



JOIN THESE RETAILERS



CALIBER COLLISION

RETAIL FOR LEASE

- Rare 7,028 SF availability in Arlington, VA.
- Landlord in the process of upgrading existing building.
- Close proximity to I-395 (250,312 ADT).
- Garage door loading.
- Zone: S-3A/M1 [[Link to Zoning Ordinance](#)].
- 12' clear ceiling height.
- 33 dedicated parking spaces.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
7,028 SF	MARKET	NEGOTIABLE	IMMEDIATE
OR IF DEMISED:			
±5,050 SF	MARKET	NEGOTIABLE	IMMEDIATE
±2,050 SF	MARKET	NEGOTIABLE	IMMEDIATE
*EST. NNN: \$4.39 PSF			

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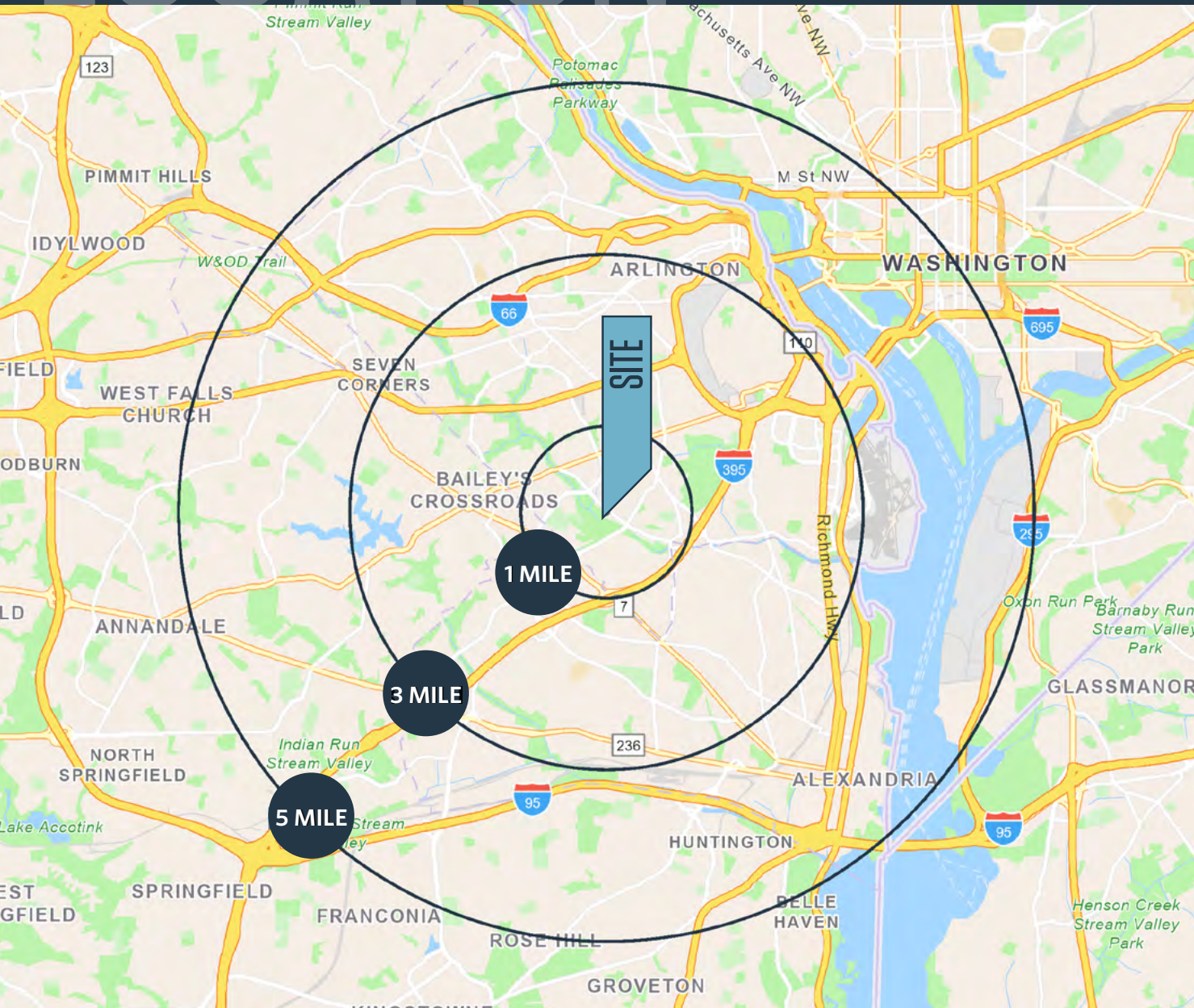
OWNED & MANAGED BY: **BM SMITH**

klnb.com

LOCATION

SOUTH BARCROFT

4160 S FOUR MILE RUN DR, ARLINGTON, VA 22206 ARLINGTON COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
44,189	313,671	606,121
Daytime Population		
17,176	199,798	641,941
Households		
19,871	141,686	270,414
Average HH Income		
\$150,972	\$166,185	\$179,553

