



3621 COLUMBIA PIKE INFORMATION

Property Type: Mixed Retail with Car Dealership and Mechanic Shop



- Investment Type: Sale or Lease
- Land Square Footage: 13,774 SF
- Parking Spaces: 45
- Building Square Footage: 4,533
- Year Built: 1959
- Stories: 3
- Permitted Zoning: C-2
- Property Class: Code 211-Retail Strip
- Tax Map Numbers: 23-039-029 and 23-039-040
- Annual taxes: \$21,552



Anna Gonzalez
Property Manager
571-488-2007 cell

3621 COLUMBIA PIKE -LOCATION

High visibility and great walk score



- 5 Minutes to I-395
- 8 minutes to Route 66
- 10 minutes to Washington D.C.

Walk Score®

3621 Columbia Pike

Douglas Park, Arlington, 22204

Commute to **Downtown Arlington**

🚗 18 min 🚌 35 min 🚲 37 min 🚶 60+ min

Walk Score
86

Very Walkable

Most errands can be accomplished on foot.

Transit Score
60

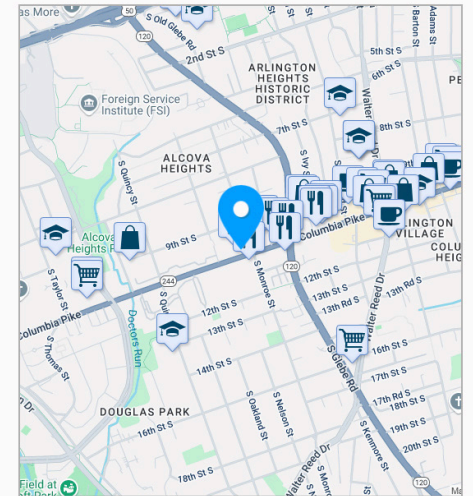
Good Transit

Many nearby public transportation options.

Bike Score
86

Very Bikeable

Biking is convenient for most trips.



3621 COLUMBIA PIKE - RENT ROLL

Rent Roll	3621 Columbia Pike Arlington VA	Parking Spaces	Square Feet	Monthly Income	Annual Income	Potential annual Rent of vacancies	Potential annual Rent
Suite 1	Smoke Shop* lease commencing 7/1	3	585	\$ 5,000.00	\$66,000.00		
Suite 2	Phone and Computer Repair	2	393	\$ 2,750.00	\$33,000.00		
Suite 8	Vacant	1	240			\$18,000.00	
B-1	Garage with two lifts included in Dealership Rent		989				
Suite 10	Car Dealership	29	445	\$ 11,720.00	\$140,640.00		
Suite 3	Vacant	4	1881			\$42,000.00	
	Customer Spaces Unassigned	5					
		45	4533	\$ 19,470.00	\$239,640.00	\$60,000.00	\$299,640.00



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