

4,324 SF ON 3 FLOORS

PERFECT FOR DAYCARE OR PRESCHOOL

JOIN THESE NEARBY RETAILERS:



PROPERTY HIGHLIGHTS:

- Zoning: C-2
- Lot Size: 8,398 SF (0.19 acres)
- Former Montessori school with 4,324 SF on 3 floors.
- Private parking and pick-up/drop-off location in rear.

AVAILABLE SPACE

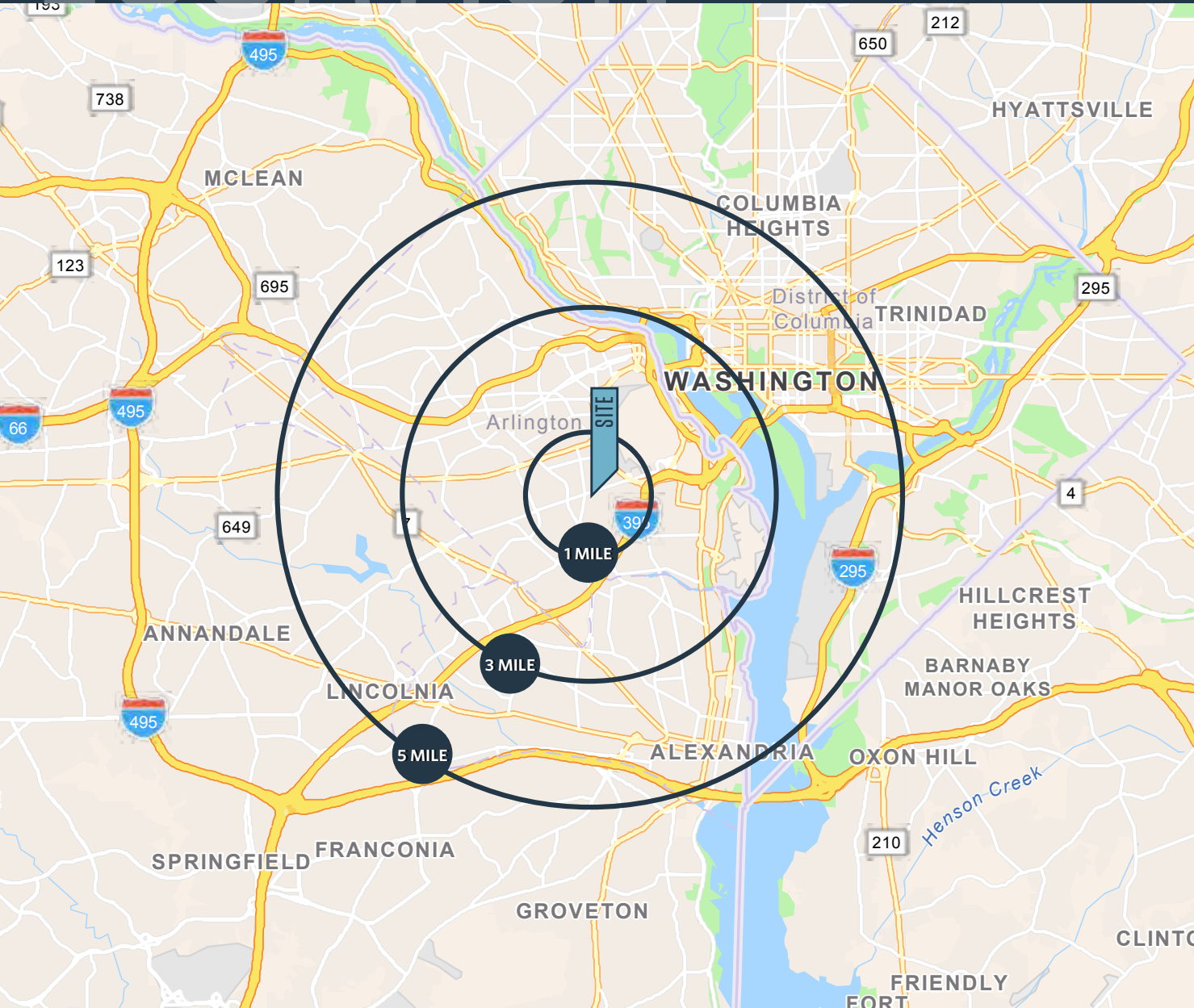
SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
4,324 SF	"MARKET"	"AS-IS" (former Montessori school)	IMMEDIATE