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

S Four Mile Run Dr	14,323 ADT
S Walter Reed Dr	14,116 ADT
I-395	250,312 ADT

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CLOSE UP

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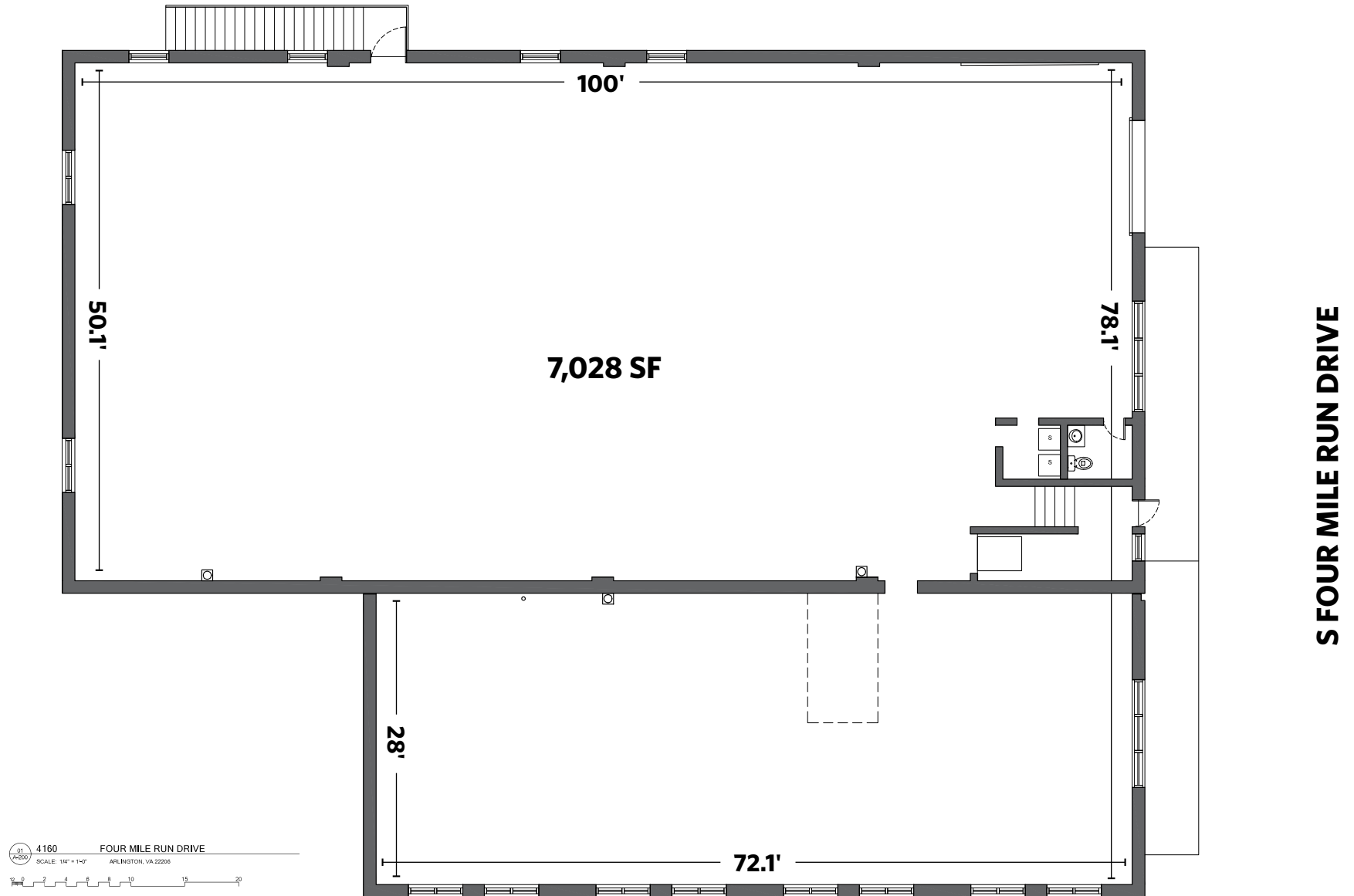
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EXISTING LAYOUT

