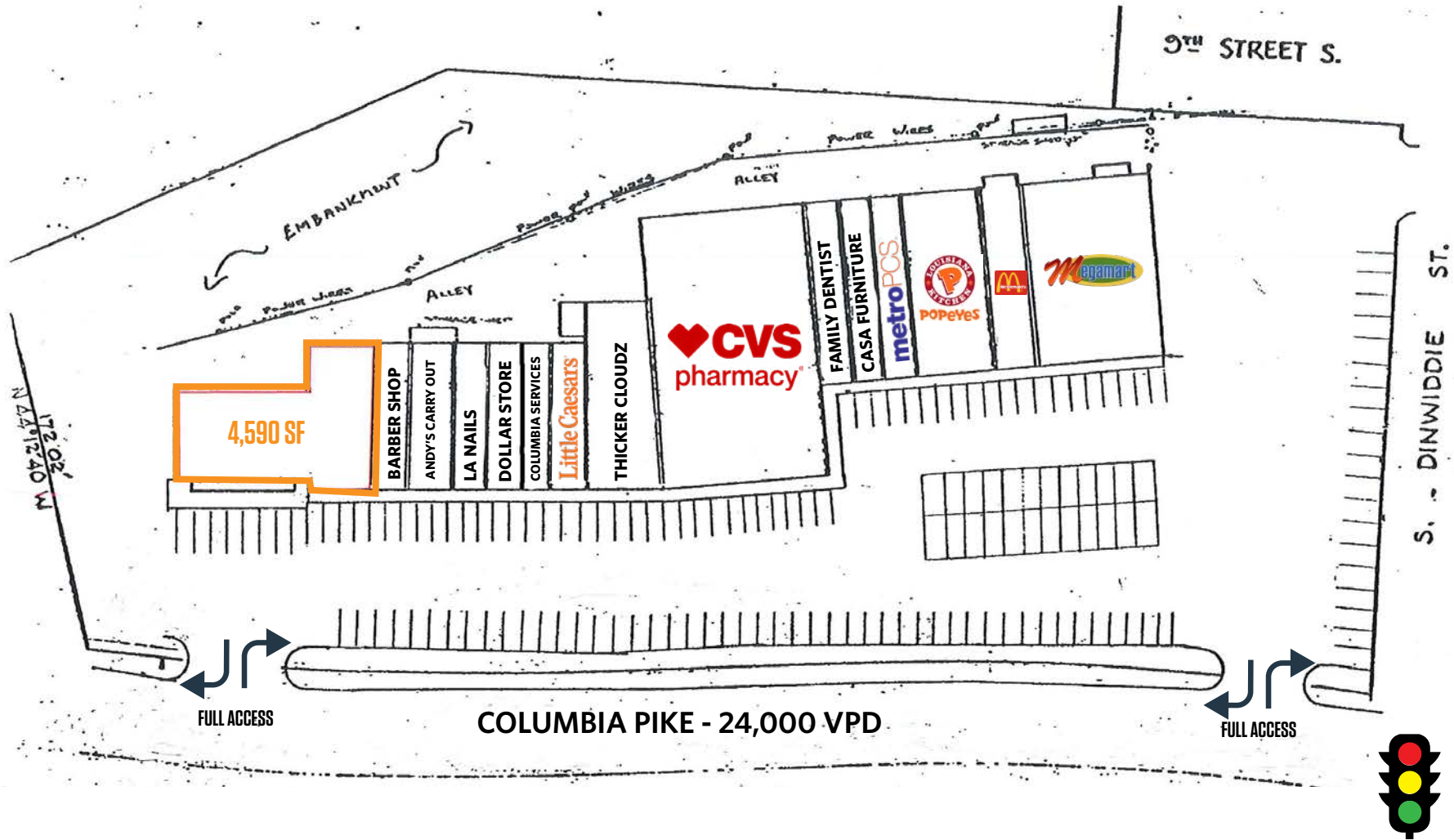
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# SITE PLAN