*EST. NNN's: \$6.21 PSF

LOCATION

1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	32,126	280,889	713,243
Daytime Population	27,111	333,361	1,246,868
Households	14,532	133,672	341,577
Average HH Income	\$161,521	\$169,862	\$177,232

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Columbia Pike	17,819 ADT
Walter Reed Dr	8,964 ADT

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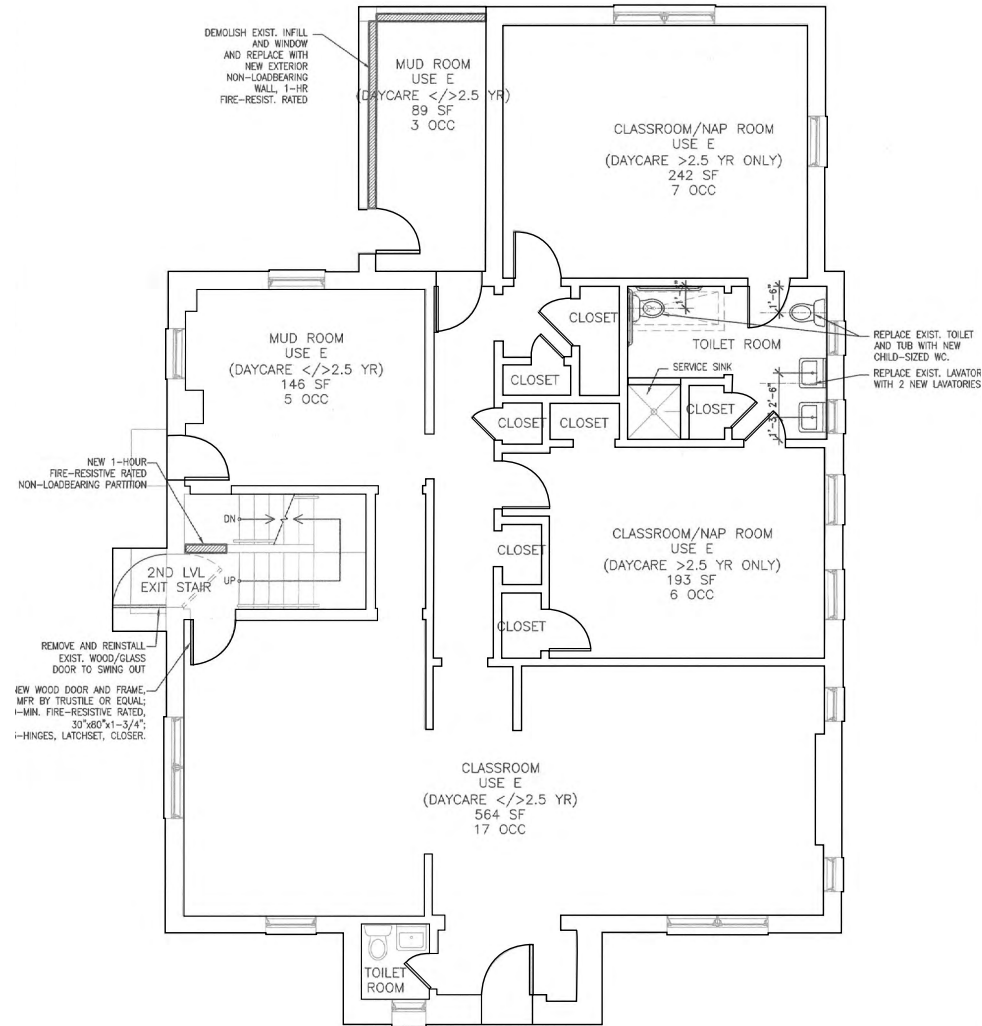


