

3533 COLUMBIA PIKE

Arlington, VA 22204
Arlington County



LEASED BY:

klnb

NEARBY RETAILERS

CVS **FIVE GUYS**

CYCLEBAR **WAXING THE CITY**

BURGER KING **Wendy's** **CHIPOTLE MEXICAN GRILL** **Jersey Mike's SUBS**

RETAIL FOR LEASE

- 12 surface level parking spaces available.
- Additional storage available below grade.
- 890 SF turnkey dental office available.
- 670 SF 2nd gen showroom available.
- Spaces can be combined for 1,560 SF.
- Additional 1,500 SF lower level space available for storage.

Forrest Morrill
fmorrill@klnb.com
703-268-2707

Keenan Woolfer
kwoolfer@klnb.com
703-268-2744

Ryan Moody
rmoody@klnb.com
703-268-2739

Marc Tasker, CCIM
mtasker@klnb.com
703-268-2735

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SITE PLAN



AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
670 SF	MARKET	2 ND GEN SHOWROOM	IMMEDIATE
890 SF	MARKET	TURNKEY DENTAL OFFICE	IMMEDIATE
OR IF COMBINED			
1,560 SF	MARKET	"AS-IS"	IMMEDIATE

*EST. NNN: \$5.58 PSF (TAXES)

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CLOSE UP AERIAL



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MID-VIEW AERIAL



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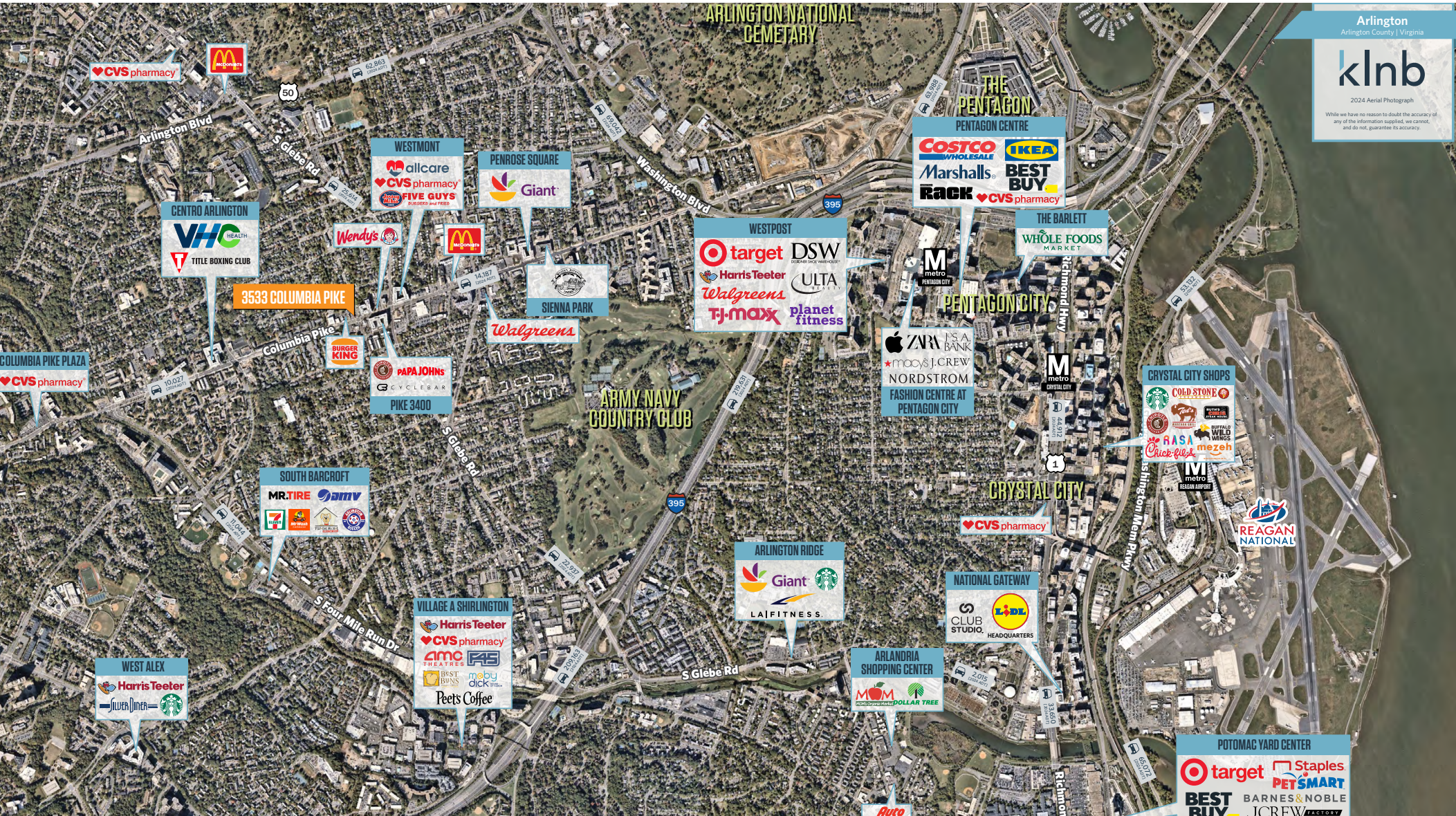
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MARKET AERIAL