# COLUMBIA PIKE PLAZA

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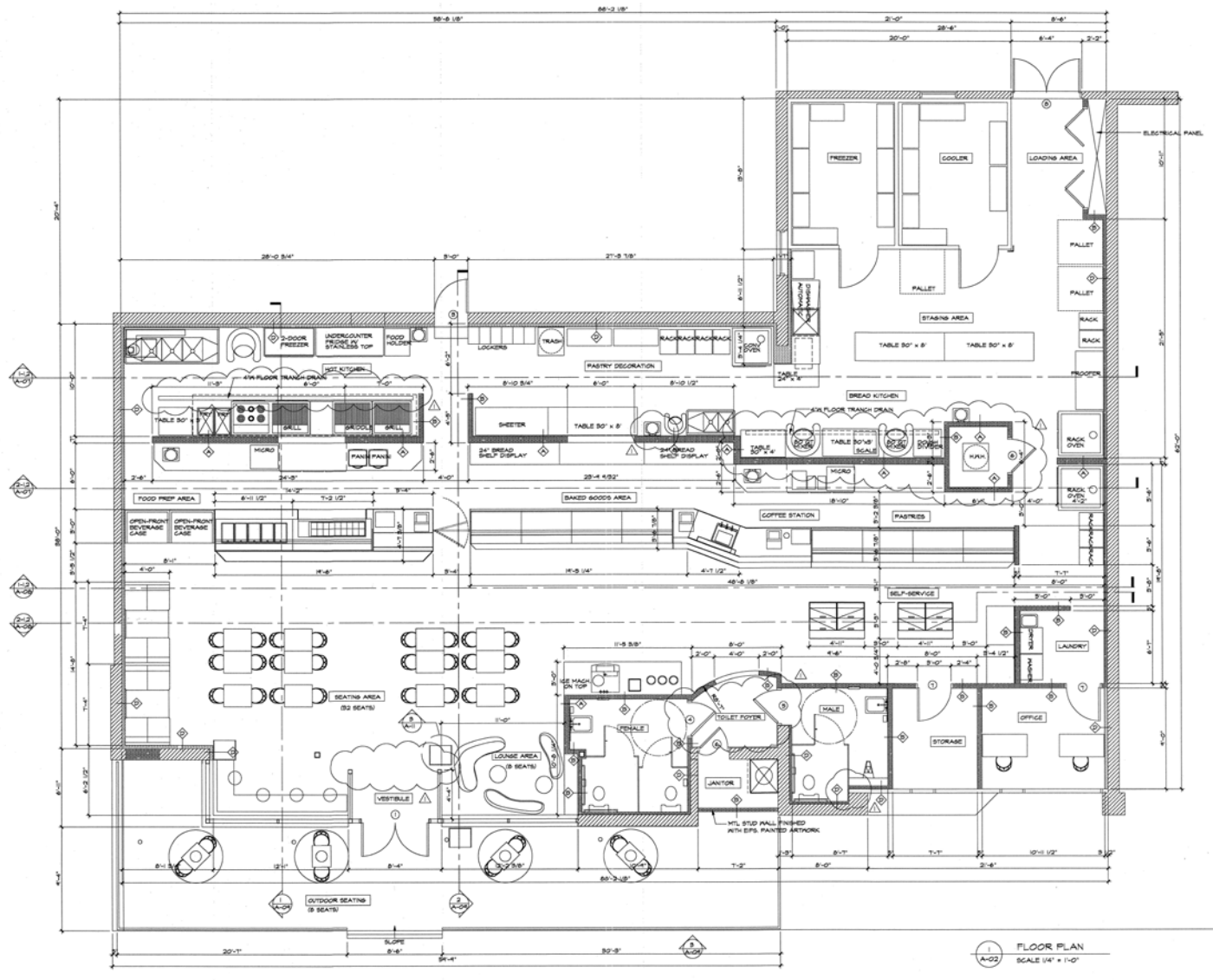
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# PREMISES

