



3,844 SF
AVAILABLE

RETAIL

Traffic Intersection of
S. Barton St. & Columbia Pike

JOIN THESE RETAILERS



RETAIL FOR LEASE

- 3,844 SF 2nd generation restaurant available for lease.
- Penrose Square is a mixed-use development prominently located on Columbia Pike.
- Anchored by Giant Food and consisting of over 88,000 SF of retail.
- Project includes 326 retail parking spaces with 1 hour of free parking.
- Project includes 299 luxury apartments that are approximately 95% occupied.
- Regular community events conducted in the adjacent park (that includes a splash pad), e.g., Saturday night movies, fitness classes, annual Winter Wonderland, etc.

AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
3,844 SF	"MARKET"	"AS-IS" (2 nd gen restaurant)	WITHIN 30 DAYS OF A SIGNED LEASE
*Est. NNN: \$10.20 PSF			

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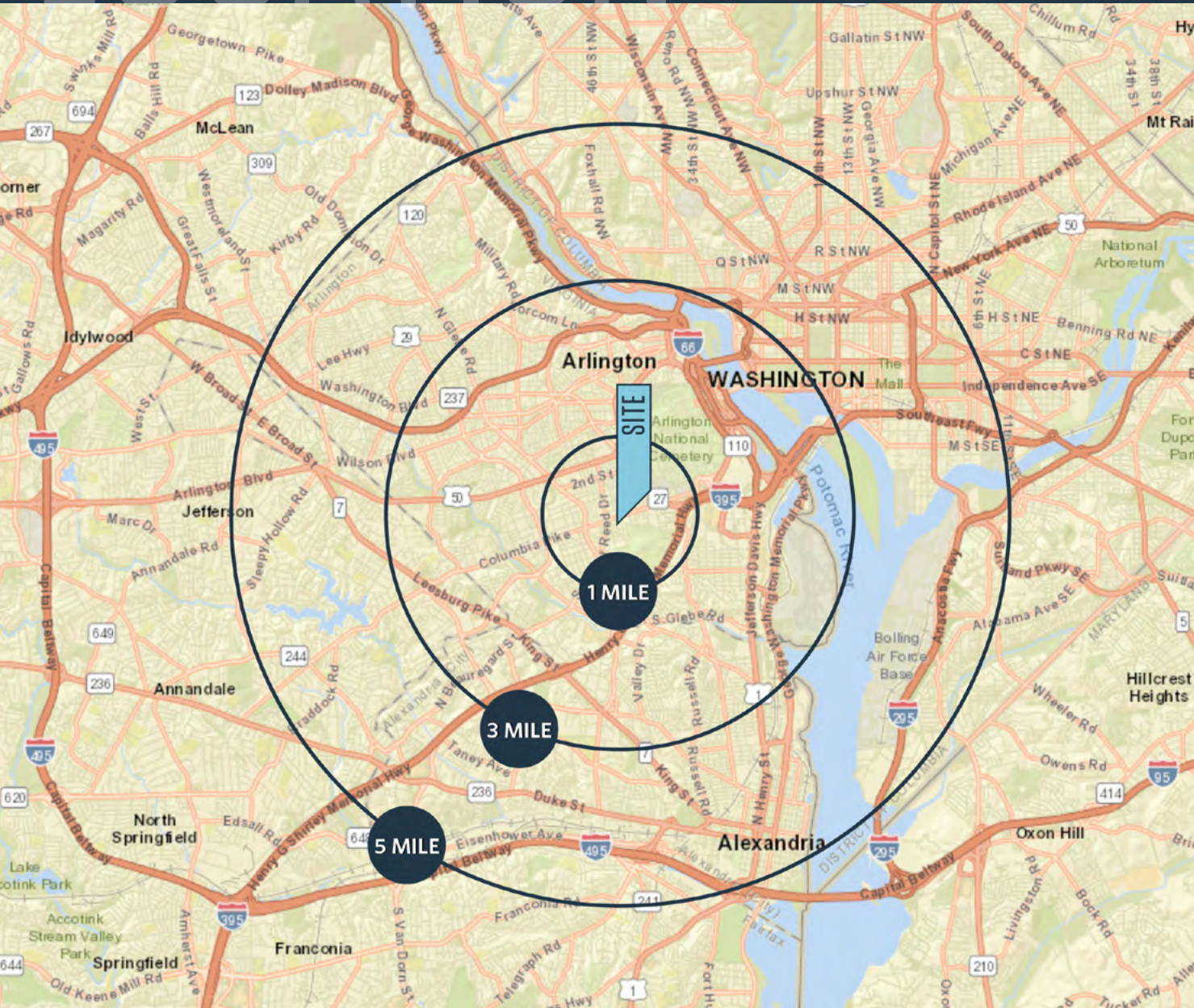
OWNED & MANAGED BY: **BM SMITH**

klnb.com

LOCATION

PENROSE SQUARE

2407 COLUMBIA PIKE, ARLINGTON, VA 22204, ARLINGTON COUNTY



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	31,898	284,863	719,903
Daytime Population	17,357	252,960	952,213
Households	14,065	134,610	345,146
Average HH Income	\$166,990	\$174,234	\$179,891