FLOOR PLAN

1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY

MAIN FLOOR | 1,629 SF



REPLACE EXISTING DOOR HARDWARE ON ALL DOORS (EXCEPT CLOSETS) TO REMOVE SLIDEBOLTS, DEADBOLTS, AND OTHER HARDWARE THAT PREVENTS FREE EGRESS FROM THE INTERIOR, AND TO REPLACE DOOR KNOBS WITH LEVERS COMPLYING WITH ADA REQUIREMENTS

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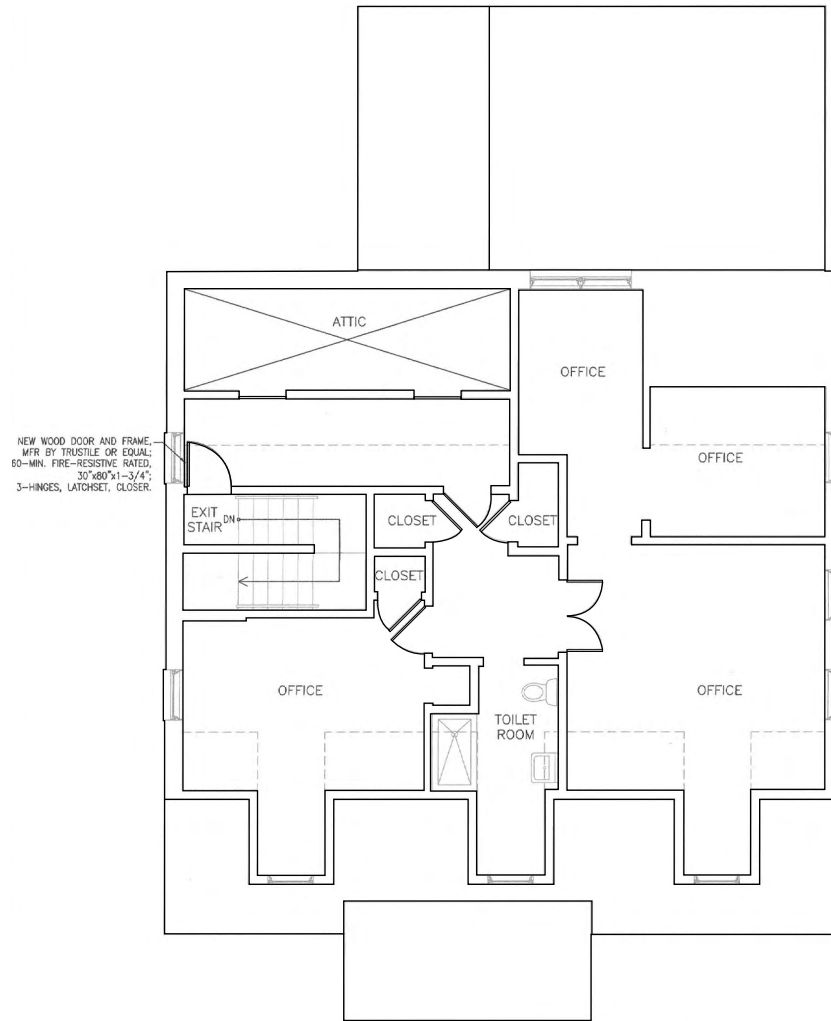
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FLOOR PLAN

