



JOIN THESE RETAILERS



CALIBER COLLISION

RETAIL FOR LEASE

- Rare 7,028 SF availability in Arlington, VA.
- Landlord in the process of upgrading existing building.
- Close proximity to I-395 (250,312 ADT).
- Garage door loading.
- Zone: S-3A [[Link to Zoning Ordinance](#)]

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
7,028 SF	MARKET	NEGOTIABLE	IMMEDIATE
*EST. NNN: \$4.39 PSF			

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

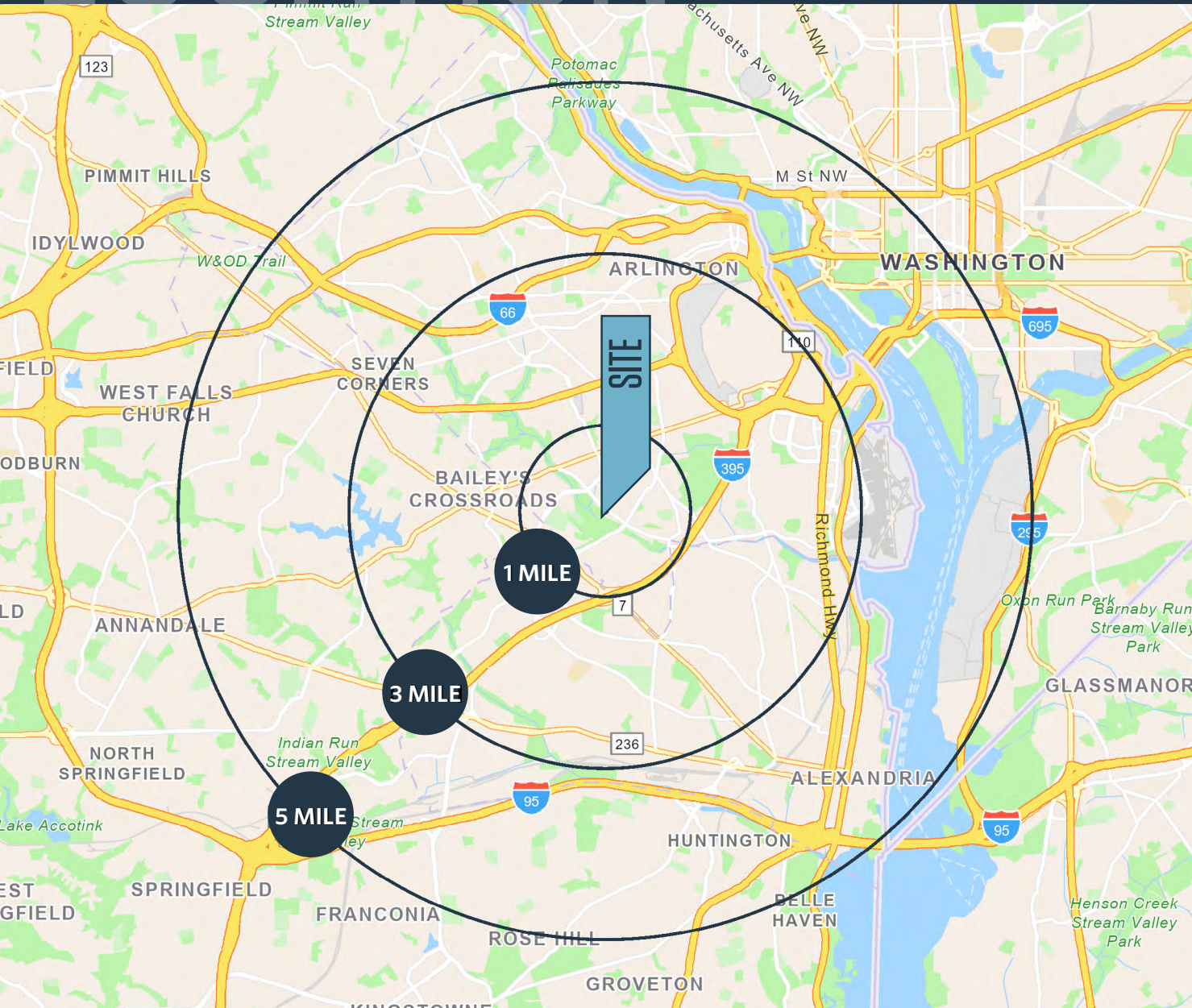
OWNED & MANAGED BY: **BM SMITH**

klnb.com

LOCATION

SOUTH BARCROFT

4160 S FOUR MILE RUN DR, ARLINGTON, VA 22206 ARLINGTON COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
44,189	313,671	606,121
Daytime Population		
17,176	199,798	641,941
Households		
19,871	141,686	270,414
Average HH Income		
\$150,972	\$166,185	\$179,553