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Columbia Pike	18,855 ADT
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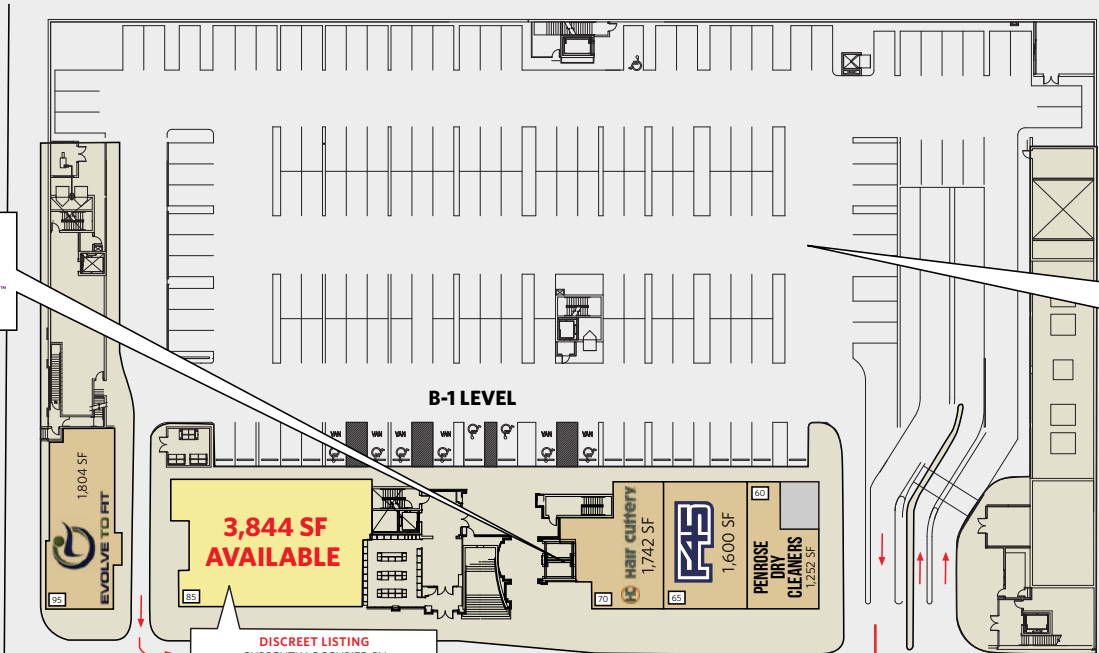
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Elevators to
Giant

OWNED BY OTHERS



DISCREET LISTING
CURRENTLY OCCUPIED BY
TAKOUACHI
JAPANESE RESTAURANT
(THIS TENANT IS OPEN AND OPERATING;
PLEASE DO NOT DISTURB.)

9th ROAD SOUTH

S. BARTON STREET

S. ADAMS STREET

COLUMBIA PIKE

18,855
[2023 ADT]