1012 S. CLEVELAND ST.

ARLINGTON, VA 22204, ARLINGTON COUNTY

UPSTAIRS | 1,251 SF



REPLACE EXISTING DOOR HARDWARE
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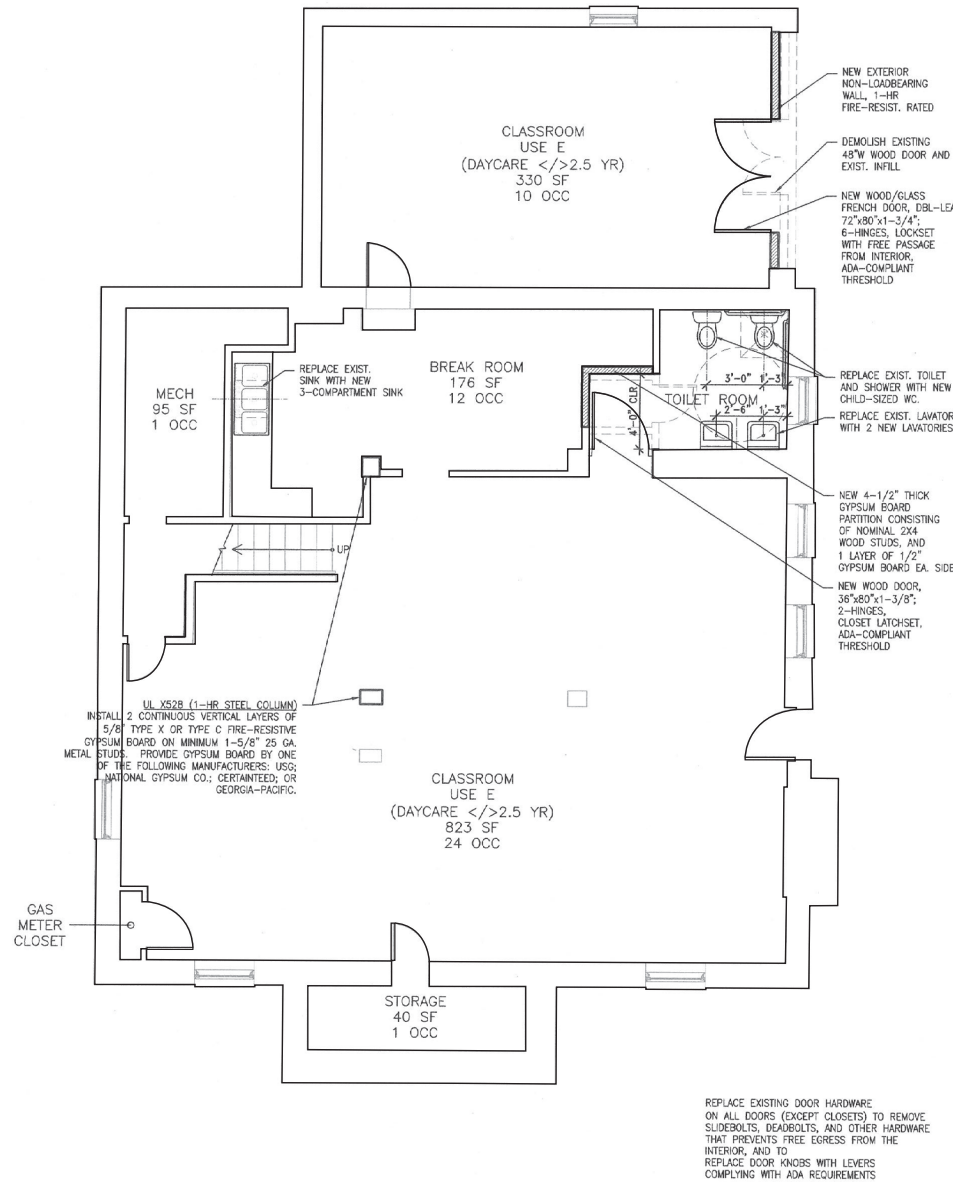
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FLOOR PLAN

