



RETAIL

Traffic Intersection of
S. Barton St. & Columbia Pike

NOW OPEN

JOIN THESE RETAILERS



RETAIL FOR LEASE

- Available 3,844 SF space (currently built-out as a sit-down restaurant; can accommodate medical, replacement restaurant, service or retail users).
- Penrose Square is a mixed-use development prominently located on Columbia Pike.
- Anchored by Giant Food and consisting of over 88,000 SF of retail.
- Project includes 326 retail parking spaces with 1 hour of free parking.
- Project includes 299 luxury apartments that are approximately 95% occupied.
- Regular community events conducted in the adjacent park (that includes a splash pad), e.g., Saturday night movies, fitness classes, annual Winter Wonderland, etc.

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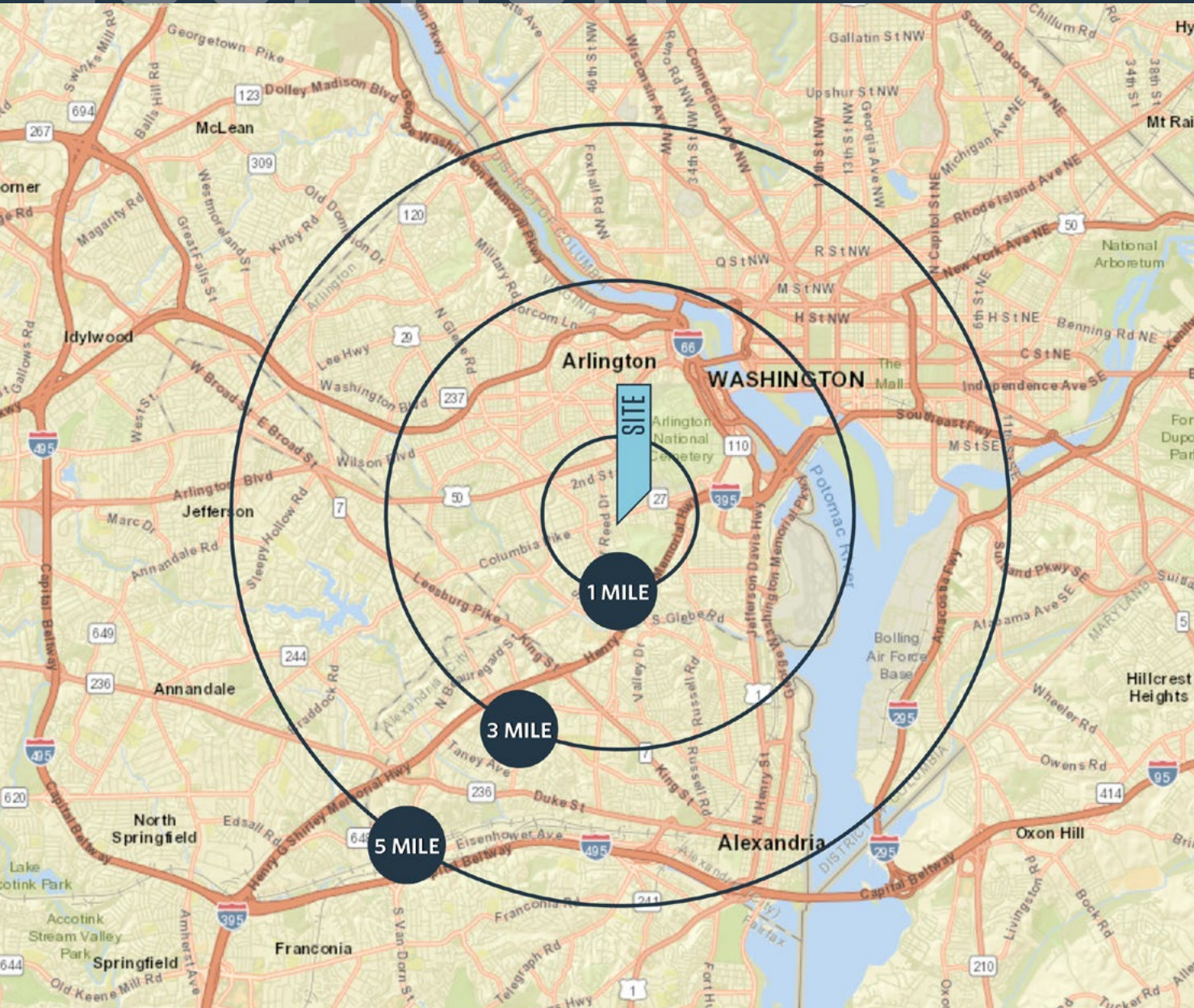
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OWNED & MANAGED BY: **BM SMITH** | klnb.com