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Retail Parking Spaces

Upper Level	46
B-1 Level	159
B-2 Level	121
Total Retail Spaces	326

OWNED



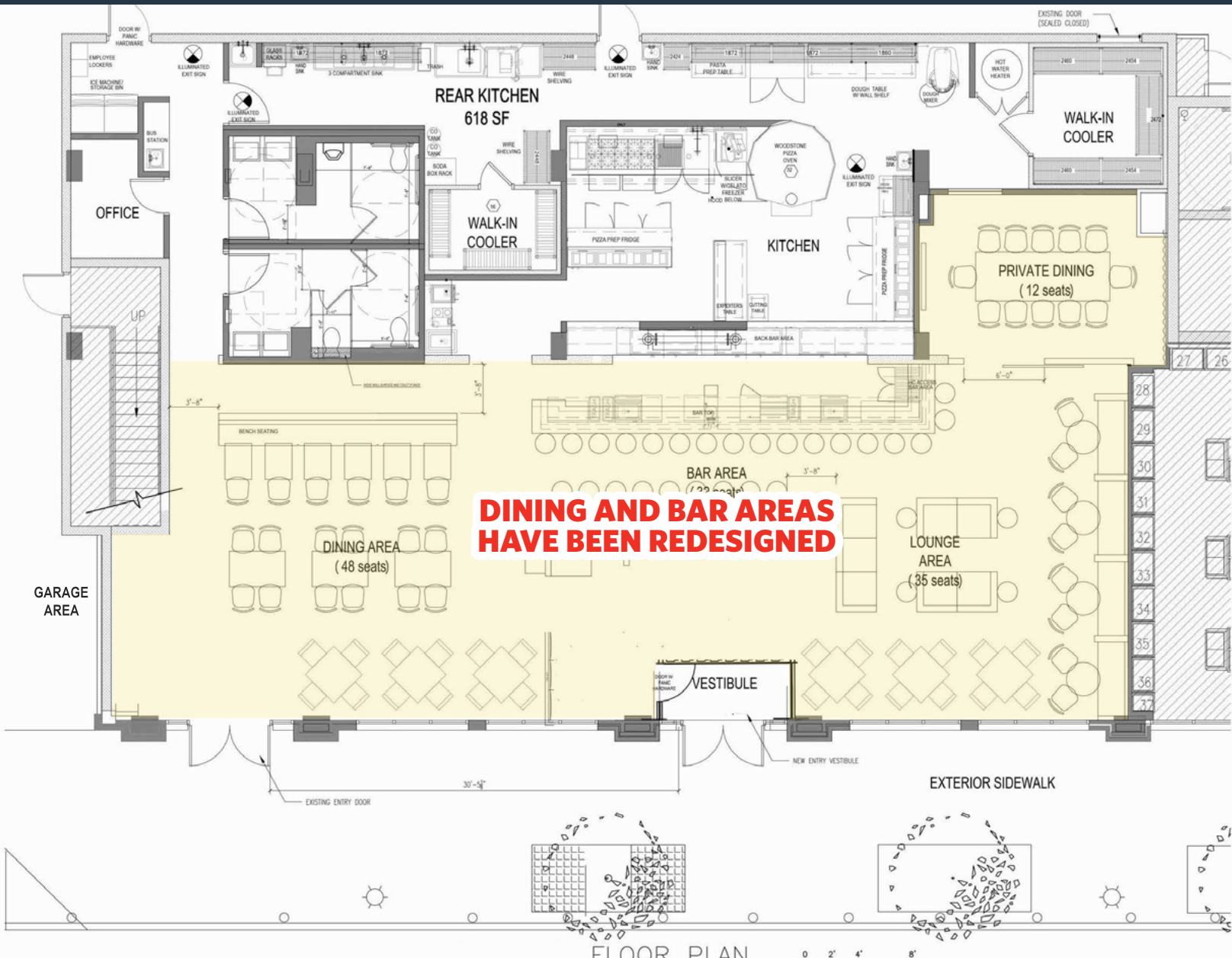
BY

OTHERS



FLOOR PLAN | PENROSE SQUARE

2407 COLUMBIA PIKE, ARLINGTON, VA 22204, ARLINGTON COUNTY



FURNITURE LAYOUT LEGEND

A1 - ACCESSORY SERVICE/STORAGE UNIT (18X48)	COUNT: 2
A2 - ACCESSORY SERVICE/STORAGE UNIT (18X48)	COUNT: 1
A3 - ACCESSORY SERVICE/STORAGE UNIT (18X48)	COUNT: 2
B1 - NOT USED	COUNT: 0
B2 - TABLE HEIGHT LEATHER UPHOLSTERED BENCH (24X53)	COUNT: 5
B3 - BAR HEIGHT LEATHER UPHOLSTERED BENCH (24X72)	COUNT: 3
C1 - WOOD SEAT DINING CHAIR	COUNT: 25
C2 - LEATHER UPHOLSTERED DINING CHAIR	COUNT: 18
H1 - HOSTESS STATION (24"X42")	COUNT: 1
S1 - BAR STOOL W/ BACK	COUNT: 17
S2 - BAR STOOL W/O BACK	COUNT: 8
S3 - UPHOLSTERED OTTOMAN STOOL SEAT (18"X18")	COUNT: 10
T1 - TABLE HEIGHT WOOD TABLE (32" X 24")	COUNT: 16
T2 - TABLE HEIGHT WOOD TABLE (32" X 50")	COUNT: 5
T3 - TABLE HEIGHT WOOD TABLE (48" DIA.)	COUNT: 3
T4 - BAR HEIGHT WOOD TABLE (32" X 24")	COUNT: 6
T5 - METAL END TABLE (18" DIA.)	COUNT: 5
T6 - COMMUNAL TABLE (8'-0"X3'-8")	COUNT: 1
FIXED BENCH SEATING TYPE 1- UPHOLSTERED BACK	COUNT: 49 LF
FIXED BENCH SEATING TYPE 2- UPHOLSTERED BACK/SEAT	COUNT: 28 LF
FIXED BENCH SEATING TYPE 3- UPHOLSTERED BACK	COUNT: 32 LF

