

# PIKE 3400

ARLINGTON, VA

RAPPAPORT  
CULTIVATING PLACES





## PIKE 3400 ARLINGTON, VA

- | Prominent intersection of two major vehicular arteries in Northern Virginia
- | 2nd-generation vented restaurant opportunity
- | Approximately 27 dedicated retail parking spaces
- | Strong surrounding residential demographics

### DEMOGRAPHICS 2024

|                                                                                                              | 1 MILE                    | 3 MILES   | 5 MILES   |
|--------------------------------------------------------------------------------------------------------------|---------------------------|-----------|-----------|
|  <b>POPULATION</b>          | 37,522                    | 286,070   | 659,323   |
|  <b>DAYTIME POPULATION</b> | 32,022                    | 311,875   | 924,097   |
|  <b>HOUSEHOLD INCOME</b>  | \$129,745                 | \$145,366 | \$155,704 |
|  <b>TRAFFIC COUNTS</b>    | 24,000 on S Columbia Pike |           |           |

### AREA RETAILERS





PIKE 3400  
ARLINGTON, VA

ARLINGTON COMMUNITY  
HIGH SCHOOL

COLUMBIA PIKE  
BRANCH LIBRARY



FOREIGN SERVICE  
INSTITUTE (FSI)



COLUMBIA PIKE 24,000 VPD

PIKE 3400



RANDOLPH  
ELEMENTARY SCHOOL

S GEORGE MASON DRIVE 14,000 VPD

SOUTH GLEBE ROAD 31,000 VPD

S WALTER REED ROAD 14,000 VPD

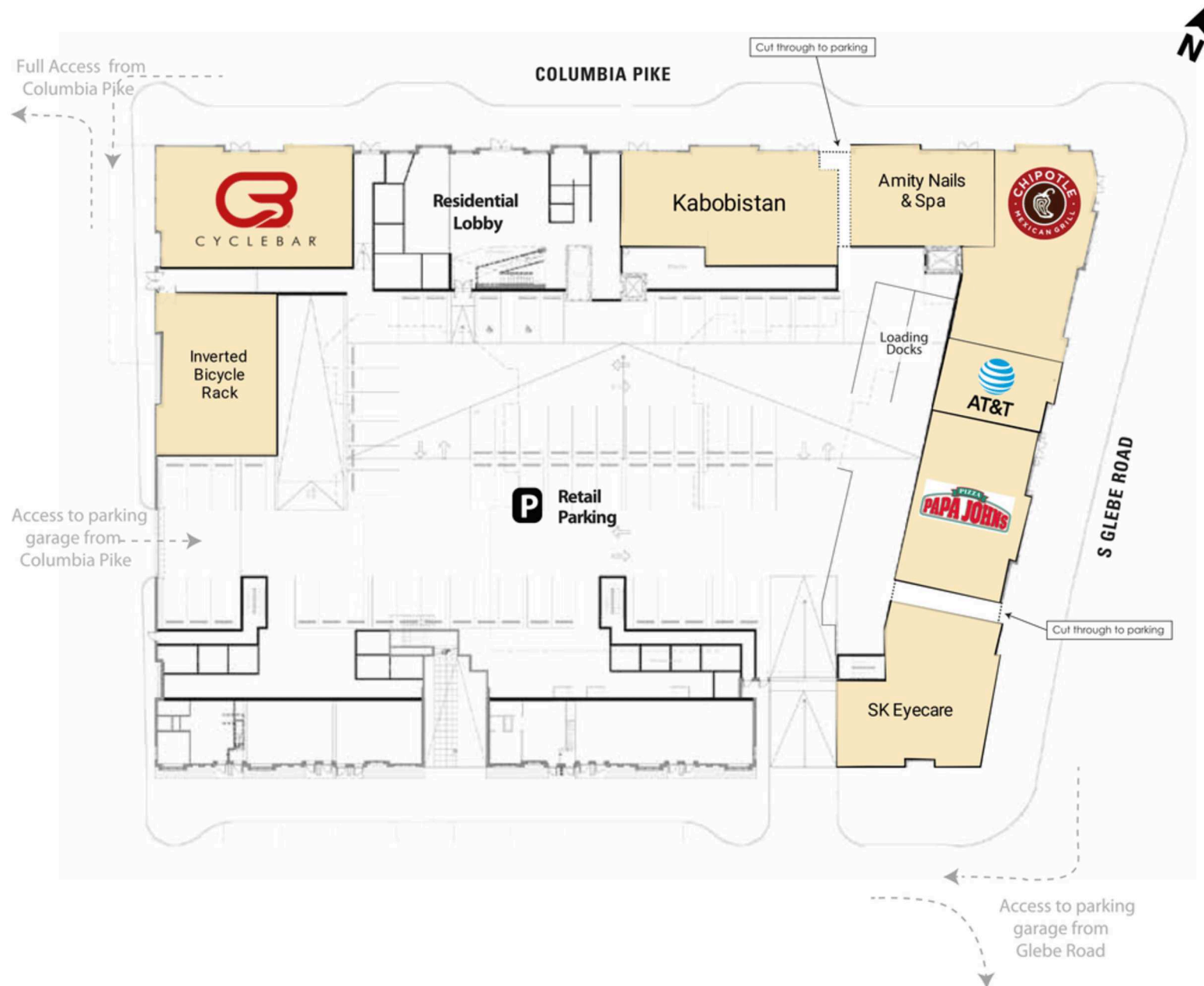
SOUTH GLEBE ROAD 31,000 VPD





# SITE PLAN

PIKE 3400 | ARLINGTON, VA





**PIKE 3400**  
ARLINGTON, VA





**PIKE 3400 | 3400 COLUMBIA PIKE, ARLINGTON, VA**

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