

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



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ARLINGTON, VA

FOREIGN SERVICE
INSTITUTE (FSI)

SOUTH GELEBE ROAD 31,000 VPD

ARLINGTON COMMUNITY
HIGH SCHOOL

COLUMBIA PIKE
BRANCH LIBRARY

Starbucks
Giant
UNITED BANK
@ your service
PNC BANK

SUBWAY
McDonald's
7-ELEVEN

XSPORT
FITNESS

CVS
pharmacy

Bob & Edith's
DINER

VIRGINIA HOSPITAL
CENTER
Pediatrics

Wendy's

BURGER
KING

DUNKIN'

Walgreens

GOURMET PIZZA DELI
L'Espresso
Cafe

Harris Teeter
Neighborhood Food & Pharmacy

COLUMBIA PIKE 24,000 VPD

PIKE 3400

CHIPOTLE
MEXICAN GRILL
CYCLEBAR
PREMIUM FOODS CYCLING

UNITED STATES
POSTAL SERVICE

S WALTER REED ROAD 14,000 VPD

RANDOLPH
ELEMENTARY SCHOOL

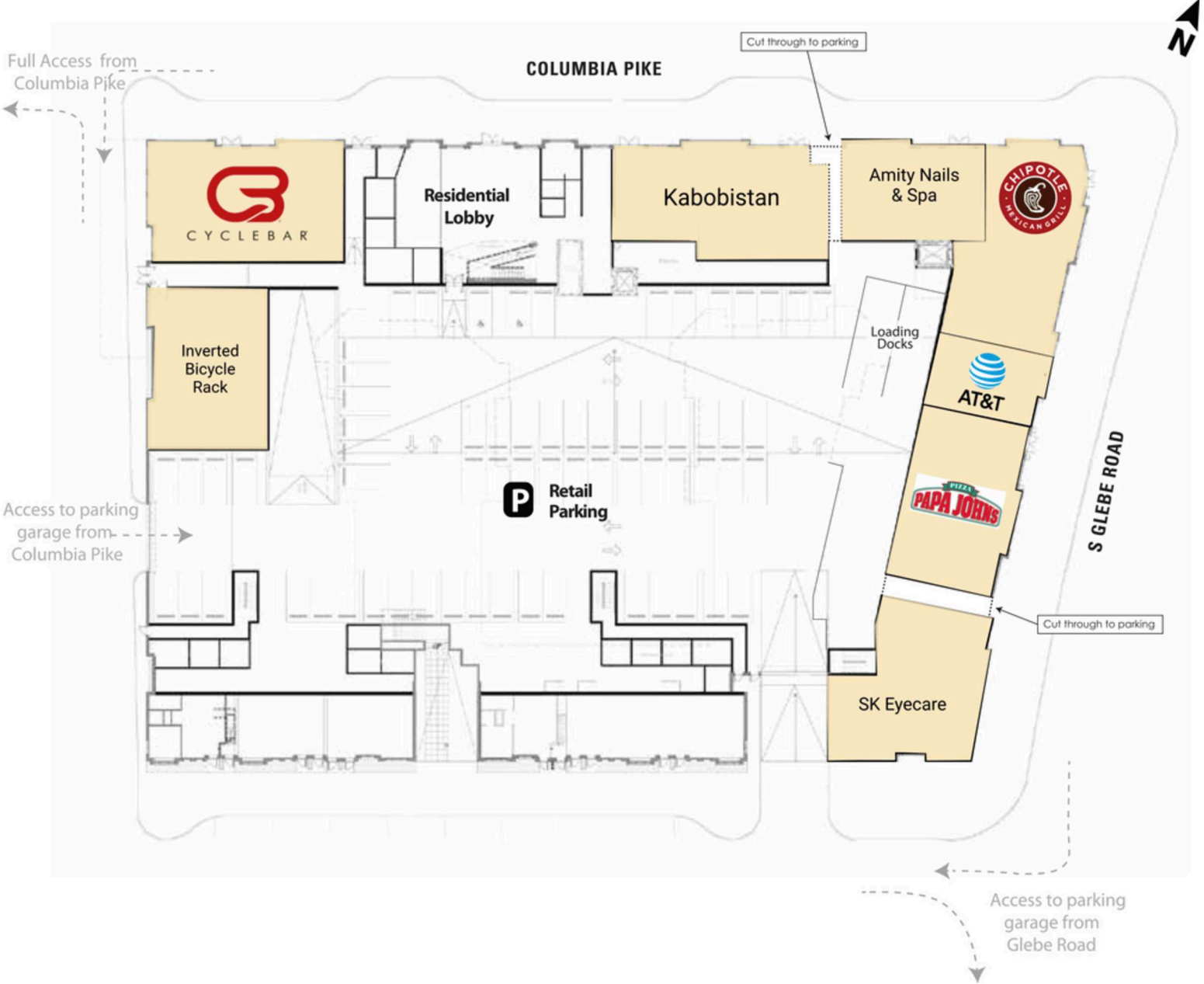
S GEORGE MASON DRIVE 14,000 VPD

SOUTH GELEBE ROAD 31,000 VPD



SITE PLAN

PIKE 3400 | ARLINGTON, VA



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ARLINGTON, VA



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PIKE 3400 | 3400 COLUMBIA PIKE, ARLINGTON, VA

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