

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 2025

	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

ARLINGTON COMMUNITY
HIGH SCHOOL

COLUMBIA PIKE
BRANCH LIBRARY

SUBWAY



Walgreens

DUNKIN'



RANDOLPH
ELEMENTARY SCHOOL

PIKE 3400

COLUMBIA PIKE 24,000 VPD

SOUTH GLEBE ROAD 31,000 VPD

S WALTER REED ROAD 14,000 VPD

SOUTH GLEBE ROAD 31,000 VPD

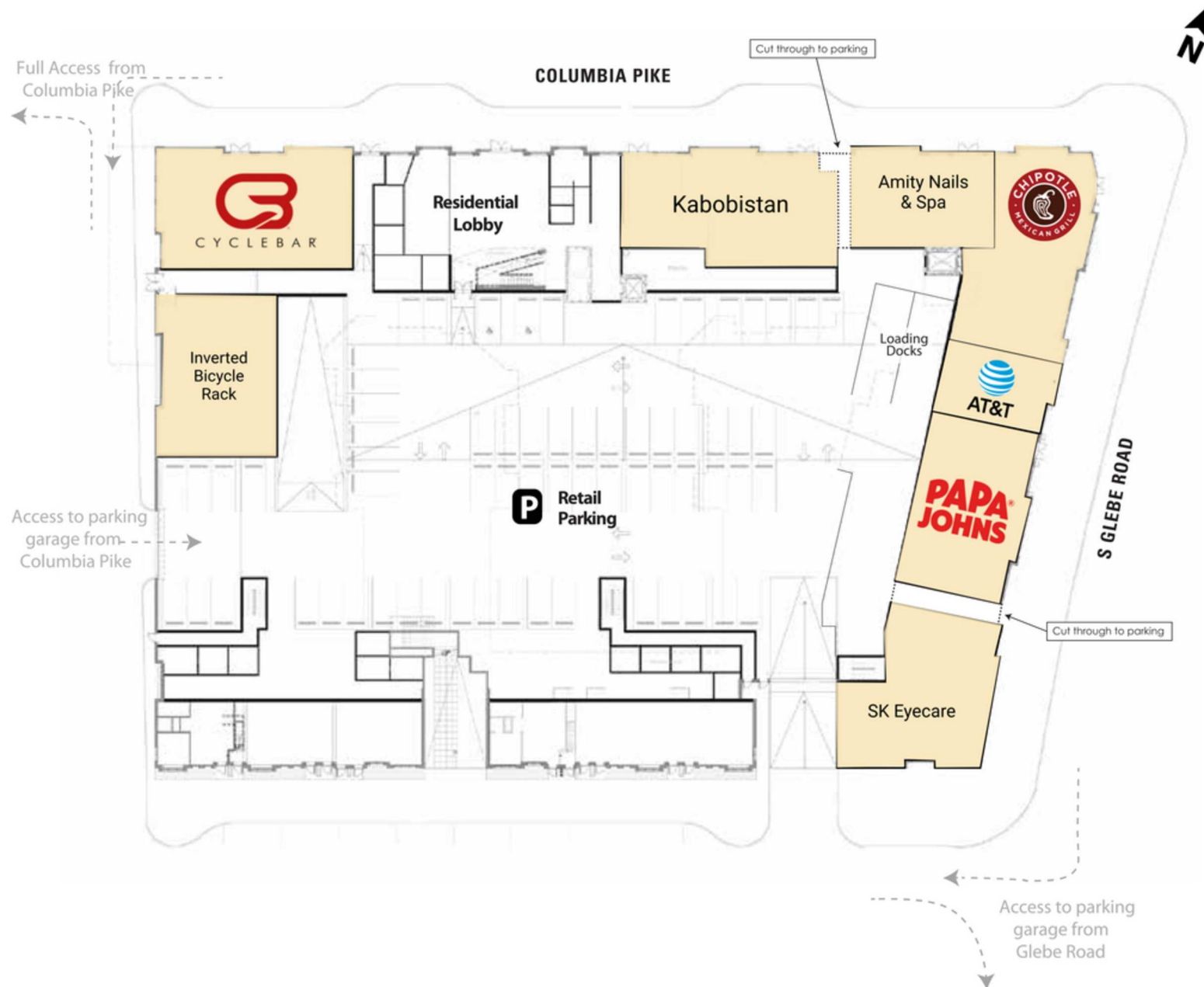
S GEORGE MASON DRIVE 14,000 VPD

FOREIGN SERVICE
INSTITUTE (FSI)



SITE PLAN

PIKE 3400 | ARLINGTON, VA



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PIKE 3400 | 3400 COLUMBIA PIKE, ARLINGTON, VA

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