



WESTMONT

ARLINGTON, VA

DELIVERING SOON!

VIEW LIVE WEBCAM!

JUST SIGNED

FIVE GUYS

BURGERS and FRIES



BILLY KELLY
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PHIL RUXTON
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3255 COLUMBIA PIKE
ARLINGTON, VA 22204

klnb****

THE PROJECT

20,218
TOTAL SF

58
RETAIL PARKING SPACES

250
RESIDENTIAL UNITS

> > > DELIVERING
Q2 2024



S GLEBERD - 32,000 ADT

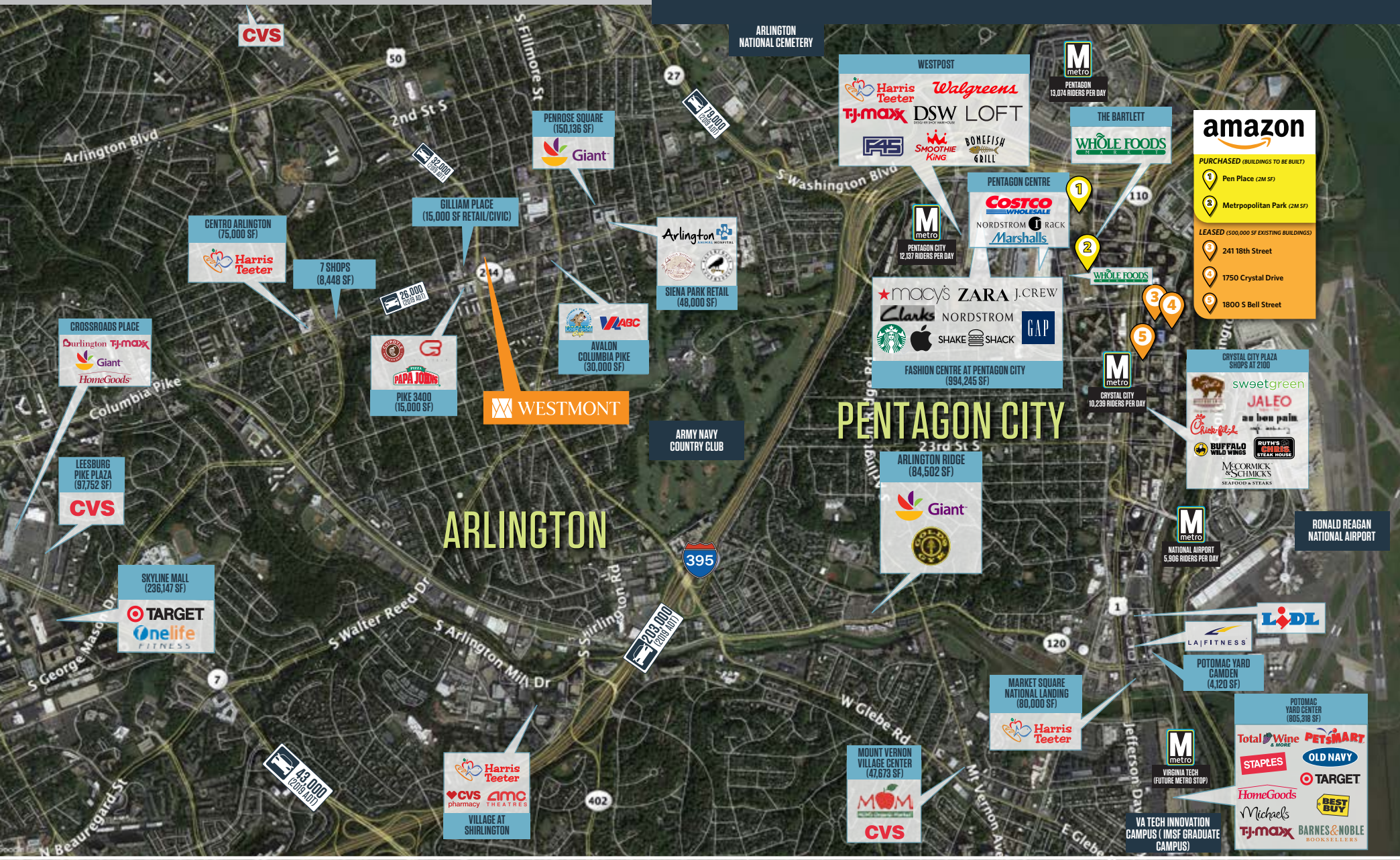
COLUMBIA PKE - 26,000 ADT



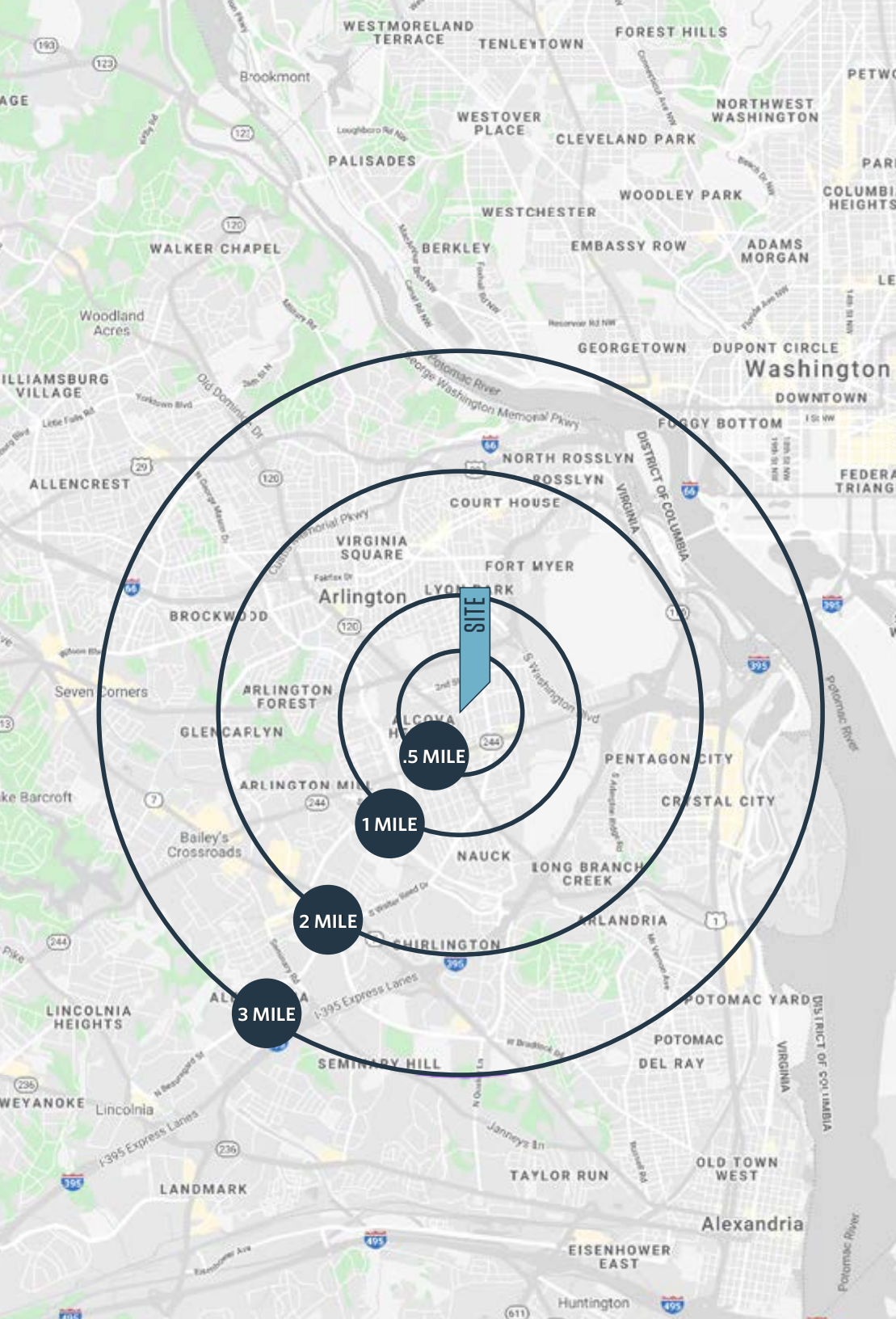
CLOSE UP AERIAL



MARKET AERIAL



ARLINGTON VIRGINIA



0.5 MILE

1 MILE

2 MILE

3 MILE



POPULATION

10,362

36,108

154,794

283,579



MEDIAN AGE

36.7

36.2

35.5

35.5



AVG HH INCOME

\$147,285

\$131,250

\$141,998

\$145,940



BACHELOR'S DEGREE OR HIGHER

70.4%

63.5%

70.1%

70%



DAYTIME POPULATION

3,414

8,567

69,717

167,730

TRAFFIC COUNTS

	COLUMBIA PIKE.....	26,000 ADT
	S GLEBE RD.....	32,000 ADT
	ARLINGTON BLVD.....	62,000 ADT
	I-395.....	203,000 ADT

DEMOGRAPHICS



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