

# 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
 POPULATION	37,522	286,070	659,323
 DAYTIME POPULATION	32,022	311,875	924,097
 HOUSEHOLD INCOME	\$129,745	\$145,366	\$155,704
 TRAFFIC COUNTS	24,000 on S Columbia Pike		

### AREA RETAILERS



PIKE 3400  
ARLINGTON, VA

FOREIGN SERVICE  
INSTITUTE (FSI)

SOUTH GELEBE ROAD 31,000 VPD

ARLINGTON COMMUNITY  
HIGH SCHOOL

COLUMBIA PIKE  
BRANCH LIBRARY

SUBWAY



VIRGINIA HOSPITAL  
CENTER  
Pediatrics



DUNKIN'

Walgreens



Harris Teeter  
Neighborhood Food & Pharmacy

COLUMBIA PIKE 24,000 VPD

PIKE 3400



UNITED STATES  
POSTAL SERVICE

S WALTER REED ROAD 14,000 VPD

RANDOLPH  
ELEMENTARY SCHOOL

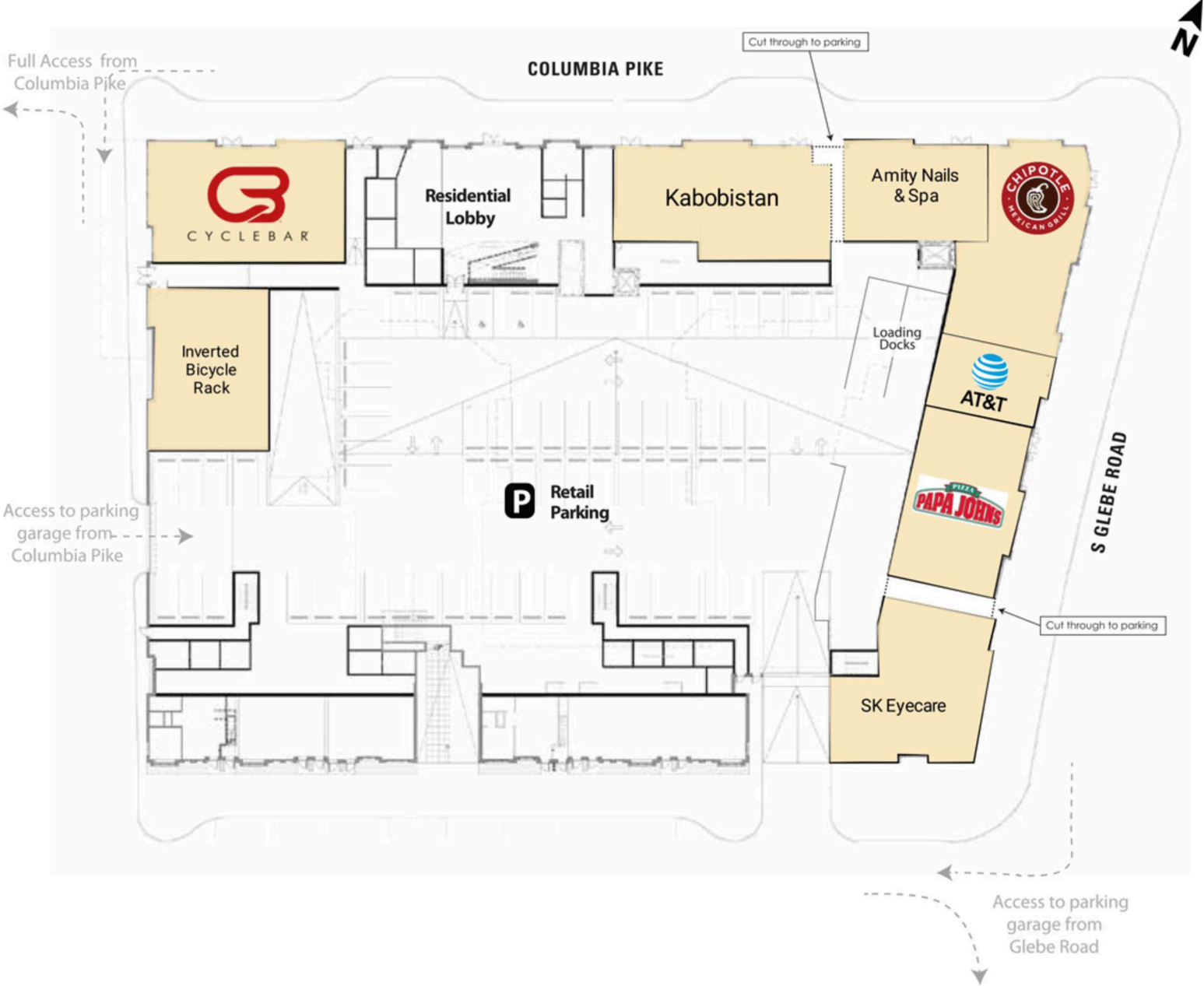
S GEORGE WATSON DRIVE 14,000 VPD

SOUTH GELEBE ROAD 31,000 VPD



# SITE PLAN

PIKE 3400 | ARLINGTON, VA



**PIKE 3400**  
ARLINGTON, VA



**RAPPAPORT**  
CULTIVATING PLACES

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

Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218

Zach Elcano | [zelcano@rappaportco.com](mailto:zelcano@rappaportco.com) | 571.382.1228

[rappaportco.com](http://rappaportco.com)