SOUTH BARCROFT

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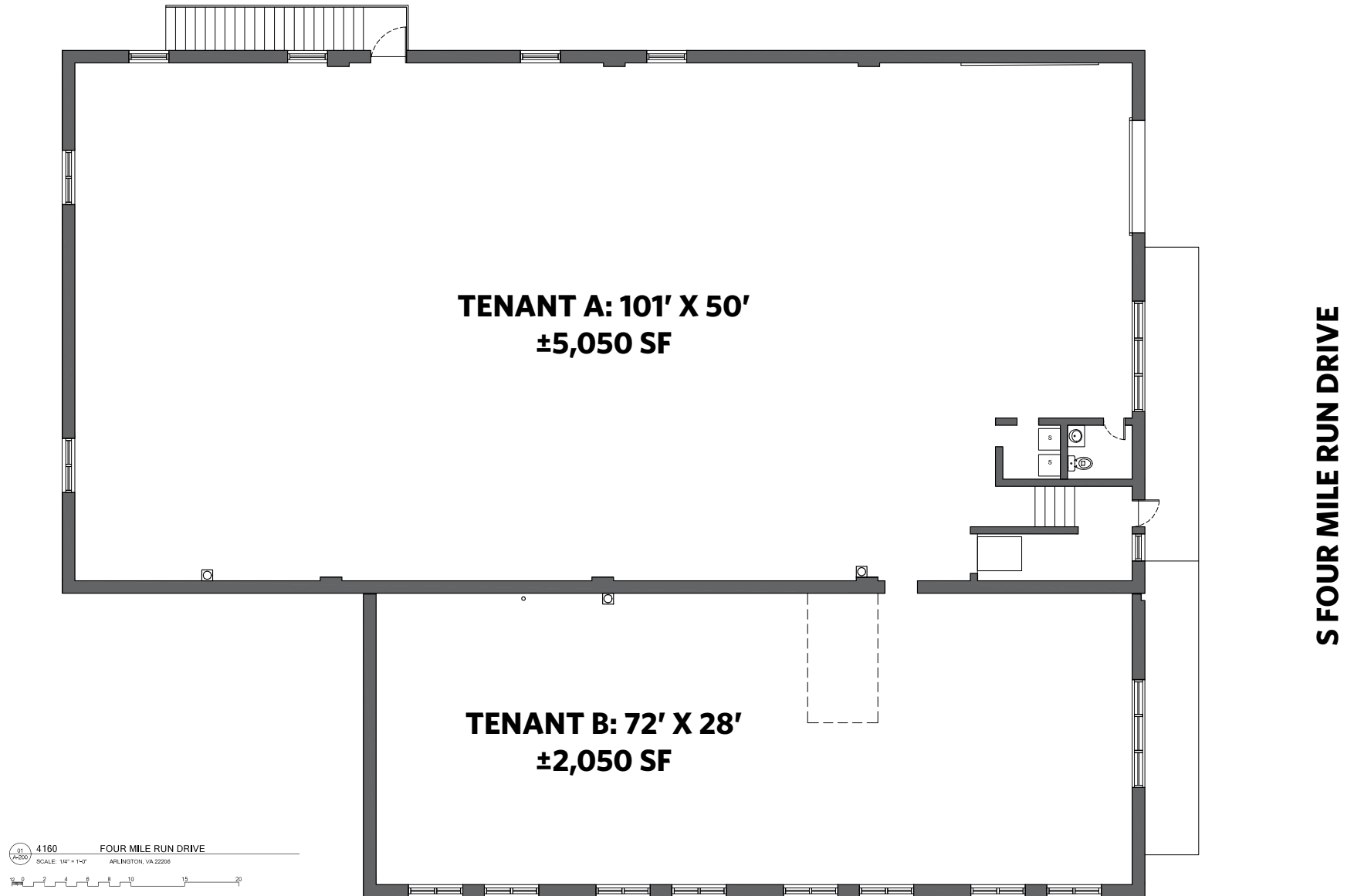
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POTENTIAL LAYOUT