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# PHOTOS

## COLUMBIA PIKE PLAZA

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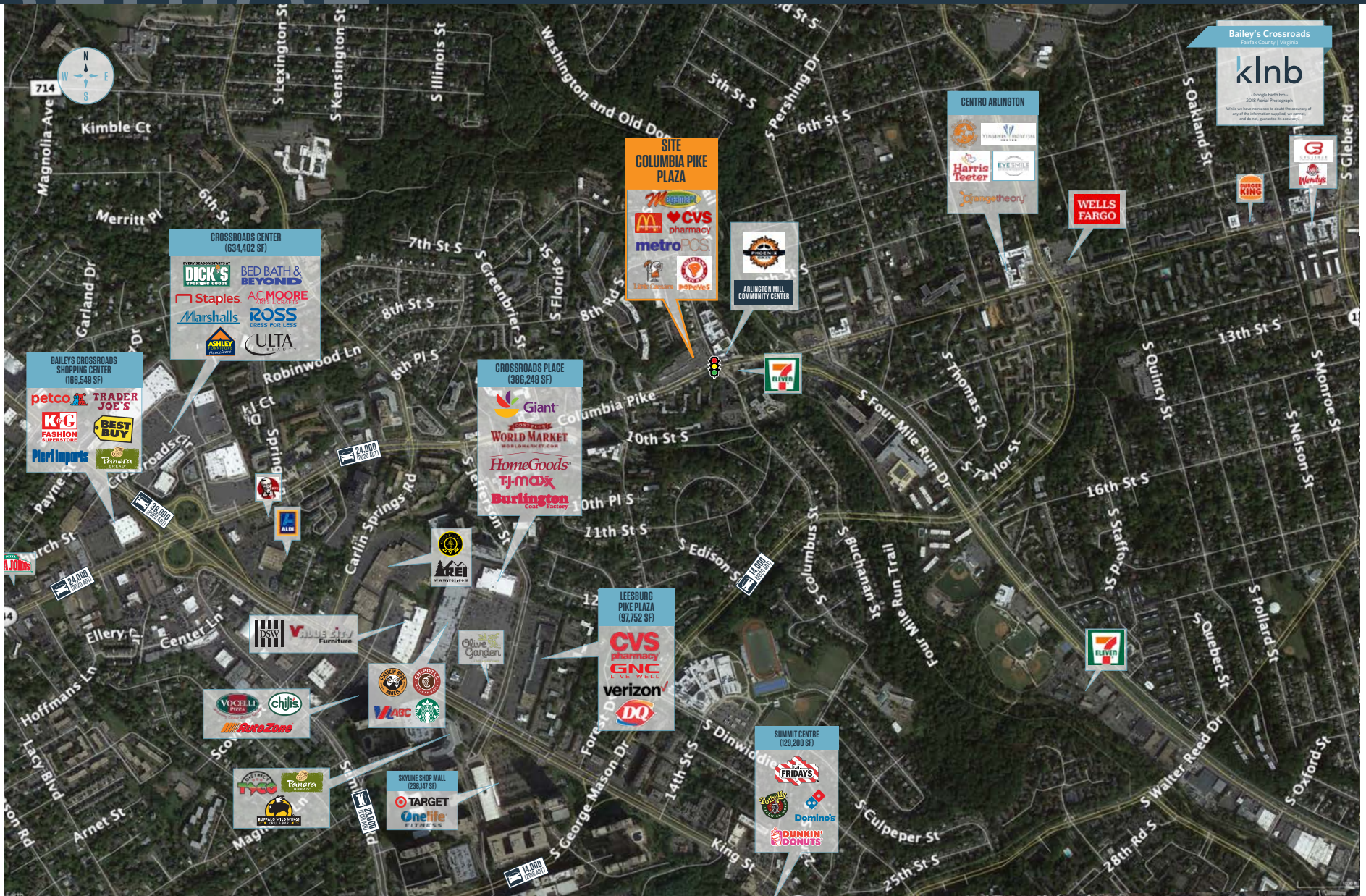
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