



WESTMONT

ARLINGTON, VA

FULLY LEASED!

OPENING SOON!

♥ CVS FIVE GUYS



**WAXING
THE CITY**

verizon

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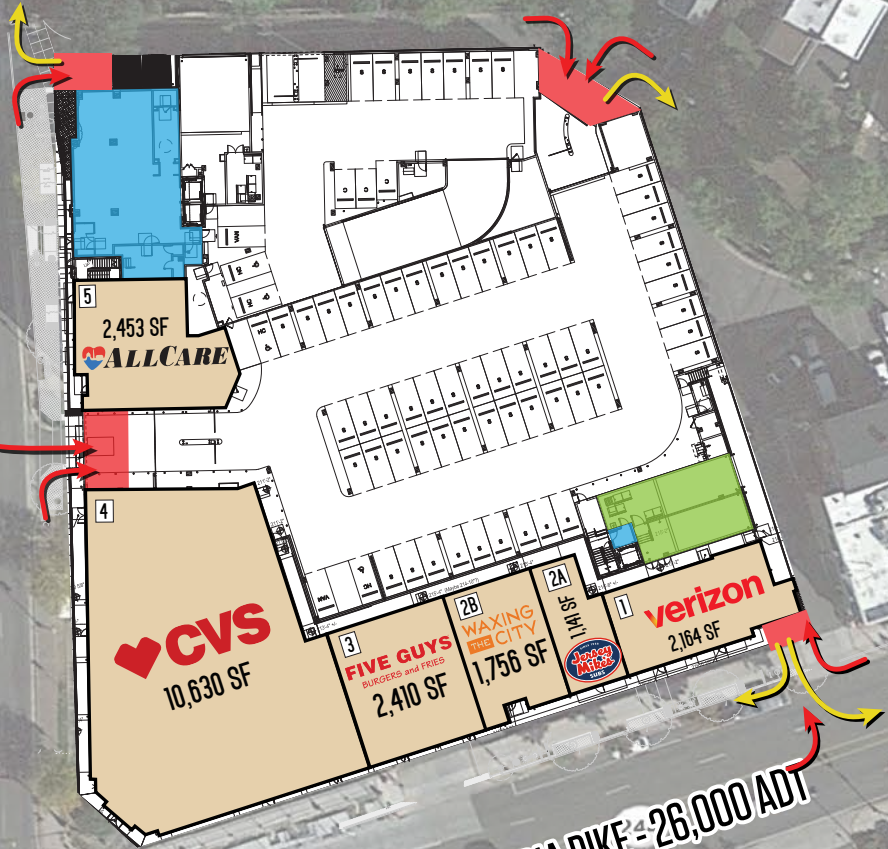
3255 COLUMBIA PIKE
ARLINGTON, VA 22204

