



2400
COLUMBIA PIKE

Property Details

New mixed-use building featuring 110 residential units and approximately 16,000 SF of street level retail space with projected delivery in Q3 2023. This location is highly visible with significant frontage on Columbia Pike with onsite dedicated retail parking. The building will be located less than two miles from future Amazon HQ2 and one mile to the Pentagon.

Highlights:

Address: 2400 Columbia Pike Arlington, VA 22204

Size: 16,000 SF (Divisible)

Lease Rate: \$45 PSF NNN (est. \$12.00 PSF)

Parking: 43 Parking Spaces (3.07/1,000)

Ceiling Height: 18' (Estimated)

Zoning: C-2

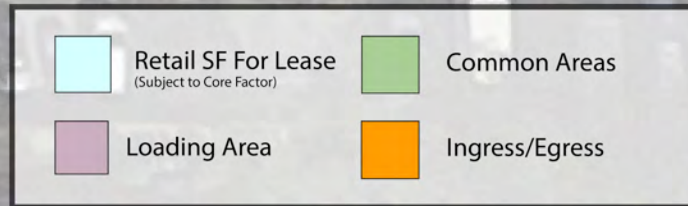
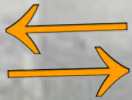
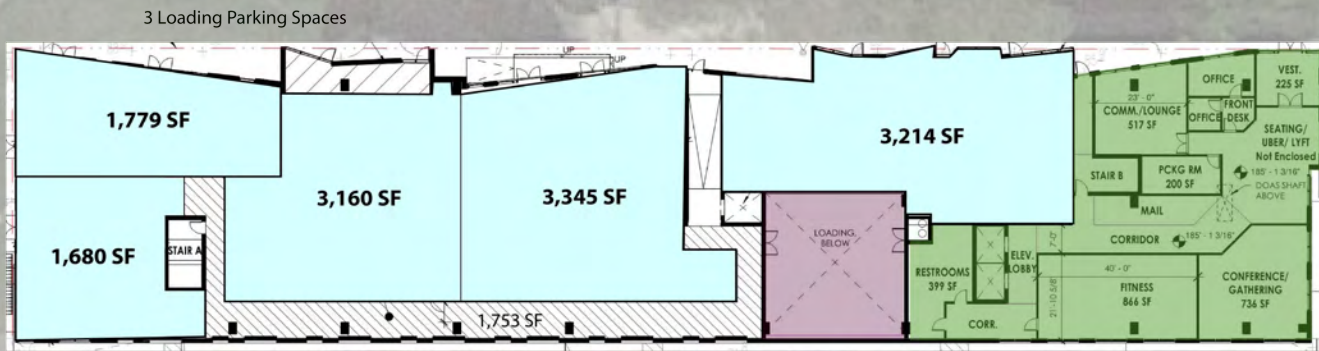
Delivery: Q3 2023 (Estimated)

Walk Score: 94 (Walker's Paradise)



COLUMBIA PIKE (24,000 VPD)