Arlington
Arlington County | Virginia

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2024 Aerial Photograph

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PHOTOS - TURNKEY DENTIST OFFICE



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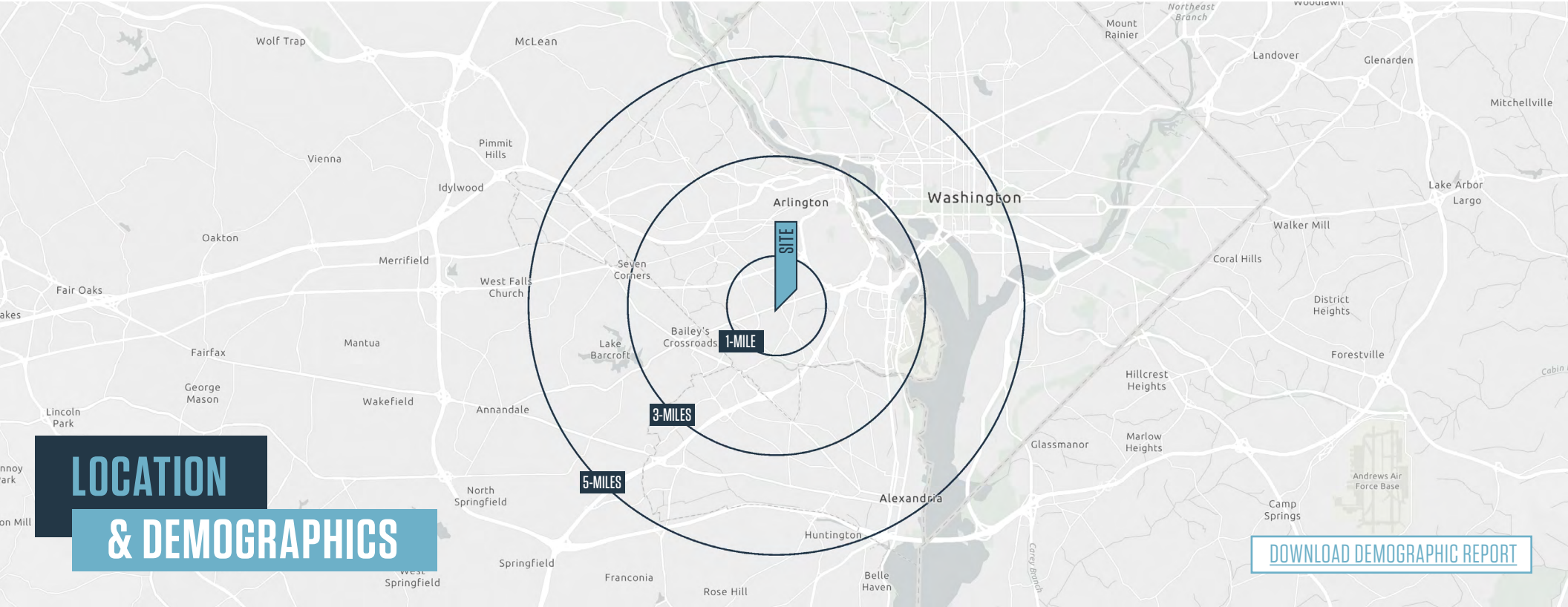
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LOCATION & DEMOGRAPHICS

TRAFFIC COUNTS | 2024

Columbia Pike	11,961 ADT
S Glebe Rd	25,614 ADT

	1-MILE	3-MILES	5-MILES			
	Population				Households	
	40,508	314,200	681,135		17,565	144,283
	Daytime Population				Average Household Income	
	32,472	347,326	1,113,730		\$162,762	\$173,916
						\$187,015

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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