SOUTH BARCROFT

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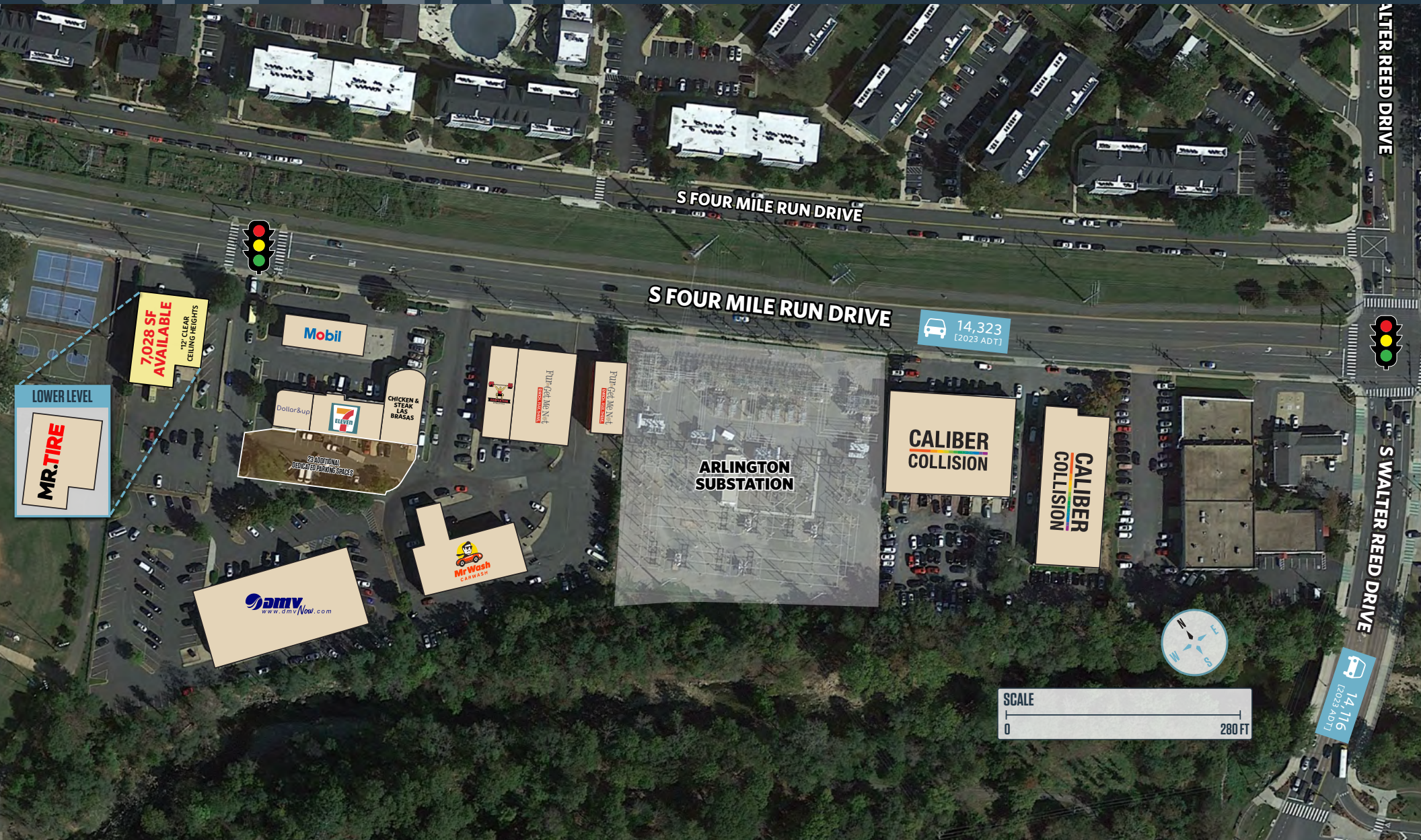
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SITE PLAN