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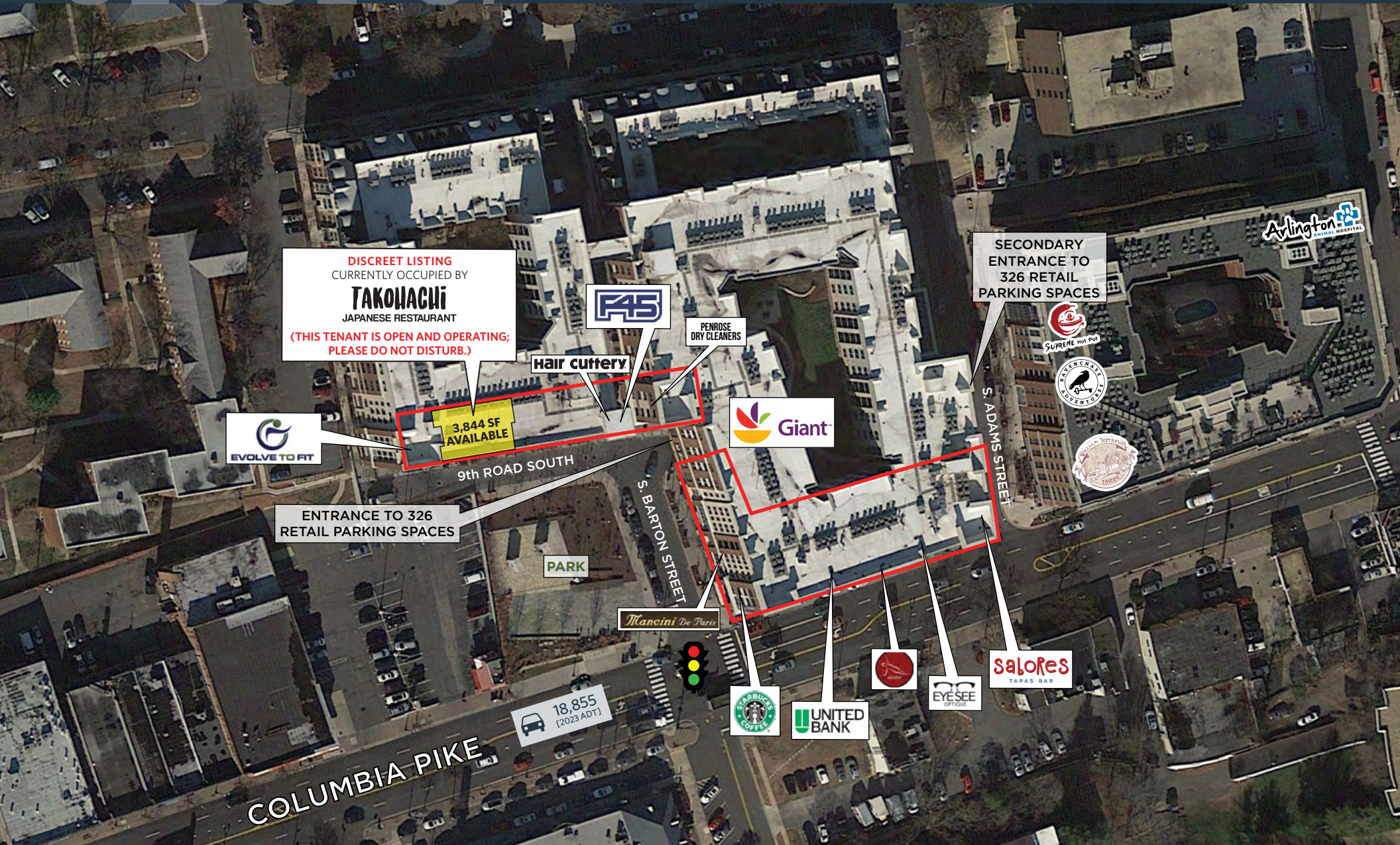
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CLOSE-UP

PENROSE SQUARE

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PHOTOS

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