



NEARBY RETAILERS



RETAIL FOR LEASE

- FULLY LEASED
- Located at the intersection of S George Mason Drive and Columbia Pike.
- Located across the street from new Centro development (366 luxury residential units).

AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
N/A	"MARKET"	N/A	N/A
*Est. NNN: \$6.00 PSF			

FORREST H. MORRILL

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DALLON L. CHENEY

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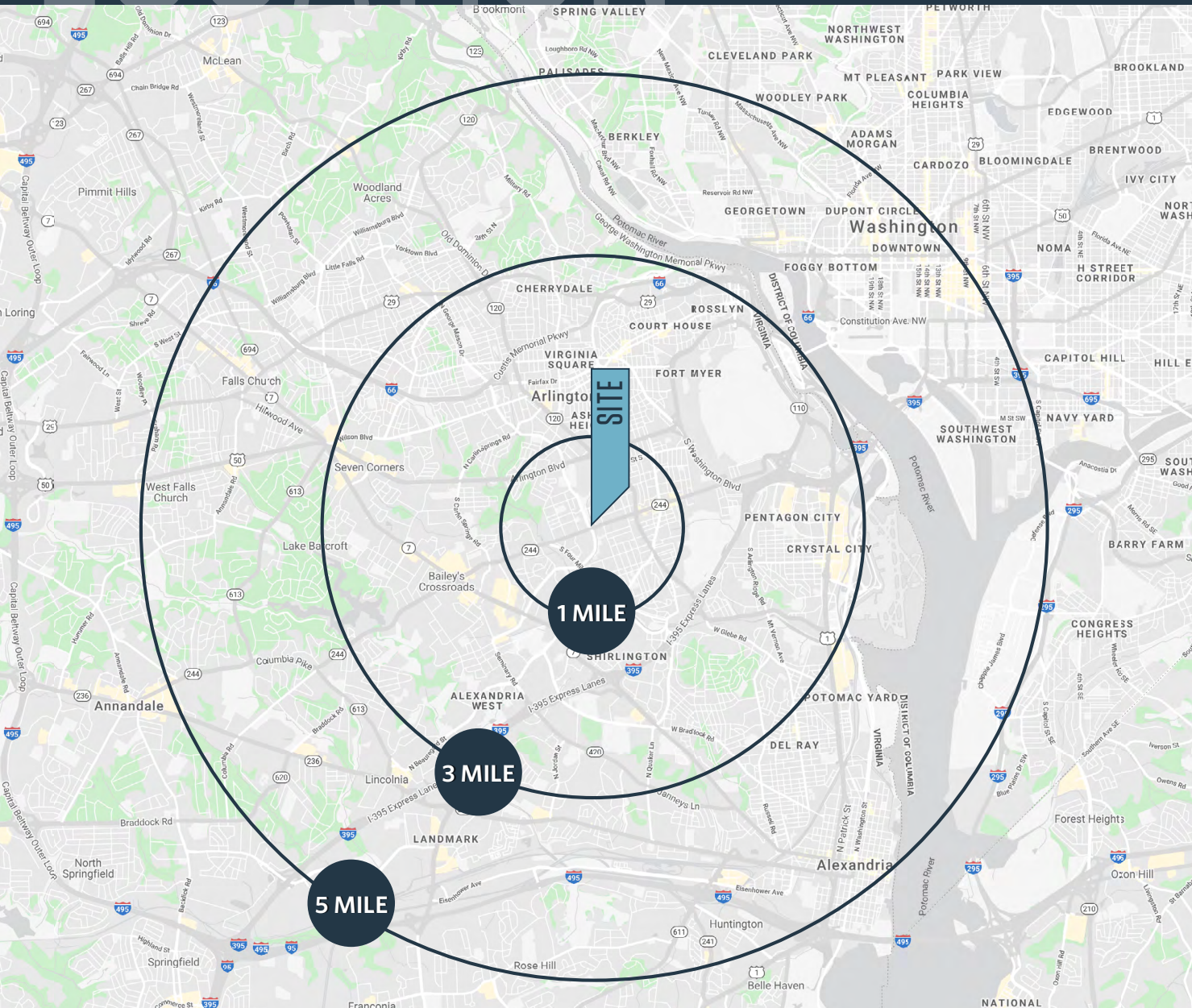
OWNED & MANAGED BY: **BM SMITH**

klnb.com

LOCATION

SEVEN STORES

4113 COLUMBIA PIKE, ARLINGTON, VA 22204 ARLINGTON COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	39,192	318,322	631,920
Daytime Population	27,088	342,929	1,046,340
Households	16,472	146,331	286,701
Average HH Income	\$151,674	\$164,872	\$177,944