kln**b**

THE PROJECT

- RETAIL
- RESIDENTIAL
- LOADING/TRASH
- PARKING ENTRY

SGLEBERD - 32,000 ADT



COLUMBIA PIKE - 26,000 ADT

20,218
TOTAL SF

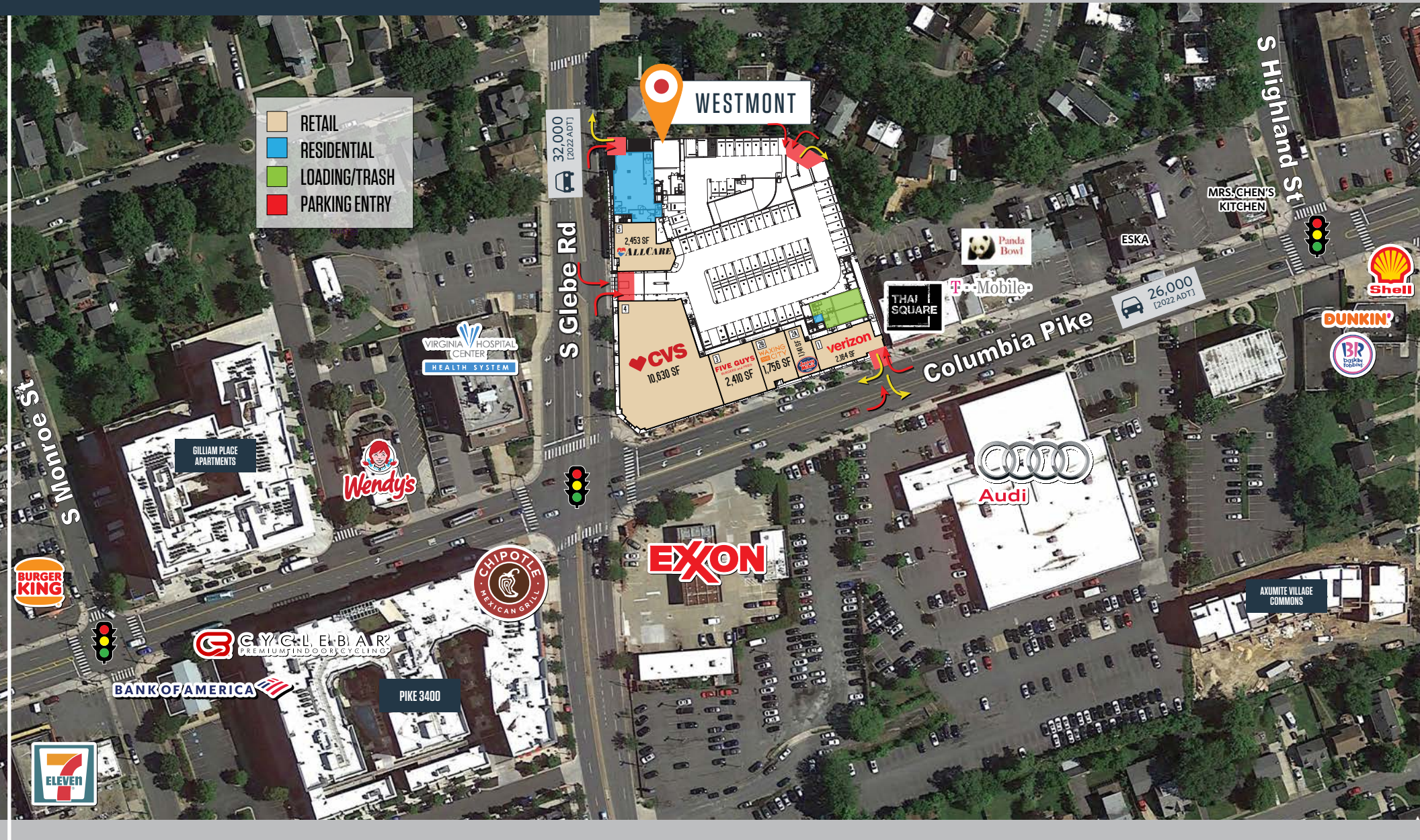
58
RETAIL PARKING SPACES

250
RESIDENTIAL UNITS



DELIVERED
Q2 2024

CLOSE UP AERIAL



- RETAIL
- RESIDENTIAL
- LOADING/TRASH
- PARKING ENTRY

WESTMONT

32,000 (2022 ADT)

S Glebe Rd

S Highland St

MRS. CHEN'S KITCHEN

ESKA

26,000 (2022 ADT)

Panda Bowl

T-Mobile

THAI SQUARE

Columbia Pike

Audi

DUNKIN'