SOUTH BARCROFT

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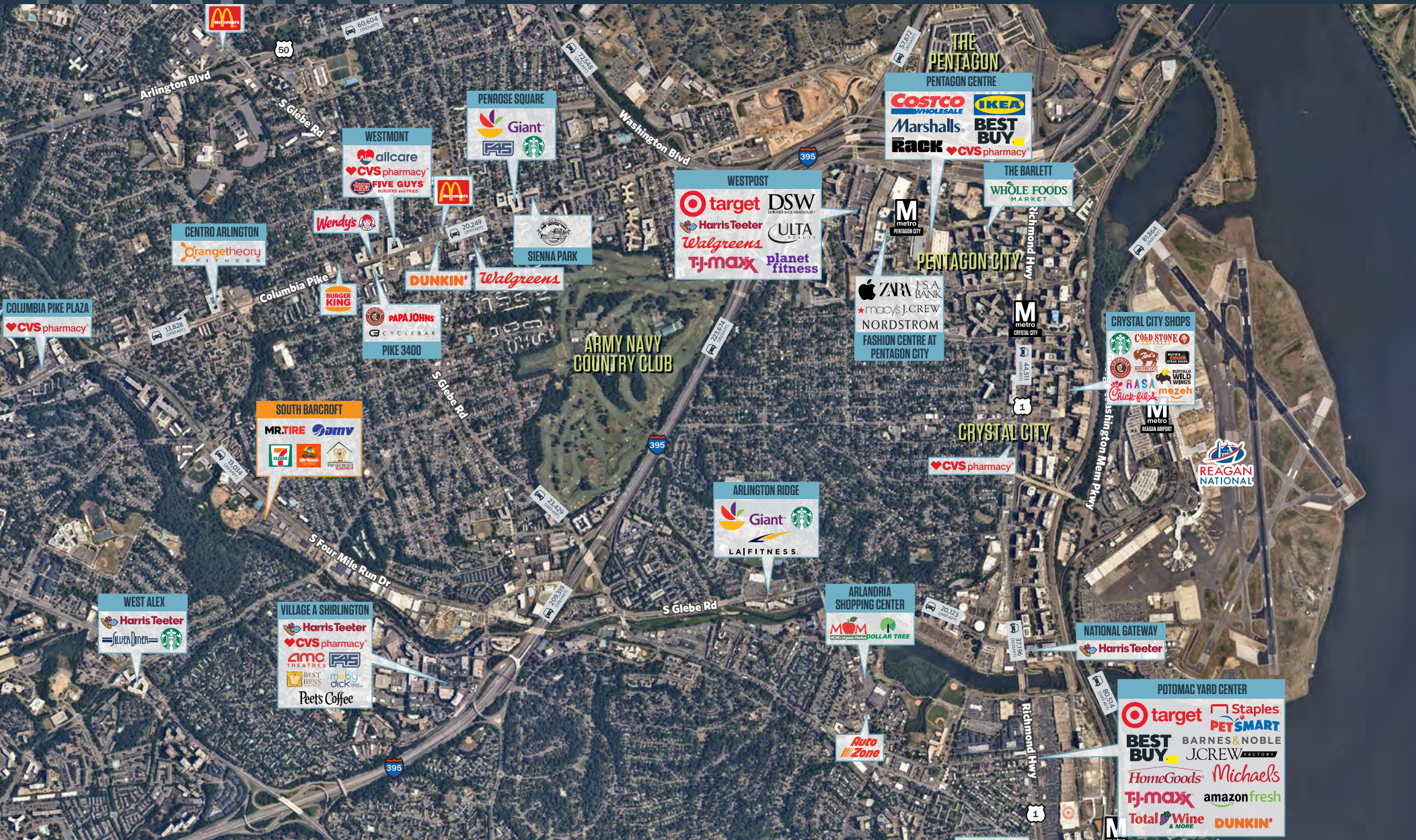
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Shirlington
Arlington County | Virginia

klnb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

CENTRO ARLINGTON
(75,000 SF)

Orangetheory
FITNESS

WESTMONT
(20,218 SF)

allcare
FIVE GUYS

PENROSE SQUARE
(150,136 SF)

Giant
FAS Starbucks

ARLINGTON



SIENA PARK
(48,000 SF)

ARMY NAVY
COUNTRY CLUB

CROSSROADS PLACE
(336,248 SF)

CHIPOTLE
HomeGoods
WORLD MARKET
T.J. MAXX
Burlington
Giant

SOUTH BARCROFT

MR. TIRE
DMV

7-Eleven
Mr. Wash
PUP GET ME N-1

S FOUR MILE RUN DR

SHIRLINGTON

PAPA JOHN'S
CYCLEBAR
PIKE 3400
(15,000 SF)

VILLAGE AT SHIRLINGTON

AMC THEATRES
BEST BUNS
CVS pharmacy
FAS
Peets Coffee
moby dick
Harris Teeter

CVS pharmacy

DOLLAR TREE
PARTY DEPOT
WING STOP

LEESBURG PIKE PLAZA
(97,752 SF)

WEST ALEX

Harris Teeter
SILVER Diner

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CLICK TO VIEW PROPERTY WEBSITE

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