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Columbia Pike	24,766 ADT
S George Mason Dr	25,216 ADT

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SITE PLAN

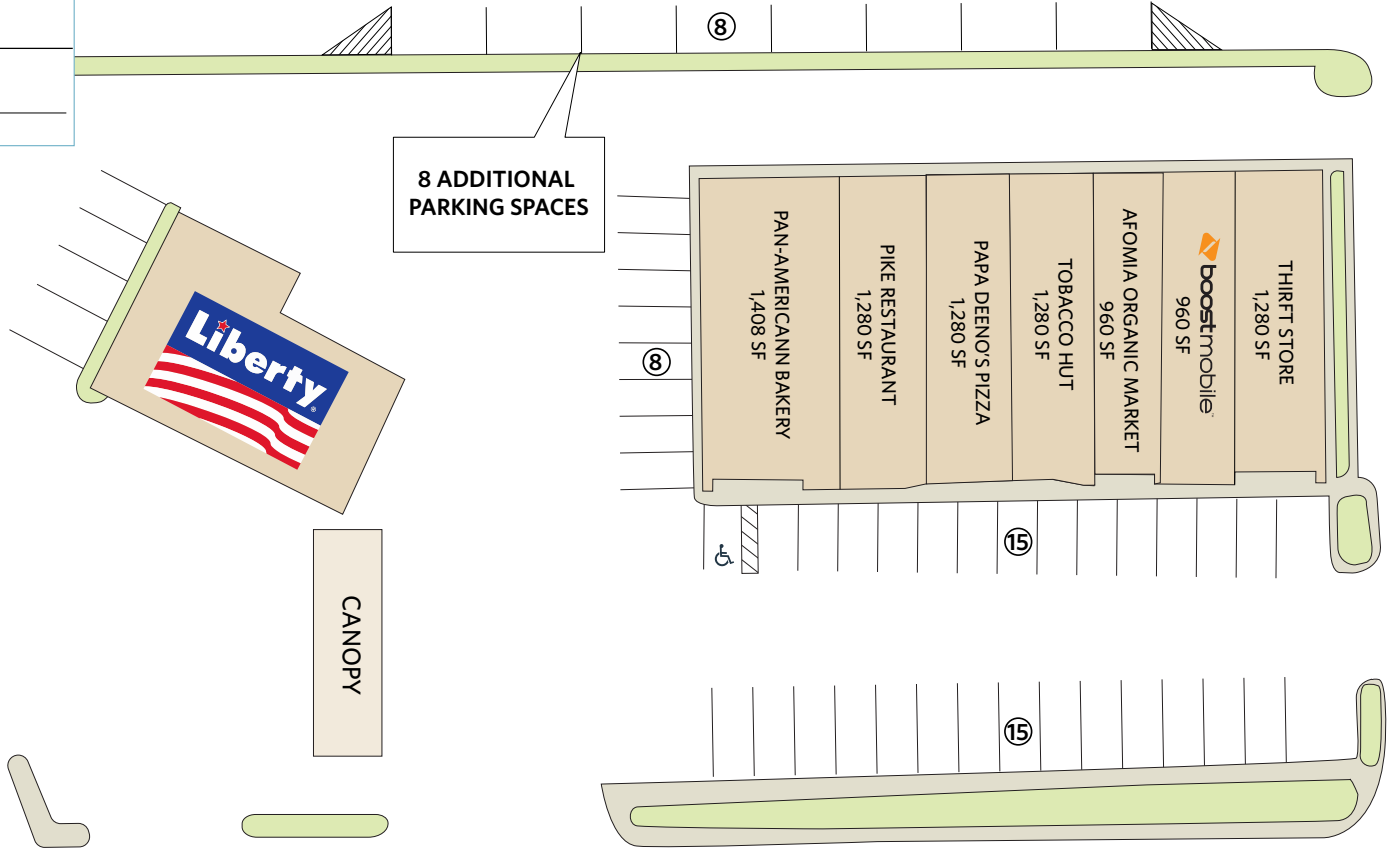
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S. GEORGE MASON DR.



