



# 4707 COLUMBIA PIKE

ARLINGTON, VA, 22204

**2,000 - 4,282 SQFT**

HIGH VISIBILITY WITH SIGNIFICANT  
FOOT AND VEHICLE TRAFFIC  
OVER 12,000 VEHICLES PER DAY (VPD)  
17 DEDICATED PARKING SPACES

**FOR LEASE**  
**\$ 44 PSF NNN**

The available space ranges from 2,000 to 4,282 square feet and is situated as an endcap unit, offering enhanced visibility and accessibility. With 17 dedicated parking spaces, businesses can cater to customers with ease, especially in high-traffic areas. This property benefits from significant foot and vehicle traffic, with over 12,000 vehicles passing by daily (VPD), making it an ideal location for retail or service-oriented ventures. Moreover, the generous ceiling height of 18 feet presents opportunities for versatile utilization.

Located in the vibrant Columbia Pike corridor, renowned for its dynamic mix of residential and commercial developments, this area offers close proximity to key points of interest and high-traffic zones, making it an appealing hub for businesses and retail ventures. Columbia Pike, as a major arterial road in Arlington, features a diverse array of residential, retail, and commercial spaces.

The Columbia Pike corridor in Arlington, Virginia, is strategically located and boasts a diverse mix of residential, retail, and commercial spaces. The Columbia Pike Revitalization Organization (CPRO) works to enhance the area's appeal, attracting new businesses and improving the streetscape. With high traffic, residential communities nearby, recreational amenities, and access to public transportation, the area offers convenience and potential for business growth. Its proximity to Washington, D.C., and major transportation routes further boosts its appeal,