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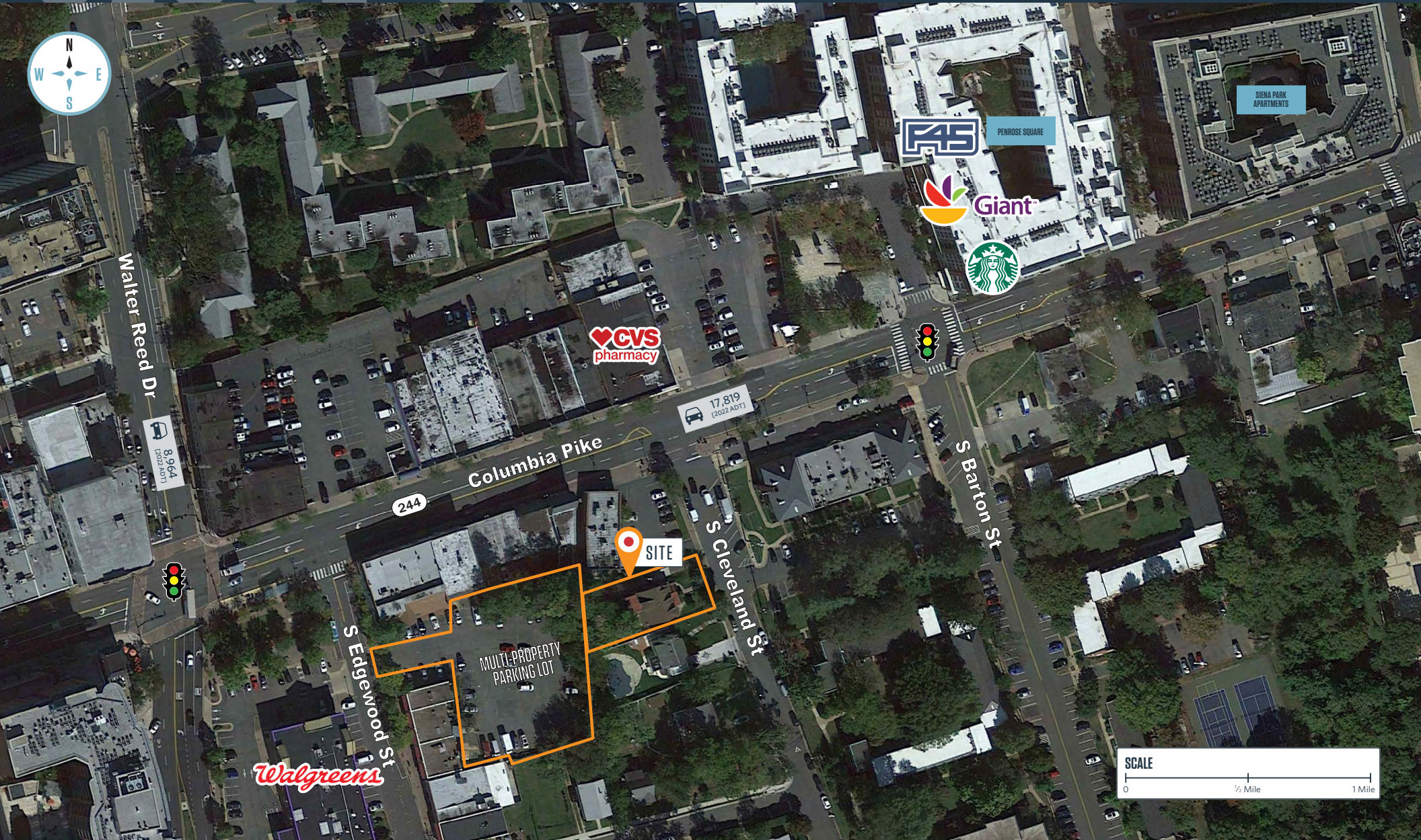
BASEMENT | 1,544 SF



