



# WESTMONT

ARLINGTON, VA

JUST SIGNED!



WAXING  
THE CITY



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3255 COLUMBIA PIKE  
ARLINGTON, VA 22204

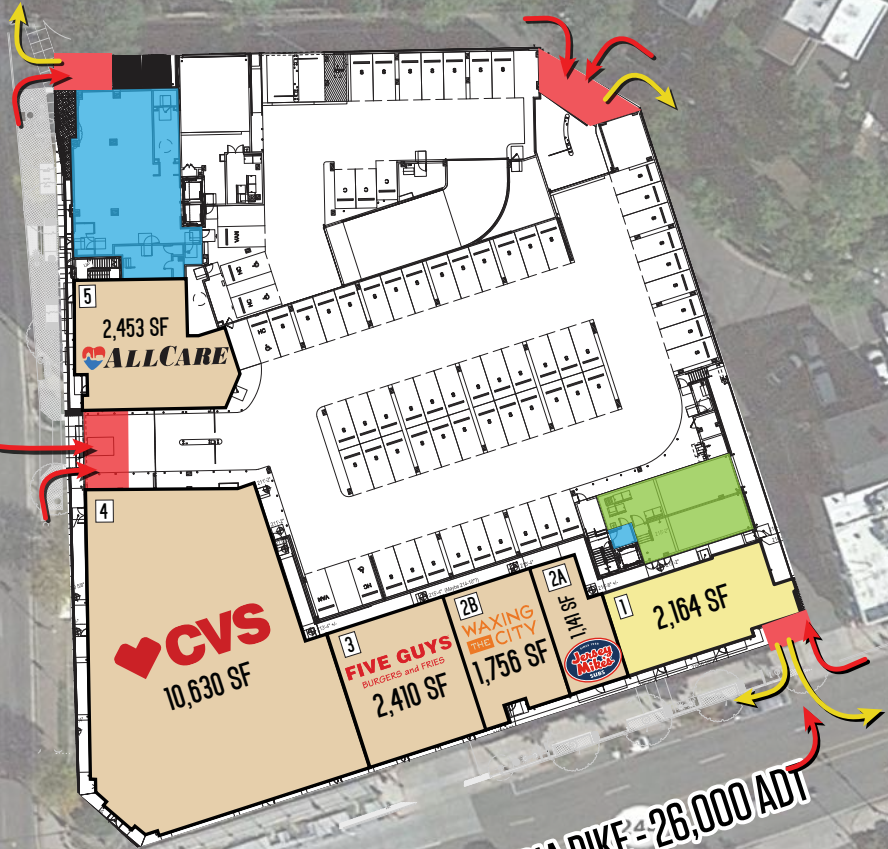


# THE PROJECT

- AVAILABLE
- AT LOI
- AT LEASE
- RETAIL
- RESIDENTIAL
- LOADING/TRASH
- PARKING ENTRY

SGLEBERD - 32,000 ADT