**PATTY I BROWN, CCIM**

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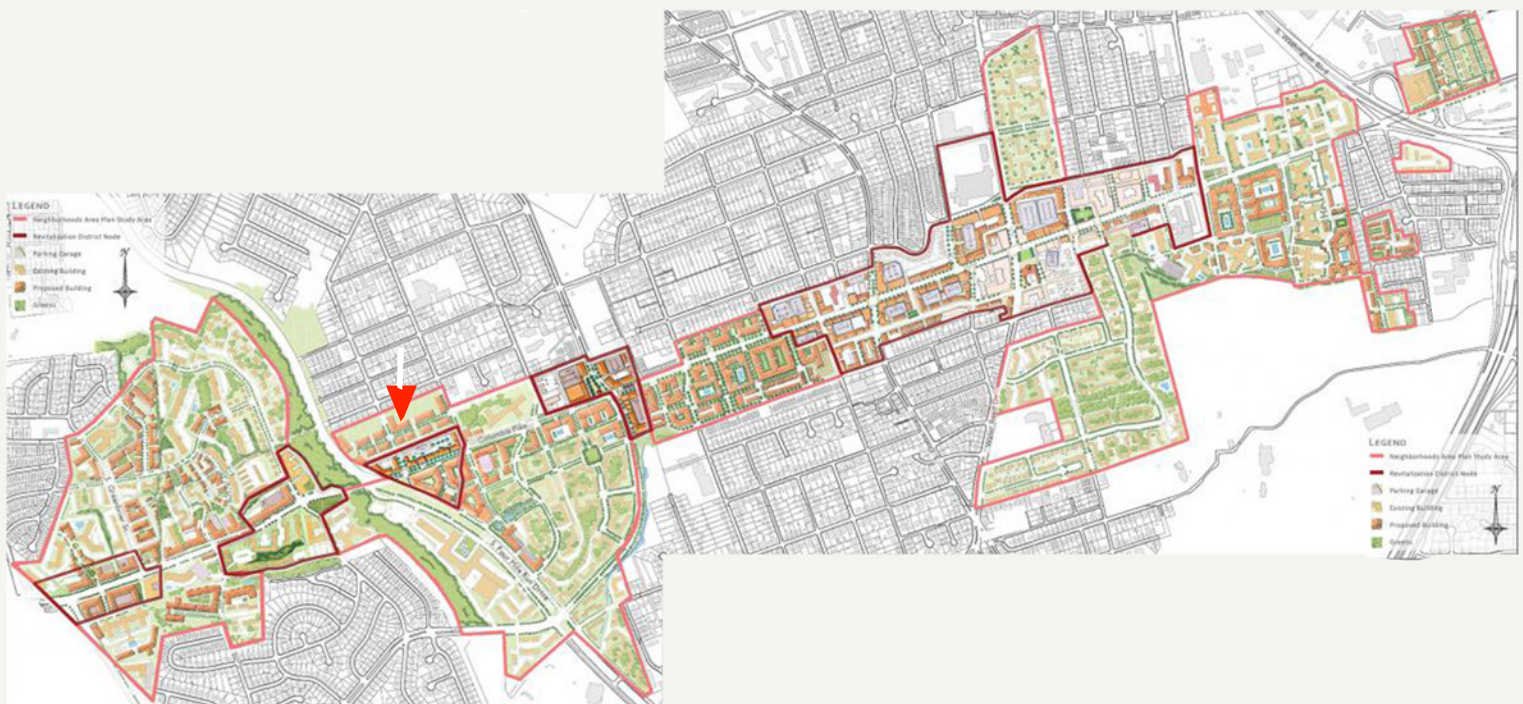
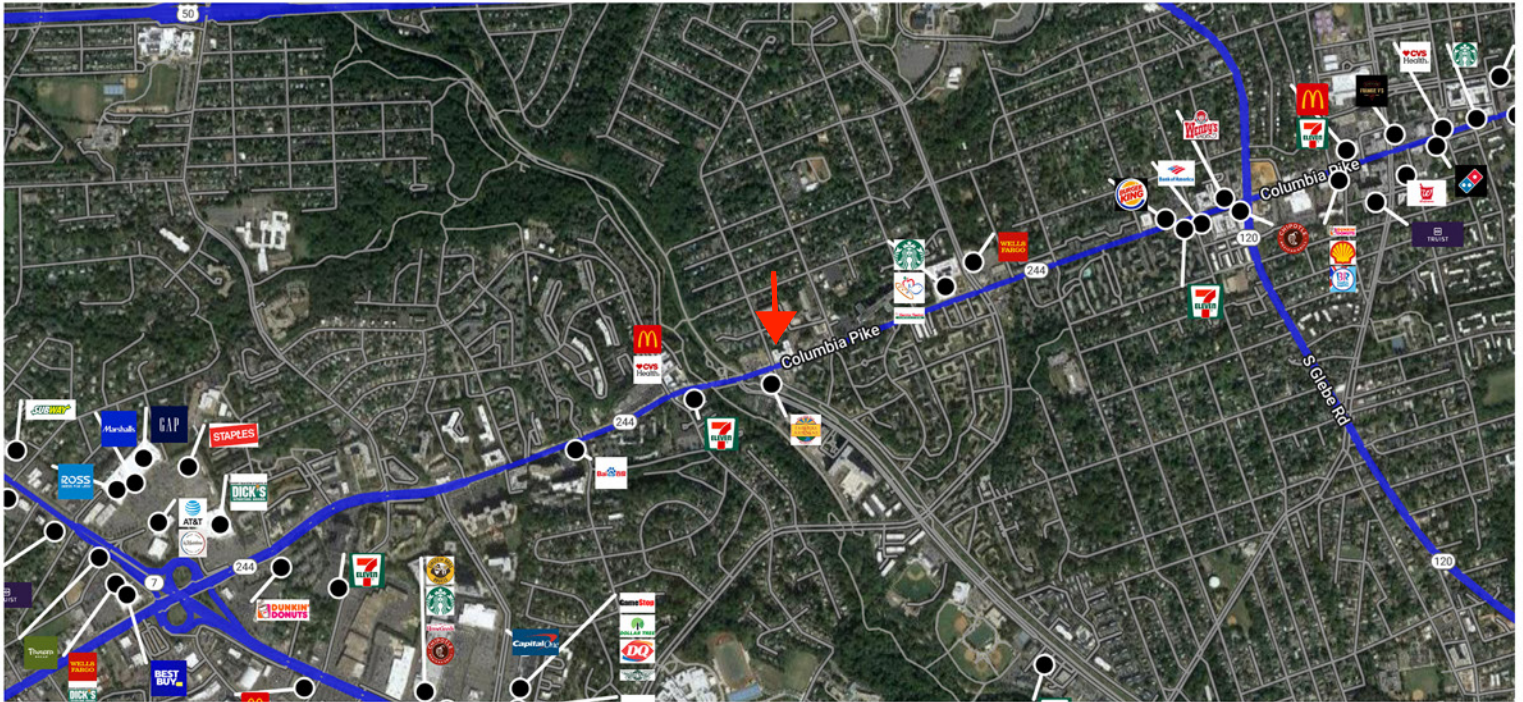
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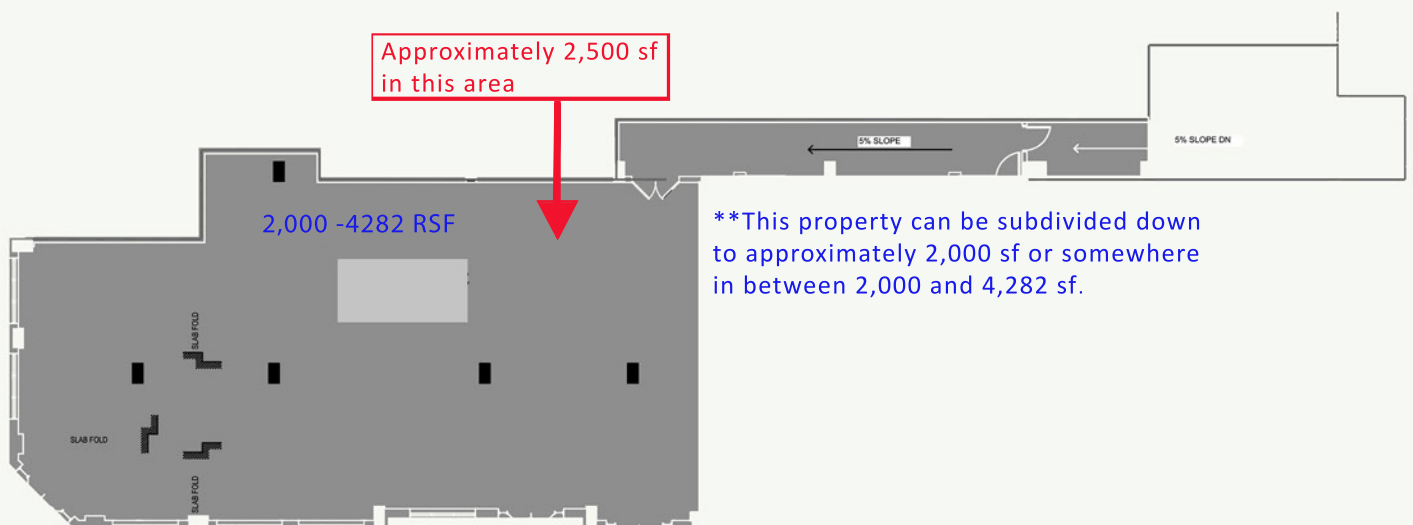
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**\*\*This property can be subdivided down to approximately 2,000 sf or somewhere in between 2,000 and 4,282 sf.**

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