COLUMBIA PIKE



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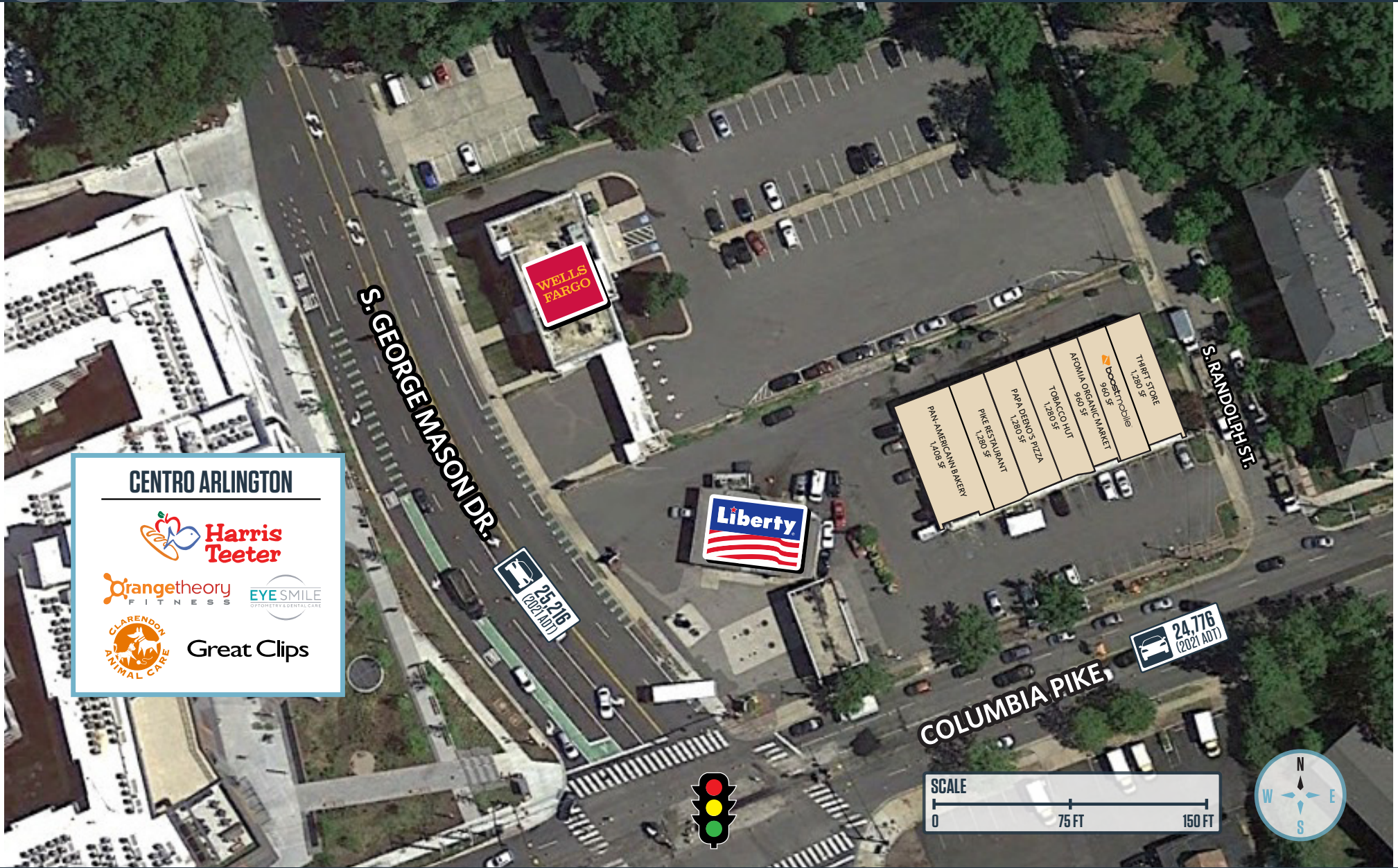
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CLOSE-UP