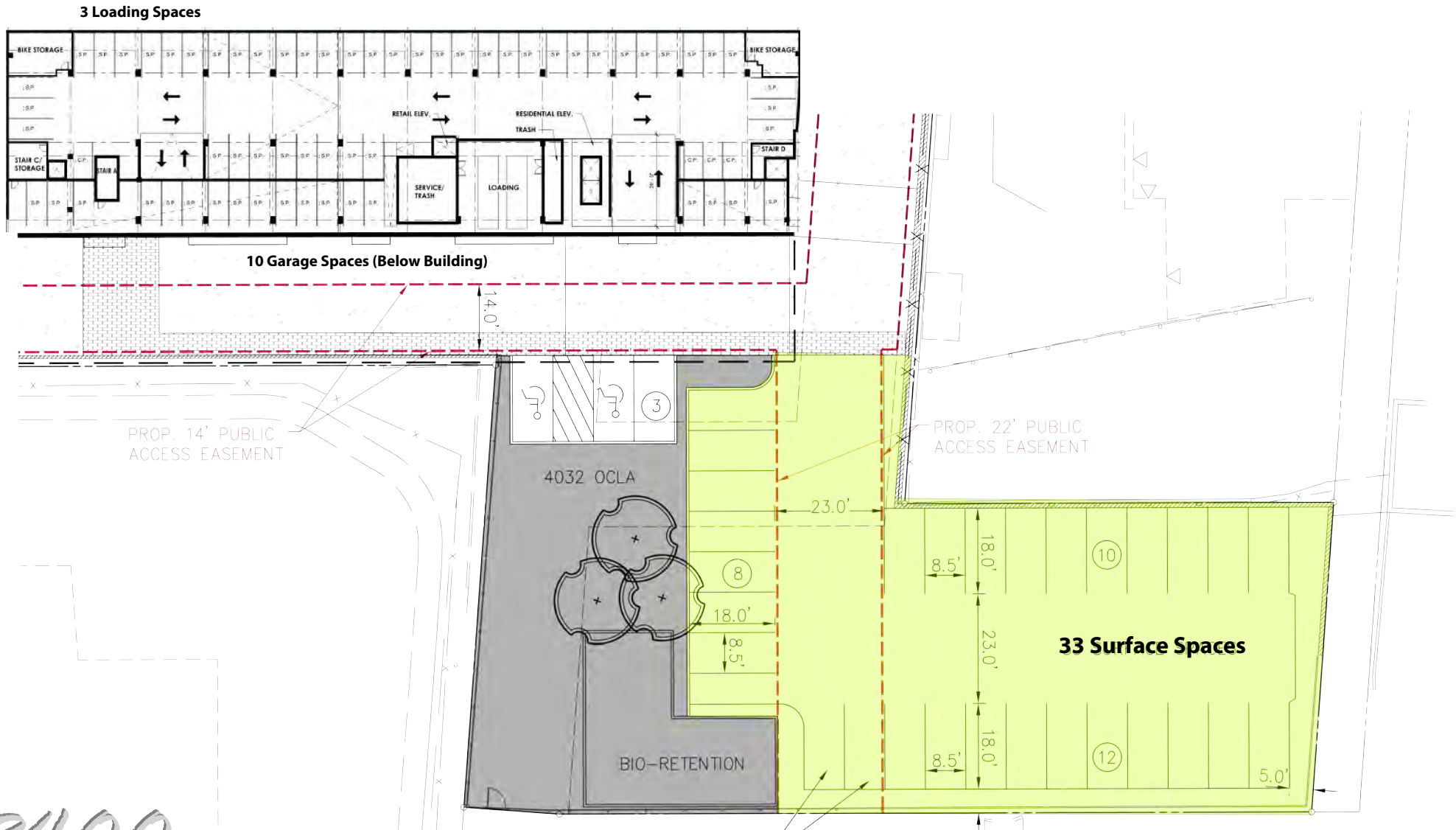
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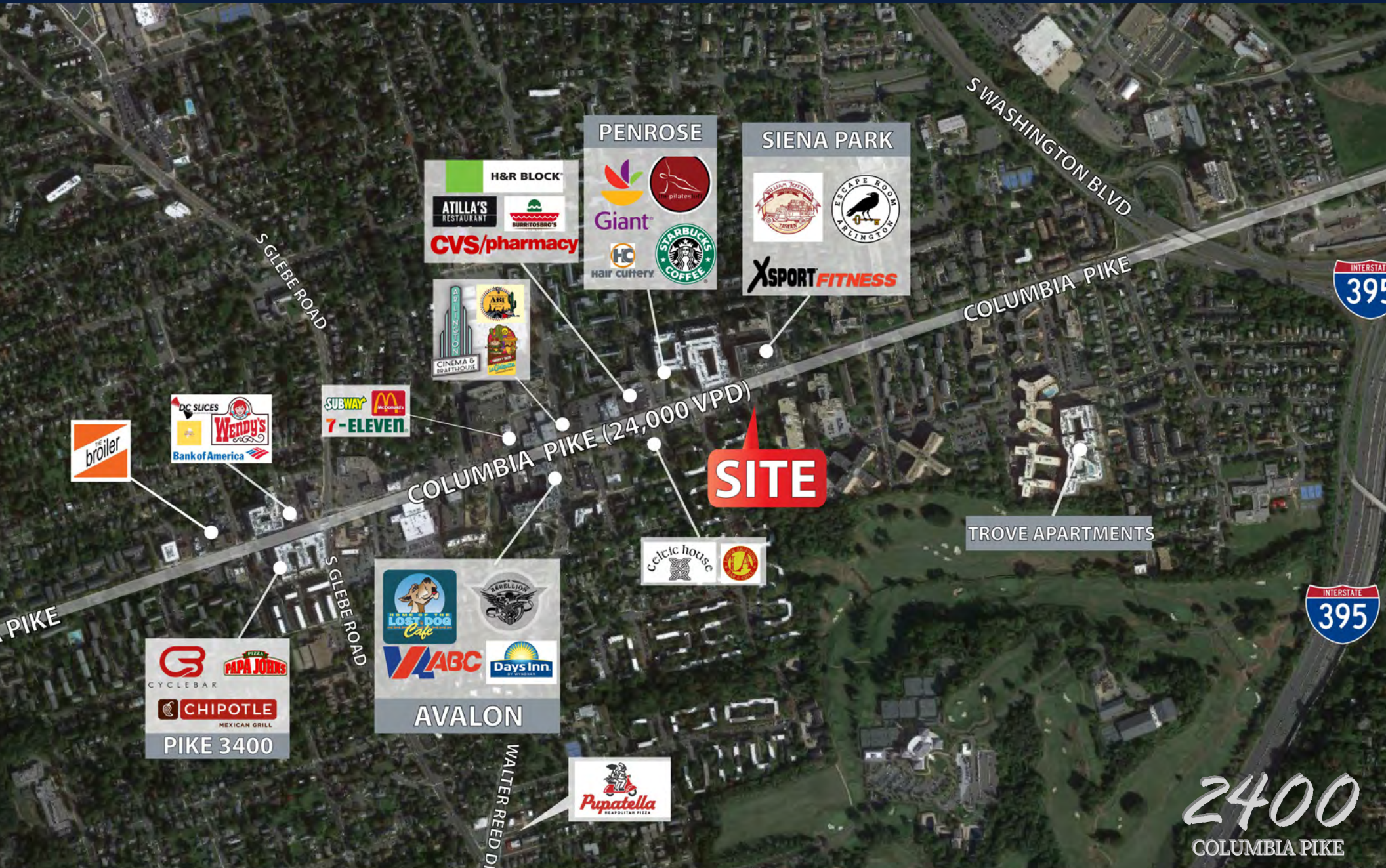
**33 Surface Spaces +
10 Dedicated Retail
Spaces in Garage**

