



PENROSE SQUARE

2407 COLUMBIA PIKE, ARLINGTON, VA 22204, ARLINGTON COUNTY

JUST SIGNED!
SABORES
(SOUTH AMERICAN RESTAURANT)



JOIN THESE RETAILERS



TAKOYACHI
JAPANESE RESTAURANT



Mancini De Paris



SABORES
(SOUTH AMERICAN RESTAURANT)



RETAIL FOR LEASE

- FULLY LEASED
- Penrose Square is a mixed-use development prominently located on Columbia Pike.
- Anchored by Giant Food and consisting of over 88,000 SF of retail.
- Project includes 326 retail parking spaces with 1 hour of free parking.
- Project includes 299 luxury apartments that are approximately 95% occupied.
- Regular community events conducted in the adjacent park (that includes a splash pad), e.g., Saturday night movies, fitness classes, annual Winter Wonderland, etc.

AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
N/A	"MARKET"	"AS-IS"	N/A

*Est. NNN: \$10.20 PSF

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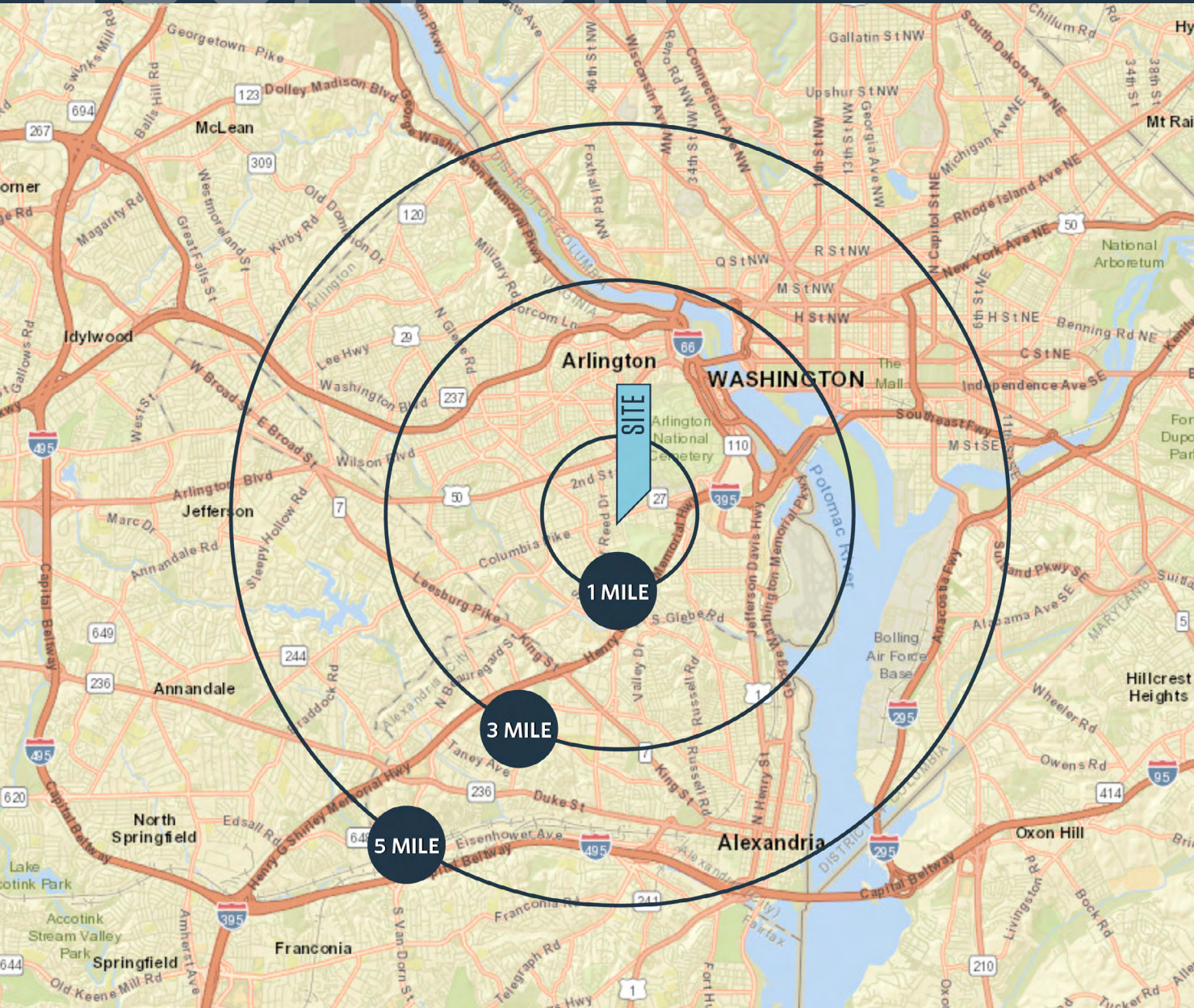
OWNED & MANAGED BY: **BM SMITH**

