

3008 COLUMBIA PIKE

ARLINGTON, VA 22204

FOR SALE



LOCATION DESCRIPTION

- Visibility to over 27,000 cars per day on Columbia Pike
- Prime location in Arlington
- Proximity to major transportation routes
- Attractive storefront for maximum curb appeal
- Strong potential for high foot traffic

PROPERTY HIGHLIGHTS

- 10,000 SF COMMERCIAL/RESIDENTIAL BUILDING FOR SALE
- Ideal for retail or street retail investment
- Flexible floor plan for various retail concepts
- Ample private parking lot in rear for customers and employees
- Zoned C2 Mixed Use
- Rental income 6% return
- Apt 3,4 & 5 have been remodeled



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	34,605	298,671	720,126
Daytime Population	35,125	310,083	747,838
Average HH Income	\$169,239	\$183,156	\$190,743



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BILLY ORLOVE

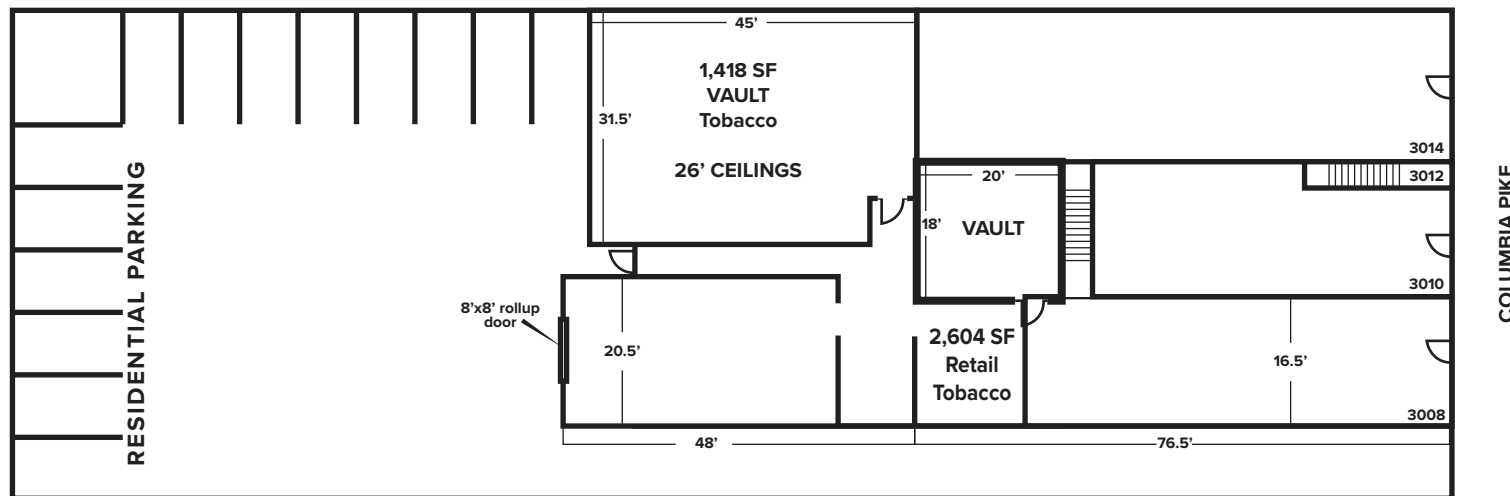
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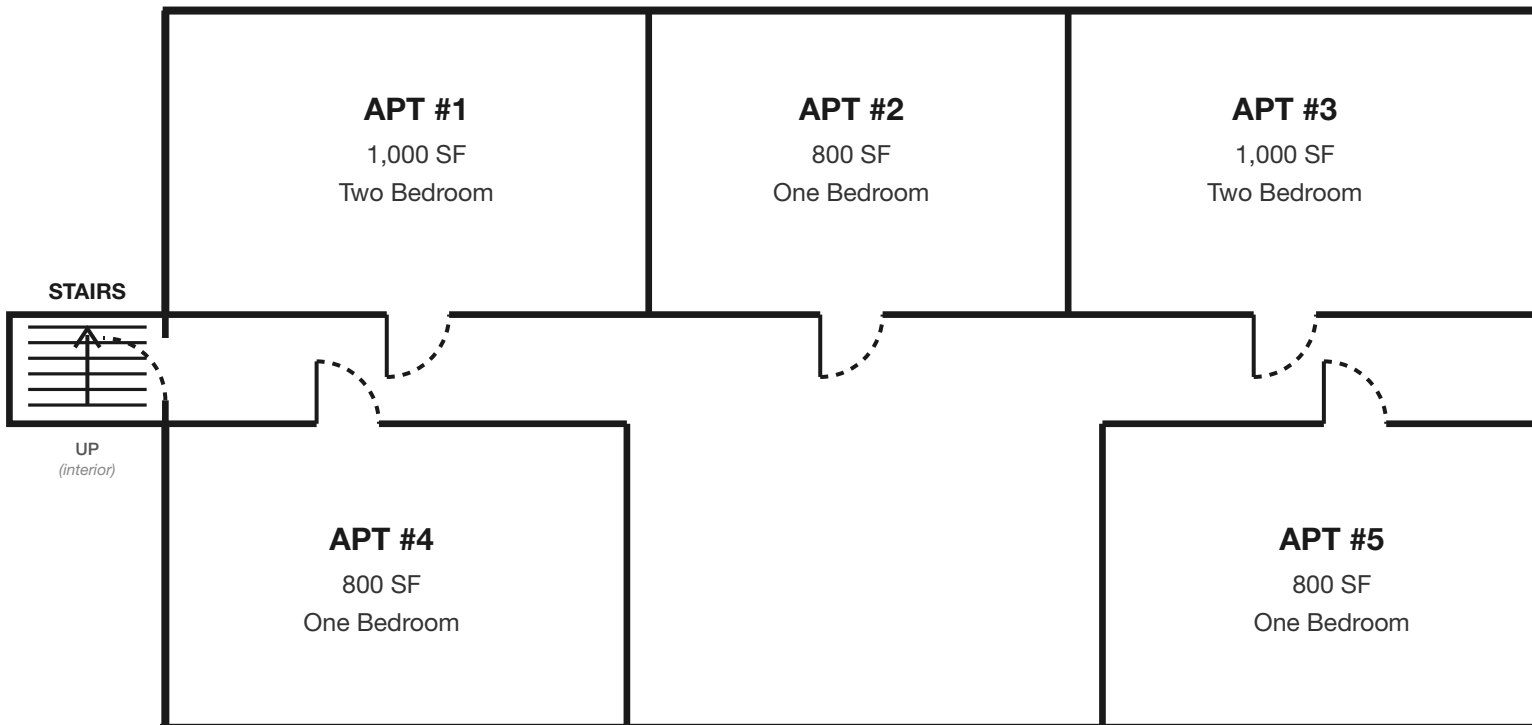
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Columbia Pike — 1st Floor Retail



Columbia Pike — 2nd Floor Apartments



* Apartment square footage is approximate.



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