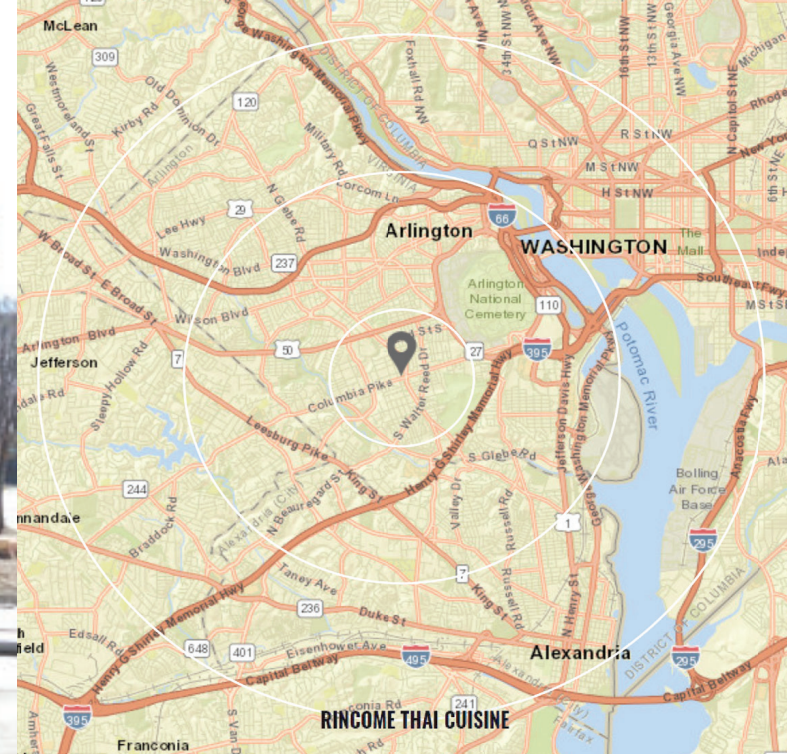




RETAIL SPACE FOR LEASE  
**3532 COLUMBIA PIKE**  
 ARLINGTON, VIRGINIA 22204



JOIN AREA  
 RETAILERS:



**Giant**



*THE broiler*



**PROPERTY HIGHLIGHTS**

- ▶ 3,500 SF former bank available for lease
- ▶ Double drive-thru and ample parking on 30,000 SF lot
- ▶ Located at the corner of Columbia Pike & S. Monroe Street
- ▶ Over 25,000 cars passing the site daily

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
POPULATION:	37,588	287,410	647,107
AVERAGE HH INC:	\$125,632	\$142,670	\$152,283
# OF EMPLOYEES:	8,813	154,536	701,602

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