

SIENA PARK

2301 Columbia Pike, Arlington, VA 22204
Arlington County

MEDICAL RETAIL FOR LEASE:

- 12,535 rentable SF available (2nd gen health club).
- 1,198 SF (former drycleaner).
- Parking: 125 dedicated retail parking spaces.
- 17,000 SF office space and 188 residential units.
- 20,000 ADT on Columbia Pike.
- Join William Jeffrey's Tavern & Ravenchase Adventures. Shadow anchored by  Giant

NEARBY RETAILERS:



CLICK HERE TO WATCH
A VIRTUAL TOUR



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FOR ID PLANS

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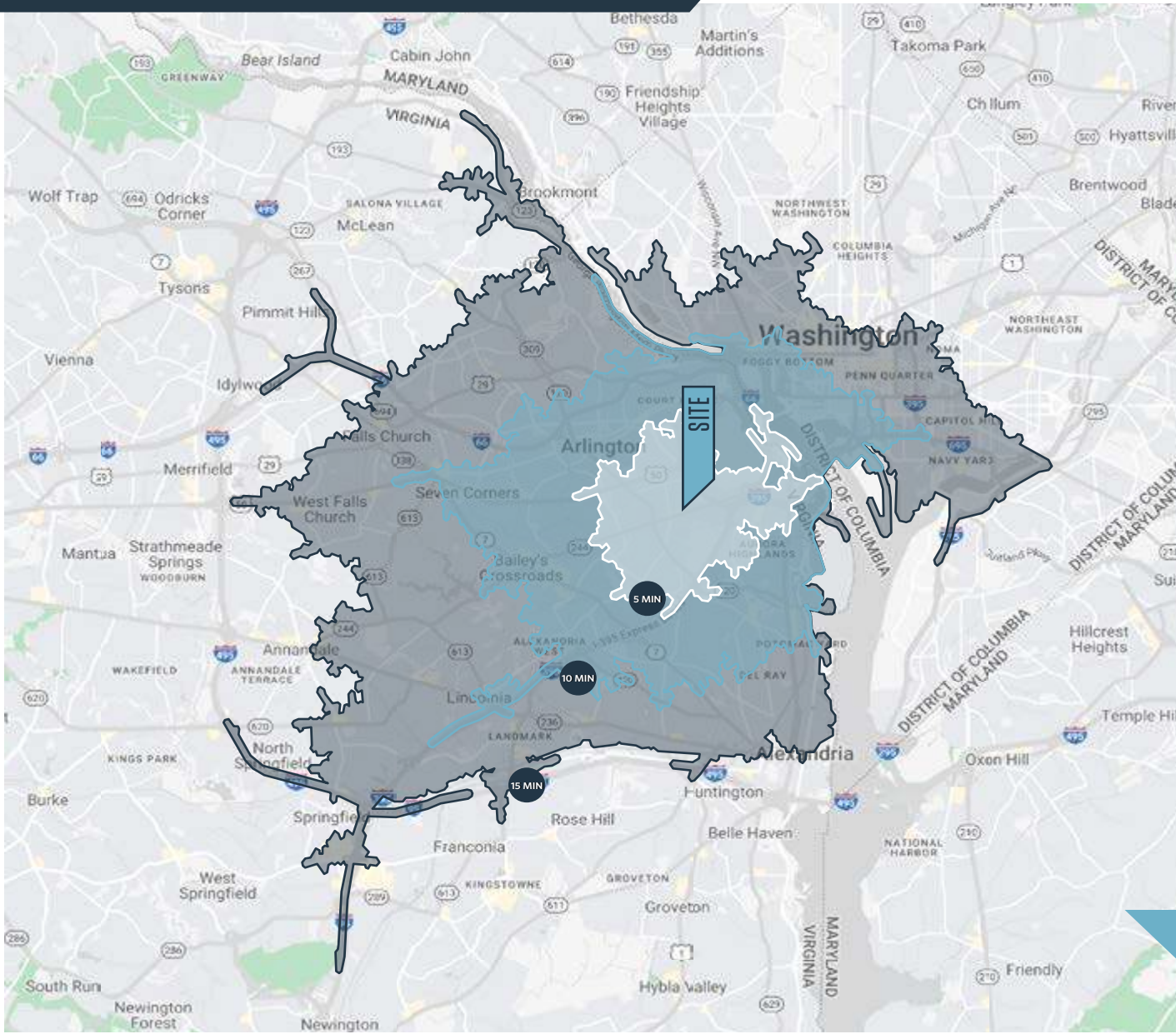
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DEMOGRAPHICS | 2023:

