

RETAIL BUILDING FOR LEASE

**3201 Columbia Pike,
Arlington Va 22204**



The Washington Post
2023
The Best Casual Eatery
NOW OPEN!
\$10 LUNCH SPECIALS

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Palm &
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While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.

All information should be independently verified prior to a purchase or lease of the property.

We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

President and Principal Broker Of PVIM llc,

a Virginia Limited Liability Company

www.pvimre.com | 703 685 0000 | paul@pvimre.com

207 Ramsay Alley, Ste 101, Alexandria Va 22314



About PVIM

Papadopoulos - Voutsas Investments & Management (PVIM) was founded in February 2024, PVIM LLC is a distinguished commercial real estate brokerage headquartered in Old Town Alexandria, Virginia. We specialize in retail, office, and industrial properties, offering a full spectrum of services for leasing, buying, and selling. Our expertise ensures that whether you need to lease space, buy, or sell a property, PVIM has the tools and knowledge to help you achieve your goals. Stop by our office in Old Town For more info.



OVERVIEW

- Retail & Office Property For Lease on Columbia Pike.
- Property Is zoned C-2 in Arlington County.
- 1,800 Sf on Three levels with 3 separate entrances.
- Perfect For Cafe, Tobacco Store or Boutique
- DO NOT DISTURB THE TENANT.
- No Exclusions.
- Property has 6 Parking Spaces.
- 19 Lf Street Frontage on Columbia Pike.



NOTE: RPC NUMBER: 25-012-045

TEXT LEGEND:

IPS = IRON PIPE SET
PKS = PK NAIL SET
POL = POINT ON LINE

18' PUBLIC ALLEY

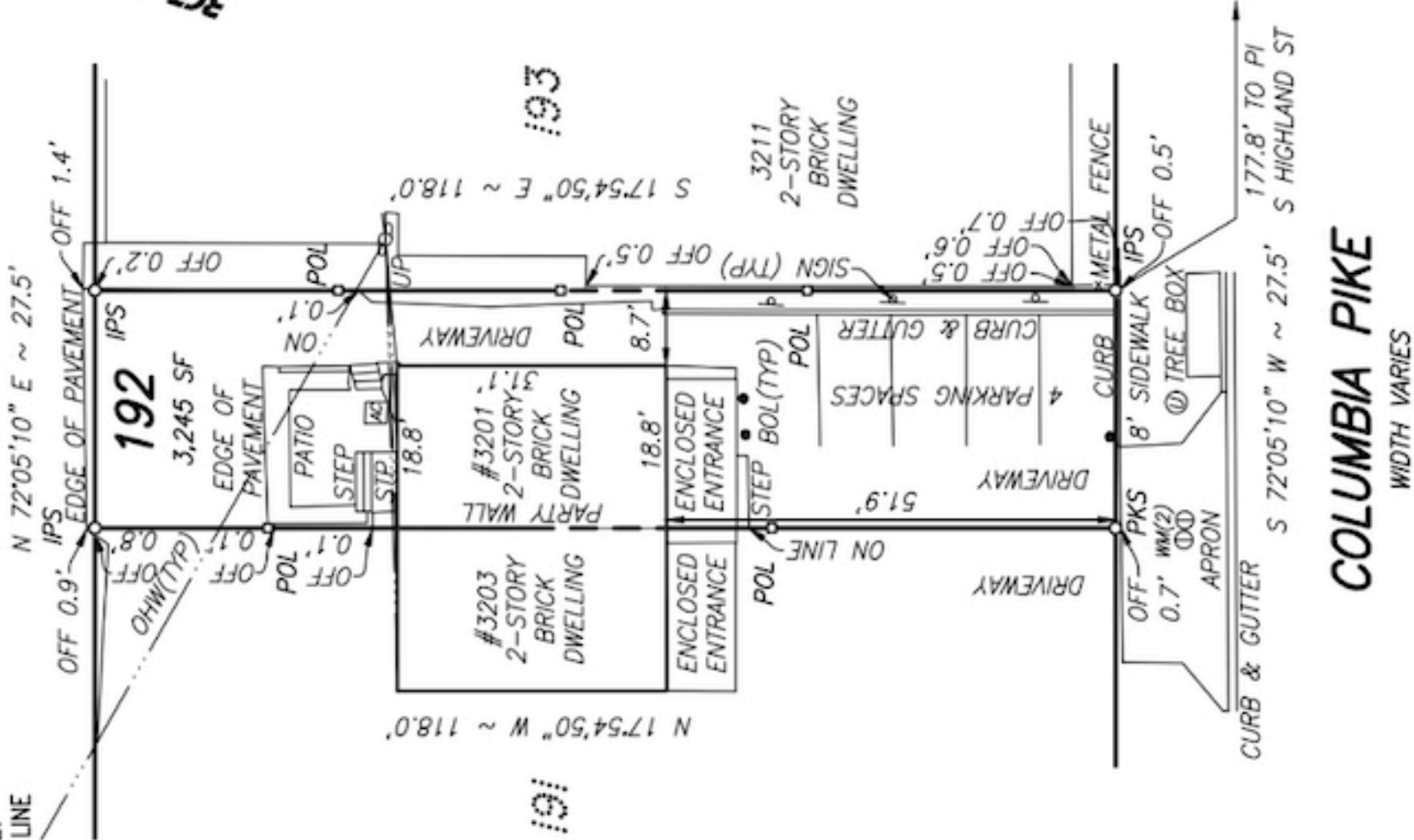


EXHIBIT
SHOWING PROPERTY CORNERS AND POINTS ON LINE SET ON
LOT 192, DIVISION OF PARCEL "B",
WESTMONT

ARLINGTON COUNTY, VIRGINIA
DB. 468, PG. 3061

SCALE: 1" = 20'
DATE: AUGUST 27, 2021
INSTR REF: 20160100008903
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

OWNER: SHELDON C CROFT, MARY G PLEYTO &
DAISY ANNE SISON

RCFIELDS
& ASSOCIATES, INC.
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I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN
HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND
COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER
18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.



DRAFTED: AA CHECKED: WDS

21-227

PLAT

AERIAL





The Columbia Pike Partnership is a coalition of businesses, residents, property owners, and the Arlington County Government dedicated to serving the 3.5-mile-long stretch of Columbia Pike from Arlington's border with Fairfax County in the west to Arlington National Cemetery and the Pentagon in the east.

STACKING PLAN





PHOTOS

CONTACT PVIM

For information and registration, please contact the following numbers and addresses



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A. Paul Voutsas