BR Dunkin' Robbing

Shell

GILLIAM PLACE APARTMENTS

VIRGINIA HOSPITAL CENTER HEALTH SYSTEM

Wendy's

CYCLE BAR PREMIUM INDOOR CYCLING

CHIPOTLE MEXICAN GRILL

EXXON

AKUMITE VILLAGE COMMONS

BURGER KING

BANK OF AMERICA

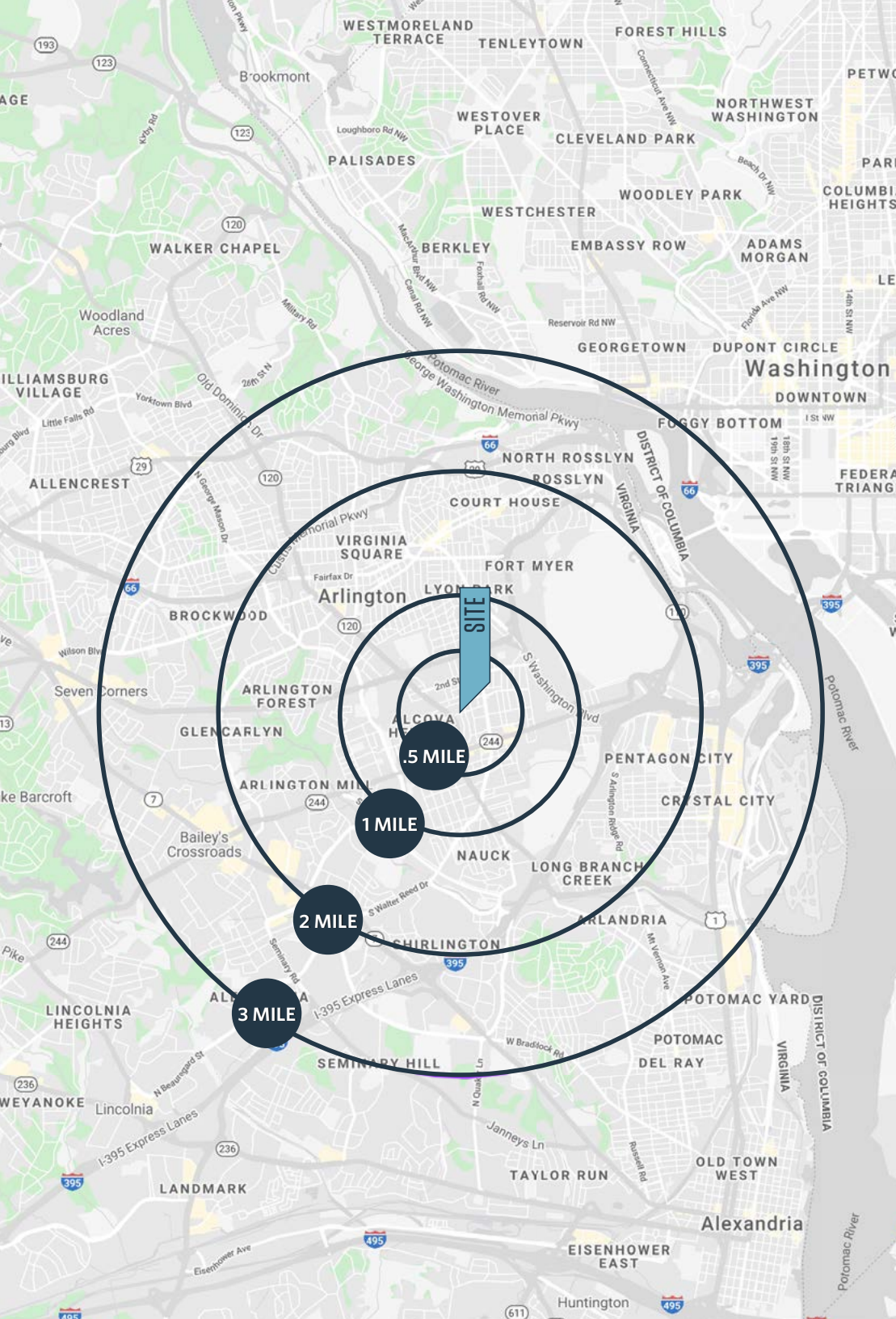
PIKE 3400

7-ELEVEN

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



WESTMONT

ARLINGTON, VA



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