COLUMBIA PIKE - 26,000 ADT



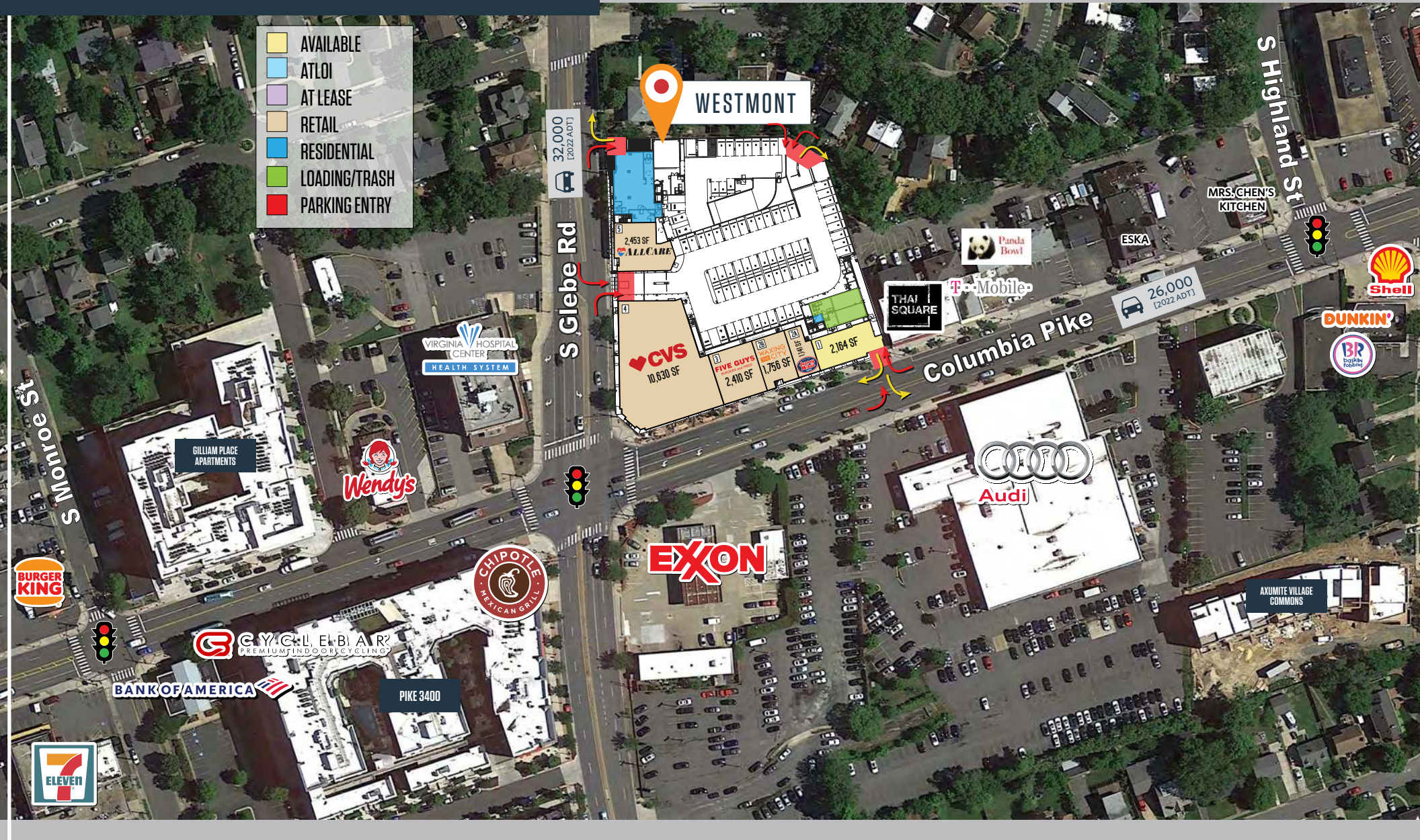
20,218  
TOTAL SF

58  
RETAIL PARKING SPACES

250  
RESIDENTIAL UNITS

>>> DELIVERED  
Q2 2024

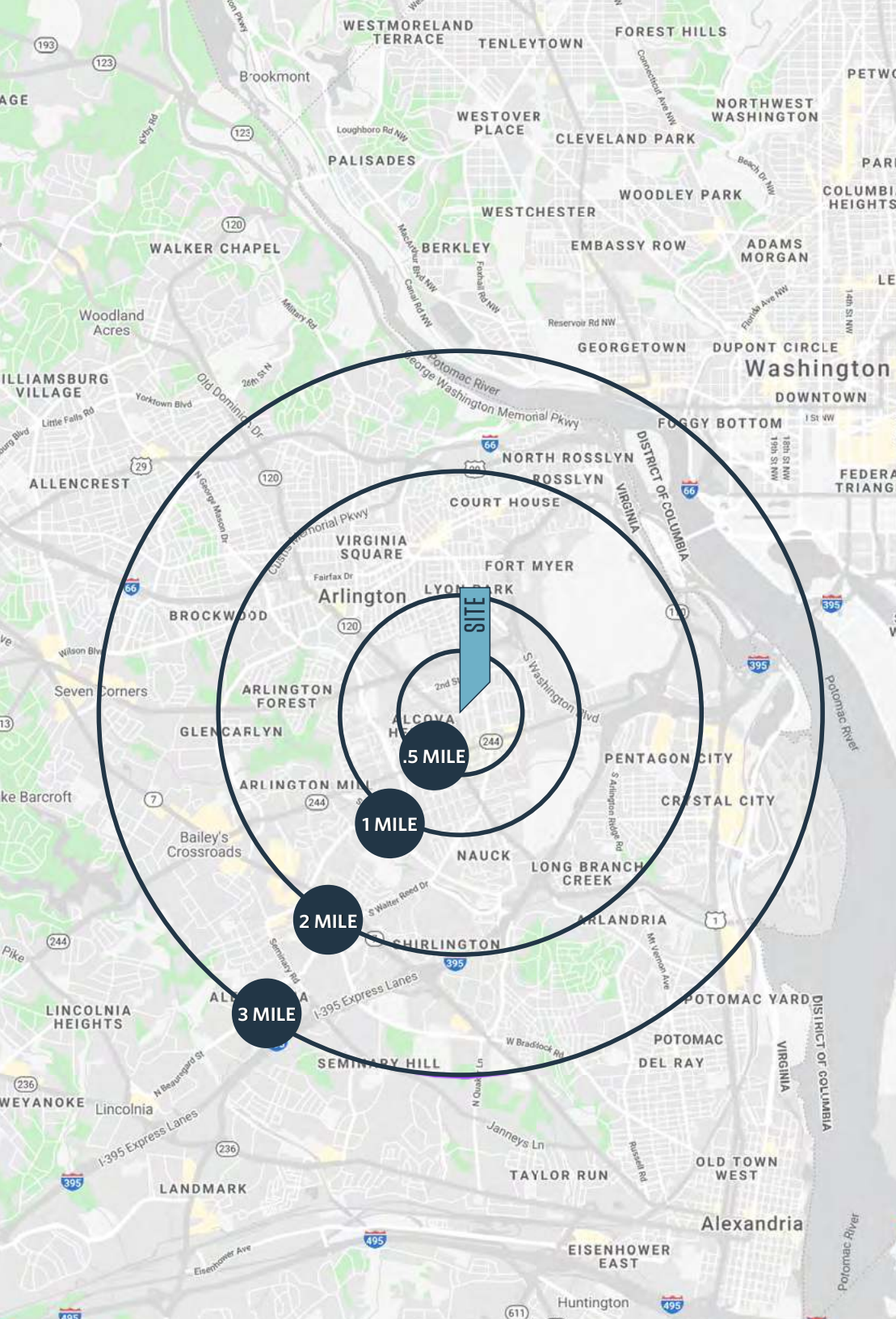
# CLOSE UP AERIAL



# 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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