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

S Four Mile Run Dr	14,323 ADT
S Walter Reed Dr	14,116 ADT
I-395	250,312 ADT

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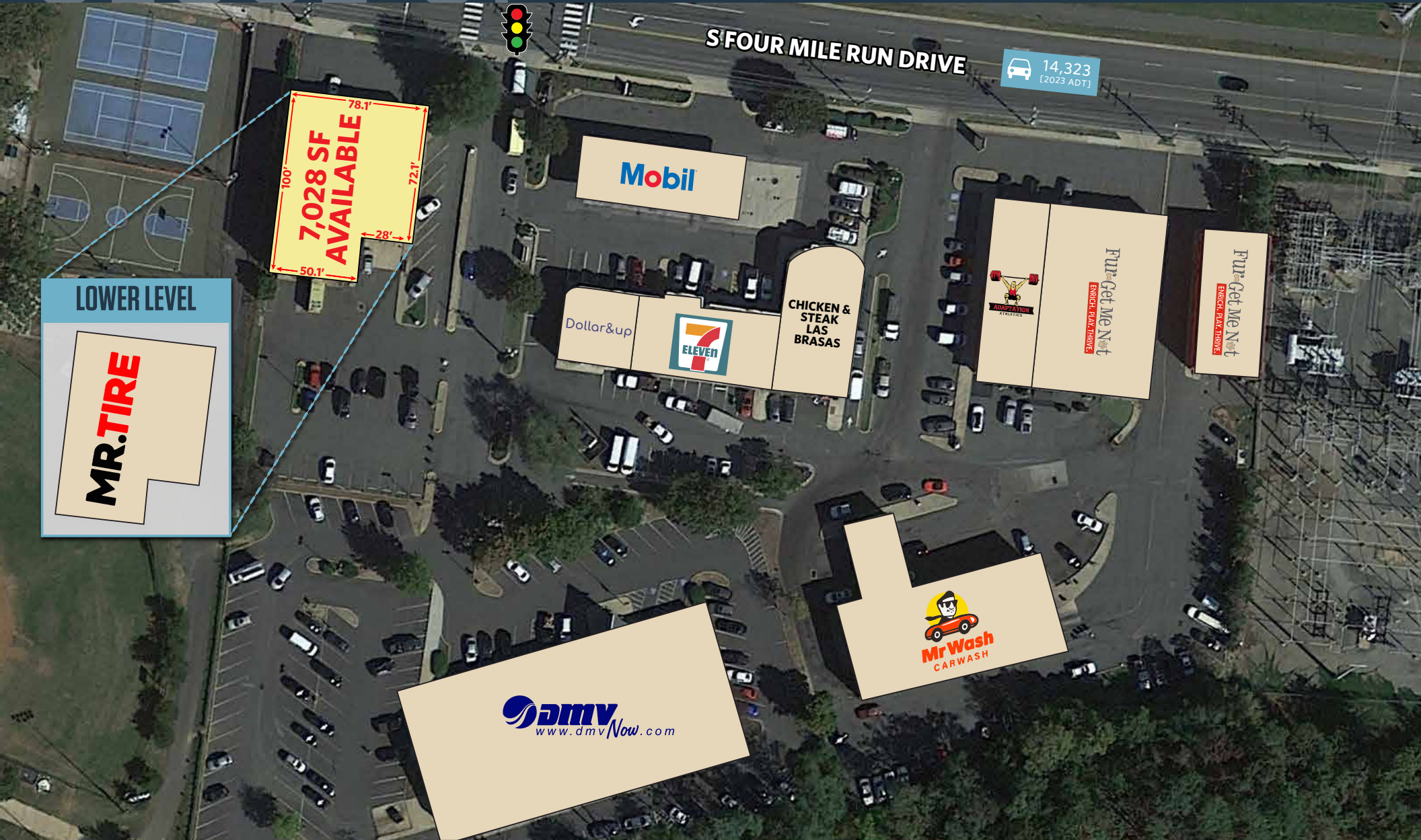
dcheney@klnb.com | 703-268-2703



CLOSE UP

SOUTH BARCROFT

4160 S FOUR MILE RUN DR, ARLINGTON, VA 22206 ARLINGTON COUNTY



78.1'
100'
72.1'
28'
50.1'
7,028 SF AVAILABLE

14,323
[2023 ADT]