LOCATION

PENROSE SQUARE

2407 COLUMBIA PIKE, ARLINGTON, VA 22204, ARLINGTON COUNTY



AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
3,844 SF	\$42.00 PSF NNN	"AS-IS" (BUILT-OUT RESTAURANT)	IMMEDIATE

*EST. NNN: \$10.20 PSF

DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population 28,995	261,931	704,303
Daytime Population 8,188	157,760	767,583
Households 13,070	127,748	335,672
Average HH Income \$135,040	\$145,126	\$149,496

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2018:

Columbia Pike 24,000 ADT

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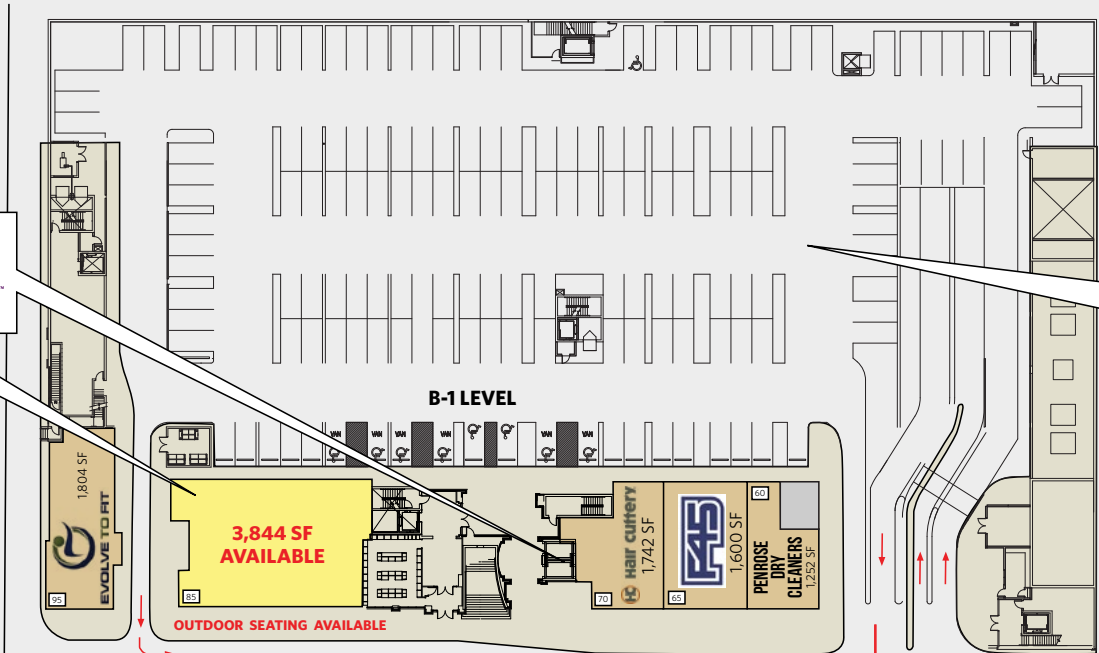
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SITE PLAN

PENROSE SQUARE

2407 COLUMBIA PIKE, ARLINGTON, VA 22204, ARLINGTON COUNTY



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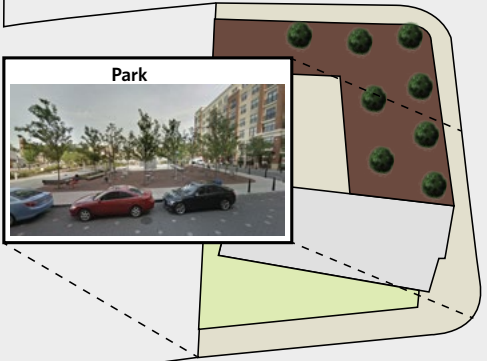
Retail Parking Spaces