klnb.com

LOCATION

PENROSE SQUARE

2407 COLUMBIA PIKE, ARLINGTON, VA 22204, ARLINGTON COUNTY



DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population 29,861	265,215	108,450
Daytime Population 7,935	193,987	849,063
Households 13,386	128,925	337,704
Average HH Income \$135,180	\$148,557	\$159,519

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Columbia Pike	26,000 ADT
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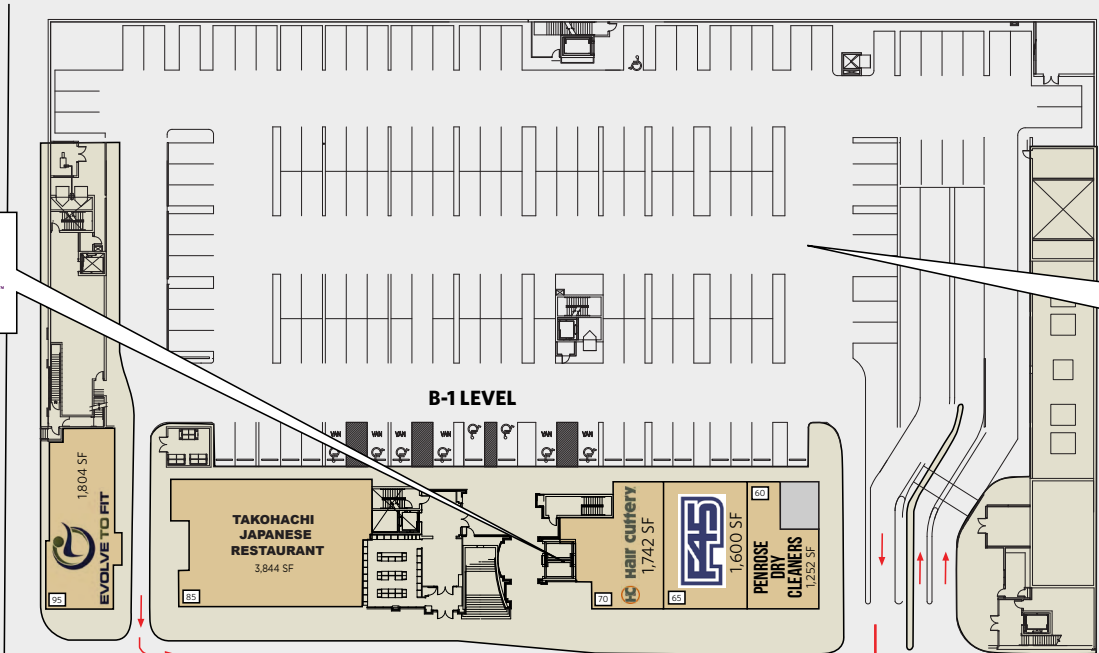
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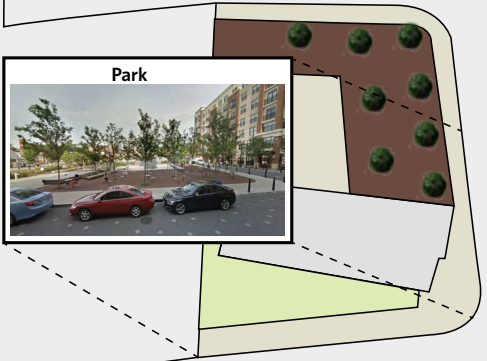
Elevators to
Giant

Retail Parking Spaces

Upper Level	46
B-1 Level	159
B-2 Level	121
Total Retail Spaces	326

OWNED
BY
OTHERS

OWNED
BY
OTHERS



S. BARTON STREET



S. ADAMS STREET

COLUMBIA PIKE 26,000 (2019 ADT)