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SITE

COLUMBIA PIKE (24,000 VPD)







TROVE APARTMENTS

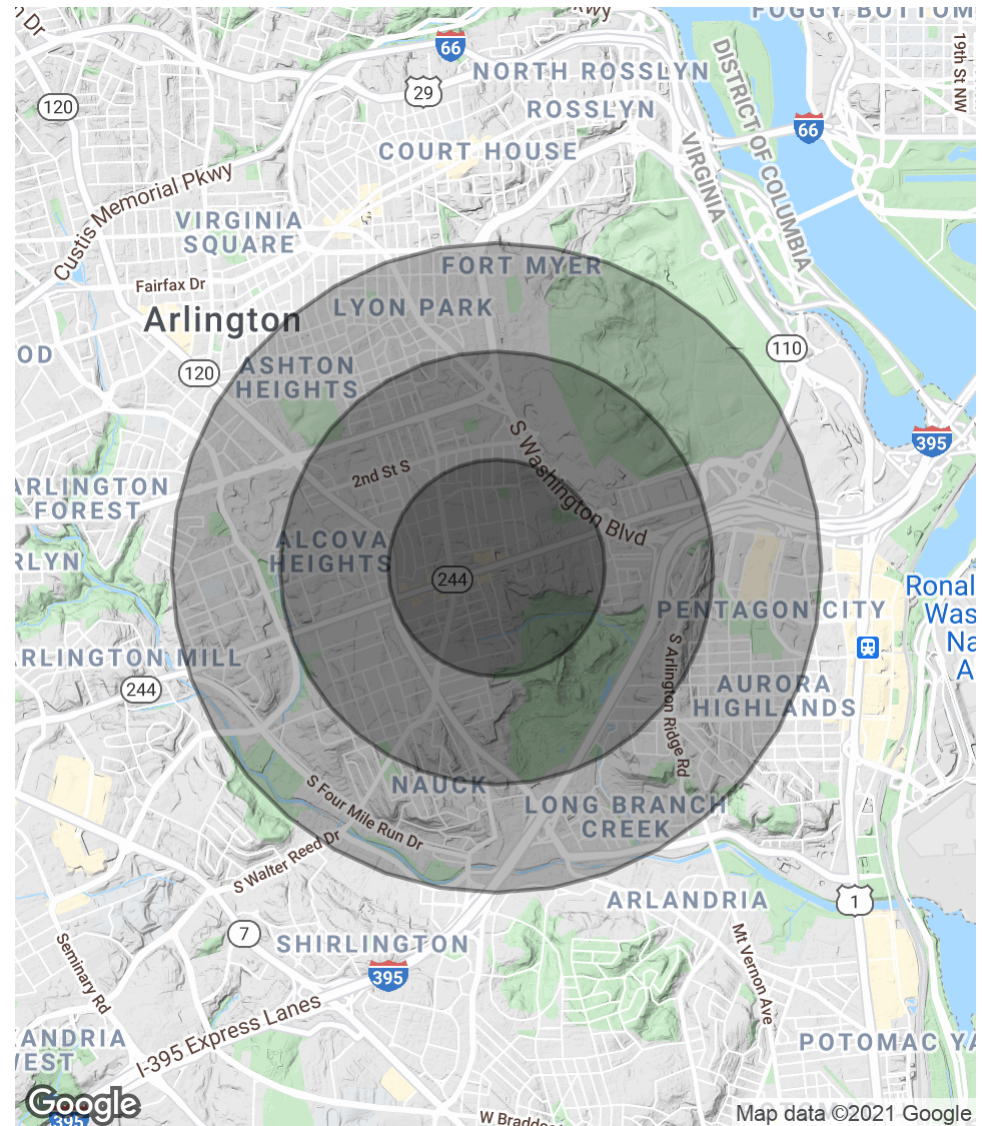
AVALON

PIKE 3400

2400
COLUMBIA PIKE

DEMOGRAPHICS

	<u>0.5 MILES</u>	<u>1 MILE</u>	<u>2 MILES</u>
 POPULATION	12,242	29,294	150,250
 MEDIAN HOUSEHOLD INCOME	\$101,325	\$106,552	\$109,838
 TOTAL BUSINESSES	344	678	4,842
 MEDIAN AGE	35.6	36.6	35.1
 DAYTIME POPULATION	3,414	8,567	67,717
 HOUSING UNITS	6,881	13,942	78,120



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