Upper Level	46
B-1 Level	159
B-2 Level	121
Total Retail Spaces	326

Elevators to
Giant
Currently built-out as a sit-down restaurant

OWNED BY OTHERS

OWNED BY OTHERS



S. BARTON STREET



S. ADAMS STREET



XSPORT FITNESS

COLUMBIA PIKE



CABINET ERA Wholesale Cabinets & Vanities

RAPPAHANNOCK COFFEE



Logic Computer Software

LA NAILS II

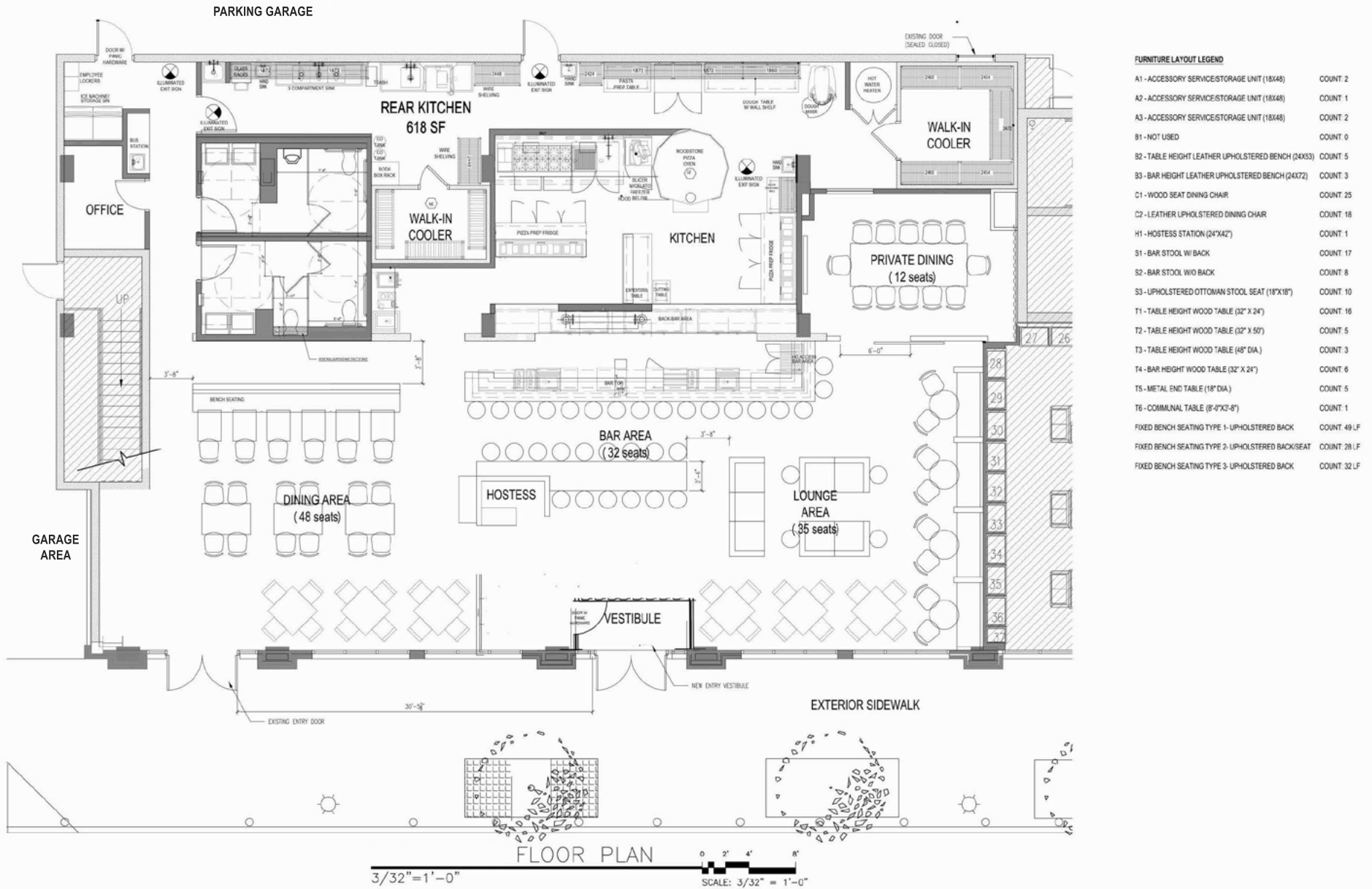