CABINET ERA Wholesale Cabinets & Vanities

RAPPAHANNOCK COFFEE

LA NAILS II
Morris Van's Hair Design
Logic Computer Software

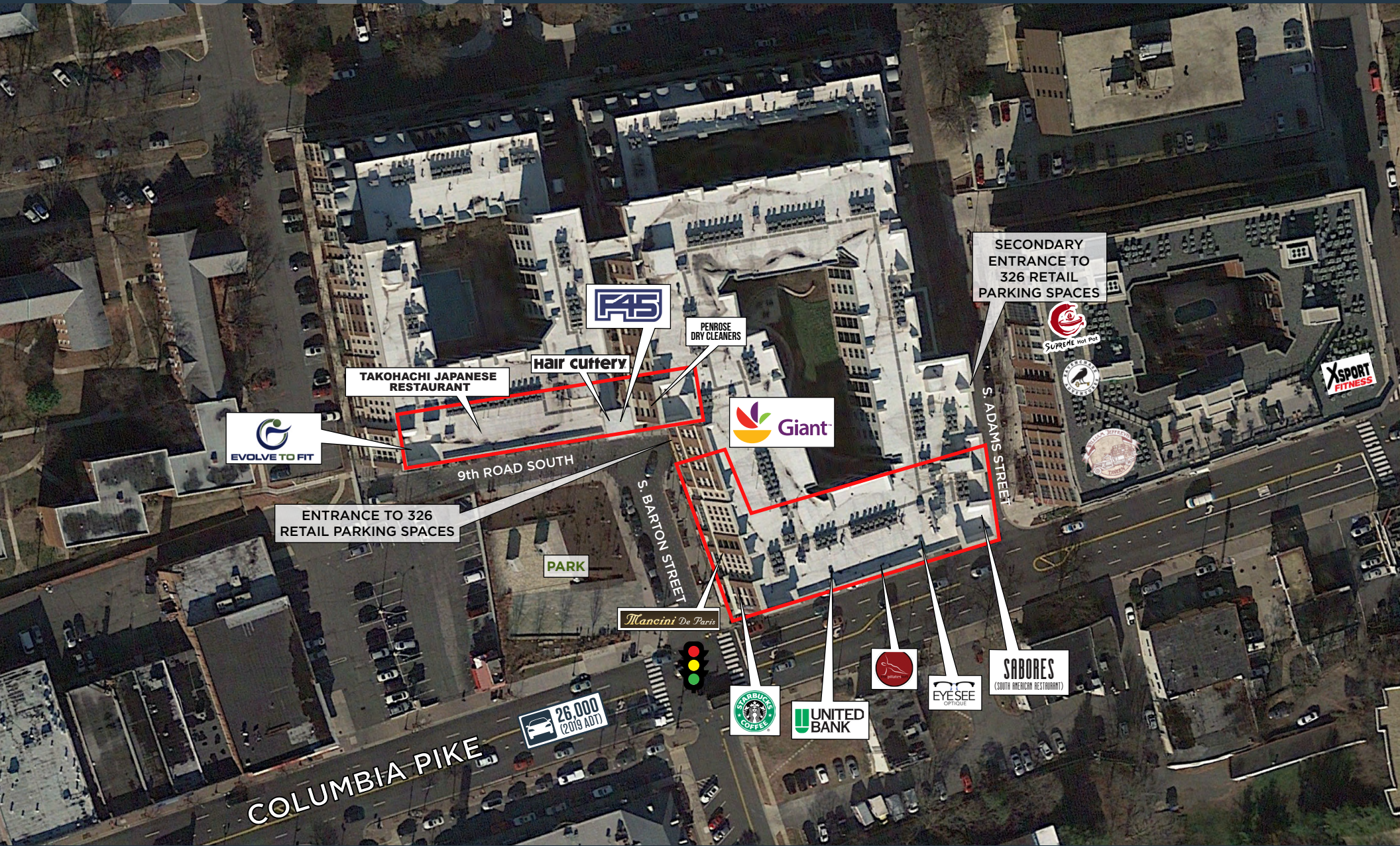


XSPORT FITNESS

CLOSE-UP

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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