SEVEN STORES

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CENTRO ARLINGTON

Harris Teeter

Orangetheory FITNESS

EYE SMILE
OPHTHALMOLOGY & DENTISTRY

CLARENDON ANIMAL CARE

Great Clips

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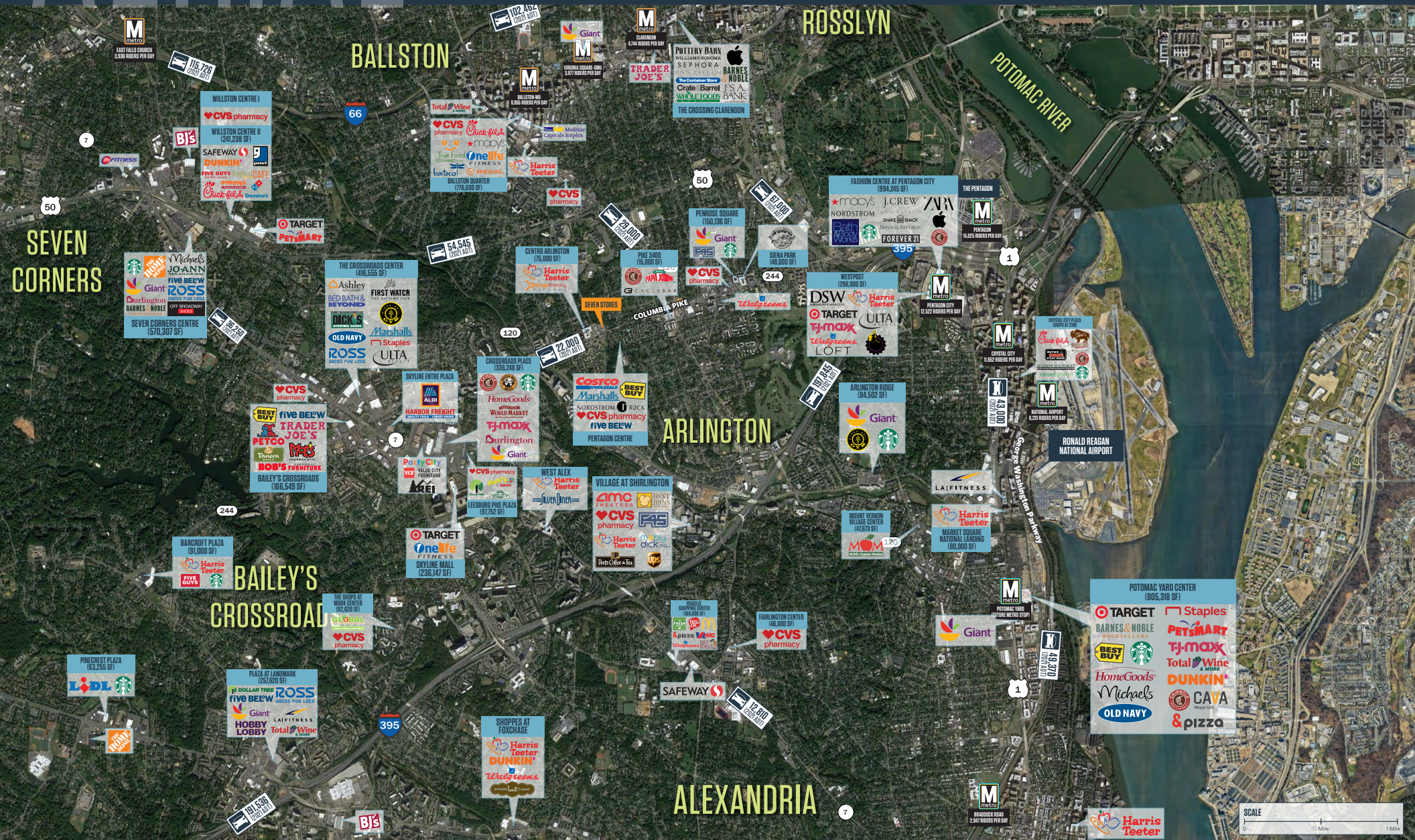
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AERIAL

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