

# SIENA PARK

FULLY  
LEASED!

## RETAIL FOR LEASE:

- FULLY LEASED.
- 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



## NEARBY RETAILERS:



Alex Willner  
awillner@klnb.com  
703-268-2718

Craig Cheney  
ccheney@klnb.com  
703-268-2705

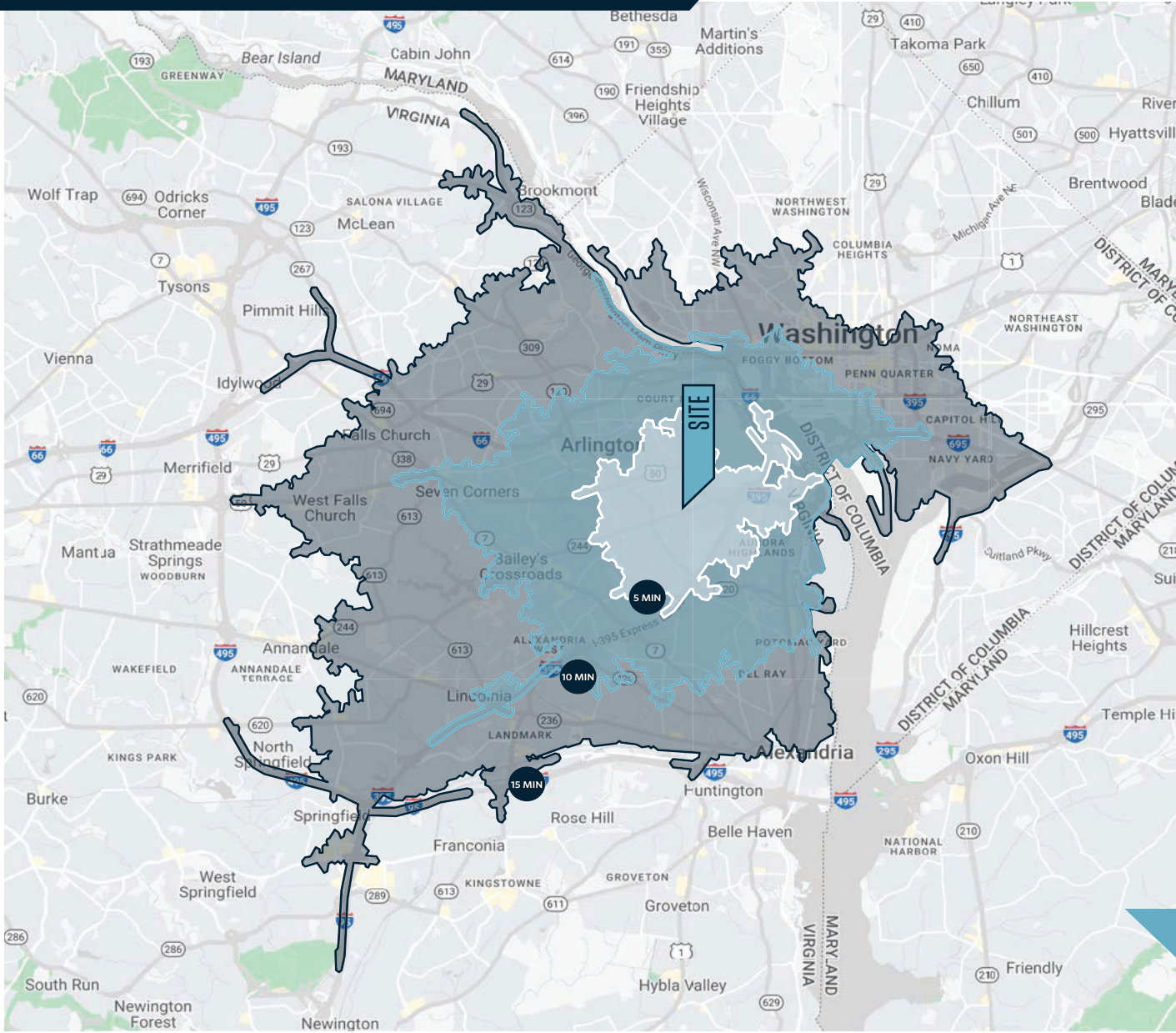
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

klnb



# SIENA PARK

2301 Columbia Pike, Arlington, VA 22204  
Arlington County



## DEMOGRAPHICS | 2024:

	5-MIN	10-MIN	15-MIN
Population	52,708	280,967	603,519
Daytime Population	29,211	314,112	844,468
Households	24,577	135,131	280,470
Average HH Income	\$165,239	\$168,297	\$175,780
Median HH Income	\$118,372	\$118,899	\$123,406
Median Age	33.9	33.8	34.7