CLOSE-UP

1012 S. CLEVELAND ST.

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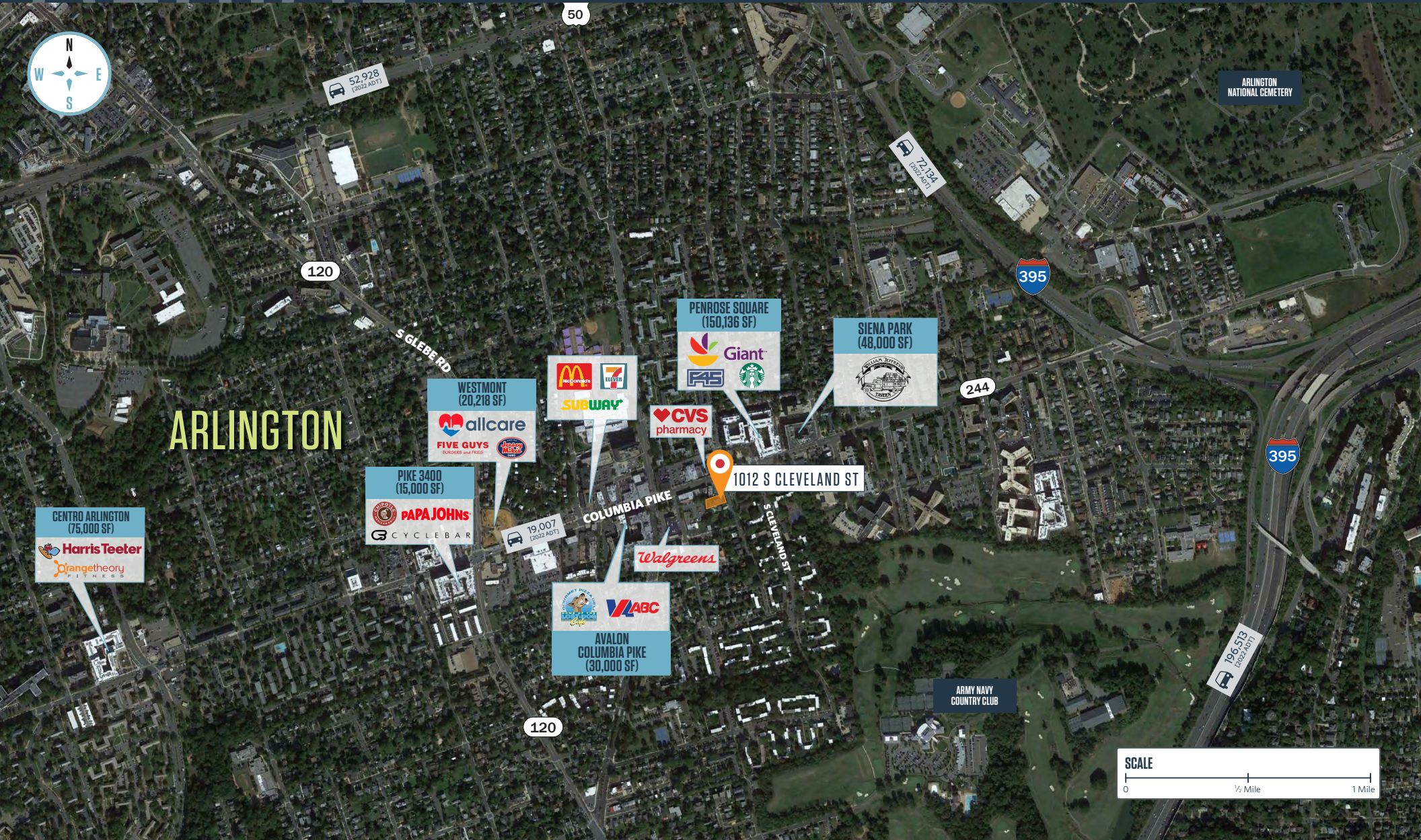
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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