	5-MIN	10-MIN	15-MIN
Population	69,646	308,367	644,412
Daytime Population	40,582	323,986	935,637
Households	15,108	133,442	351,662
Average HH Income	\$161,688	\$163,227	\$175,011
Median HH Income	\$111,708	\$110,023	\$115,082
Median Age	36.1	35.5	36.3

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Columbia Pike 20,000 ADT

TRADE AREA

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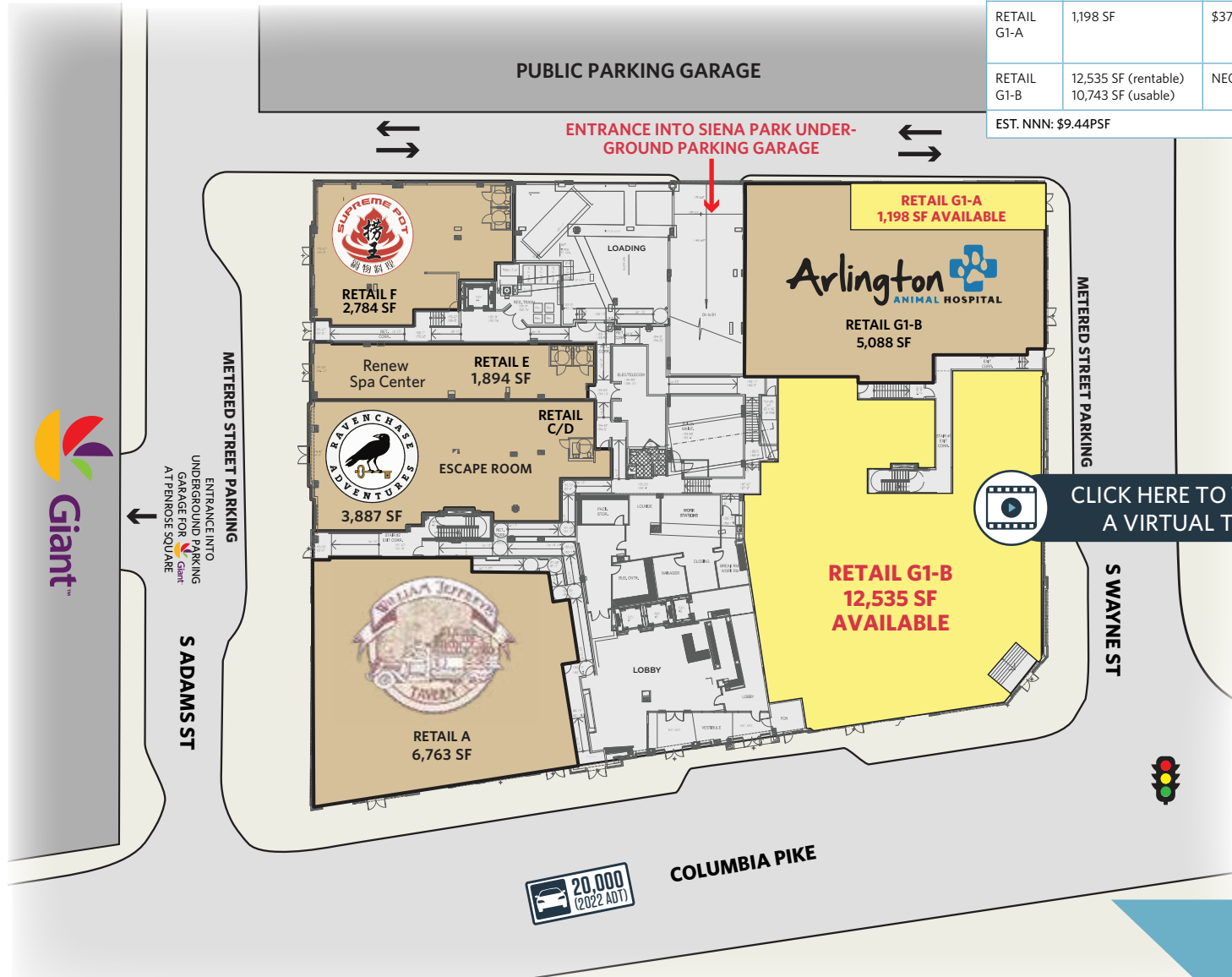
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SPACE	SIZE	RATE	CONDITION	DELIVERY
RETAIL G1-A	1,198 SF	\$37.00 PSF	VANILLA SHELL (FORMER DRY CLEANER)	11/1/2024
RETAIL G1-B	12,535 SF (rentable) 10,743 SF (usable)	NEGOTIABLE	2ND GEN HEALTH CLUB	IMMEDIATE
EST. NNN: \$9.44PSF				



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SITE PLAN

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RETAIL G



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RETAIL G1-B



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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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