LOWER LEVEL

MR. TIRE

Mobil

Dollar & Up



CHICKEN & STEAK LAS BRASAS

Mr. Get Me Not
ENRICH BLK THROE

Mr. Get Me Not
ENRICH BLK THROE

DMV
www.dmvNow.com

Mr Wash
CARWASH

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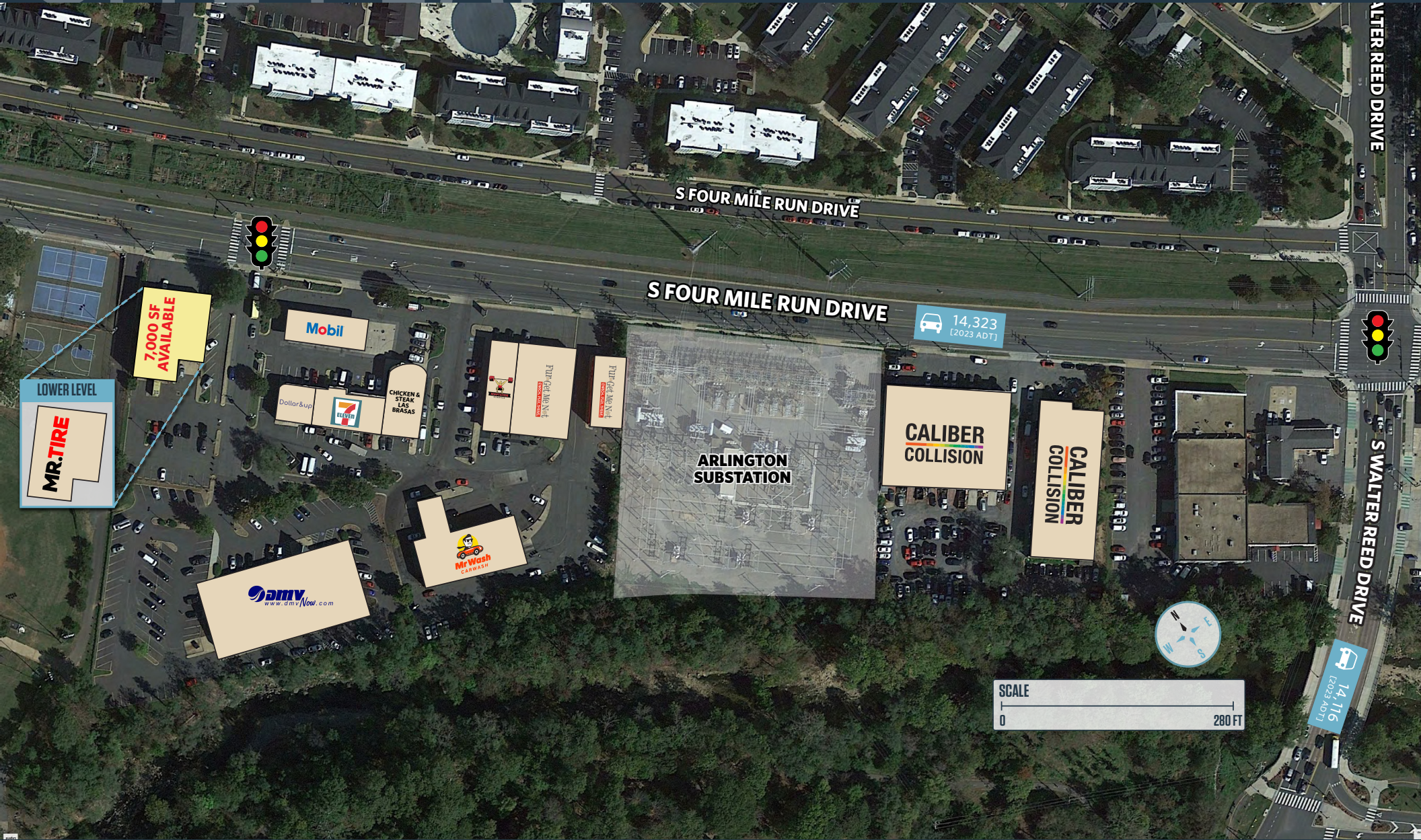
dcheney@klnb.com | 703-268-2703



SITE PLAN

SOUTH BARCROFT

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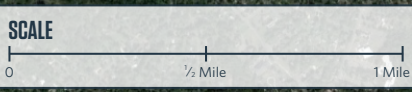
dcheney@klnb.com | 703-268-2703



MARKET

SOUTH BARCROFT

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MID-VIEW

SOUTH BARCROFT

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FOR MORE INFORMATION, PLEASE CONTACT:

FORREST H. MORRILL

fmorill@klnb.com

703-268-2707

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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CLICK TO VIEW PROPERTY WEBSITE

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