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Columbia Pike 20,249 ADT

# TRADE AREA

**Alex Willner**  
awillner@klnb.com  
703-268-2718

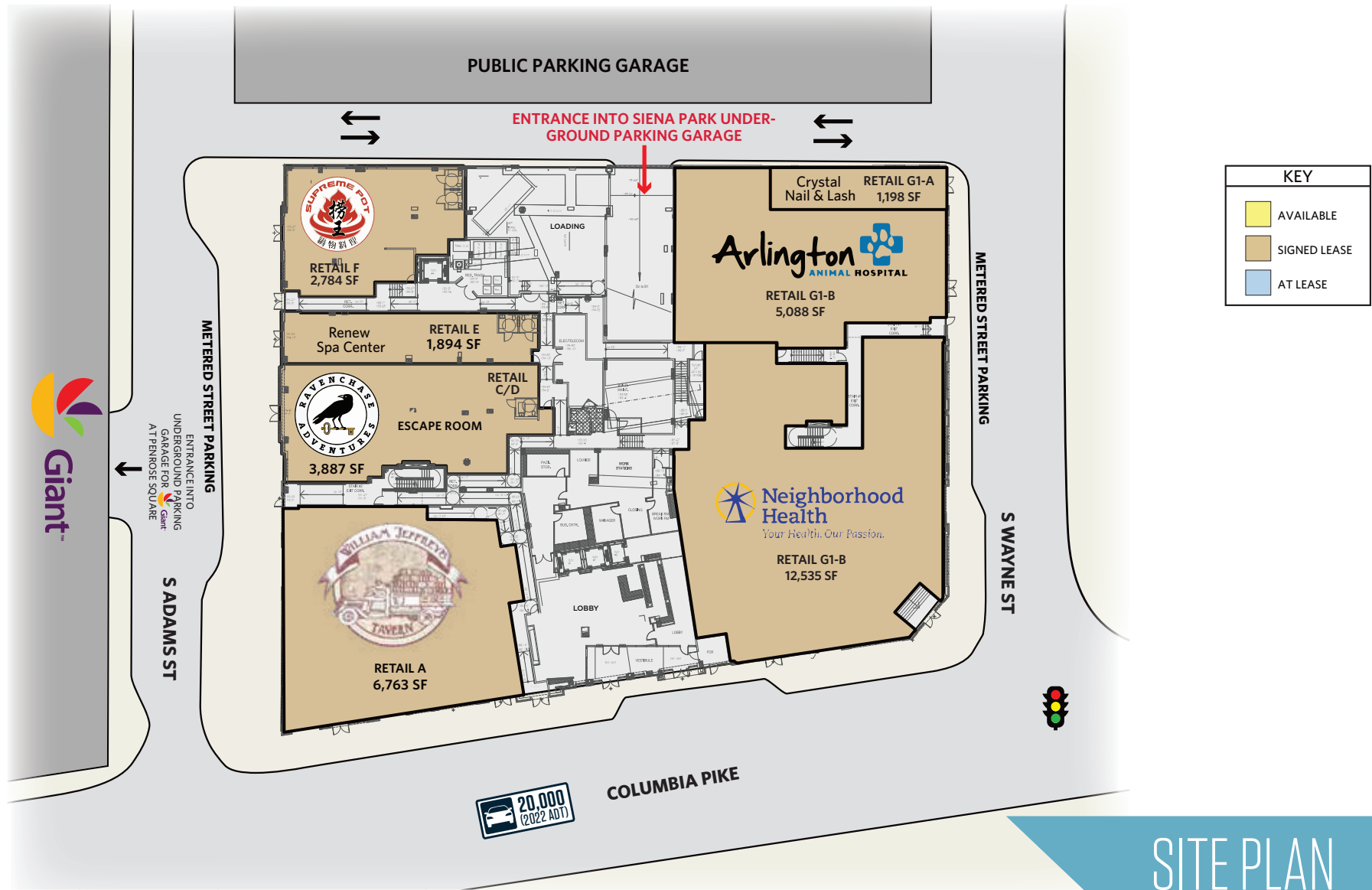
**Craig Cheney**  
ccheney@klnb.com  
703-268-2705

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
[klnb.com](http://klnb.com)

**klnb**

# SIENA PARK

2301 Columbia Pike, Arlington, VA 22204  
Arlington County



SITE PLAN

Alex Willner  
awillner@klnb.com  
703-268-2718

Craig Cheney  
ccheney@klnb.com  
703-268-2705

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

klnb



# SIENA PARK

2301 Columbia Pike, Arlington, VA 22204  
Arlington County



Alex Willner  
awillner@klnb.com  
703-268-2718

Craig Cheney  
ccheney@klnb.com  
703-268-2705

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

klnb



# SIENA PARK

2301 Columbia Pike, Arlington, VA 22204  
Arlington County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**Alex Willner**

[awillner@klnb.com](mailto:awillner@klnb.com)

703-268-2718

**Craig Cheney**

[ccheney@klnb.com](mailto:ccheney@klnb.com)

703-268-2705

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

[klnb.com](http://klnb.com)



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBcre](https://www.facebook.com/KLNBcre)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**klnb**