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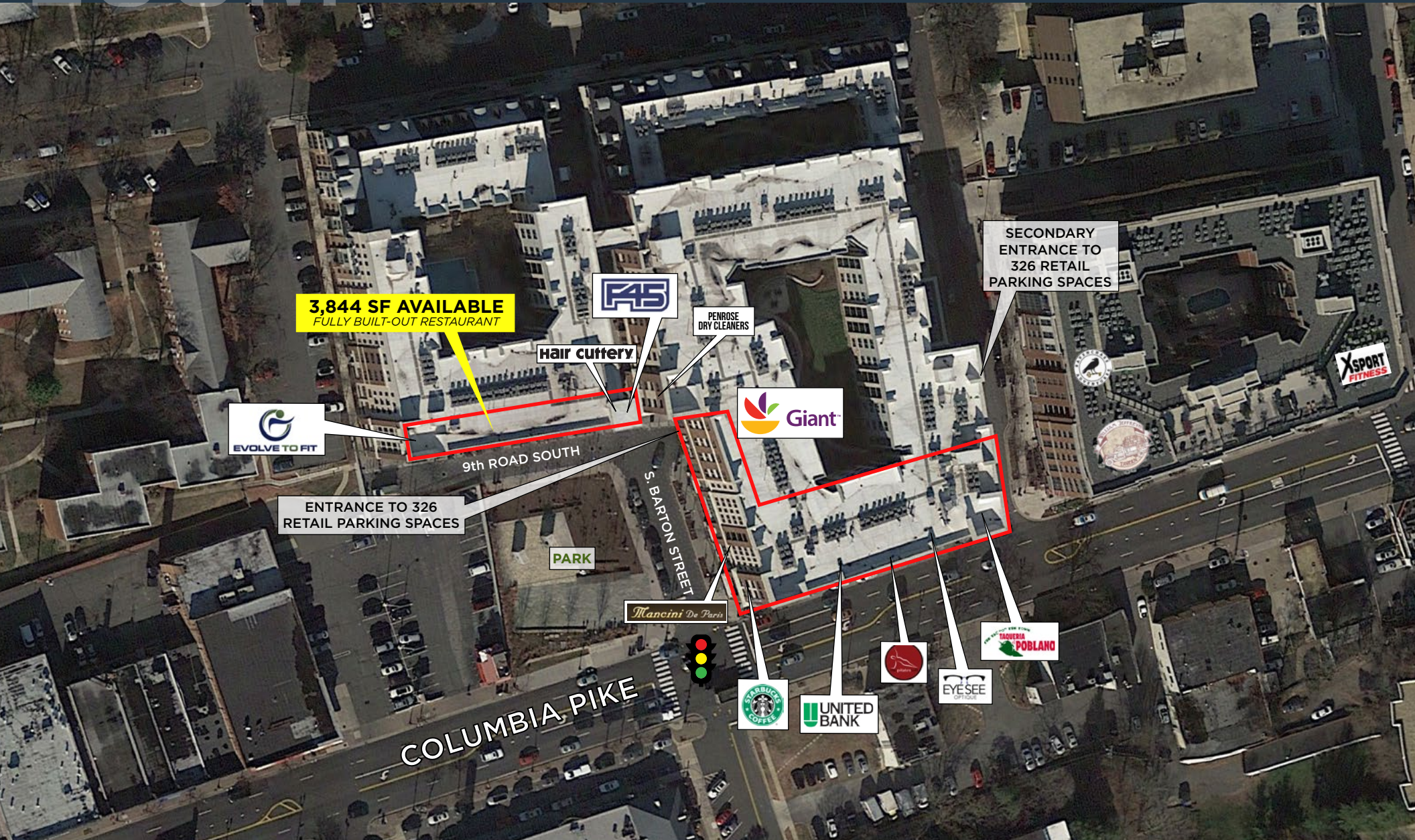
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ZOOM

PENROSE SQUARE

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PENROSE SQUARE

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 = UNDER CONSTRUCTION

 = COMPLETE

PHOTOS

PENROSE SQUARE

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