



JOIN THESE RETAILERS



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/M1 [[Link to Zoning Ordinance](#)].
- 12' clear ceiling height.
- 33 dedicated parking spaces.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
7,028 SF	MARKET	NEGOTIABLE	IMMEDIATE
OR IF DEMISED:			
±5,050 SF	MARKET	NEGOTIABLE	IMMEDIATE
±2,050 SF	MARKET	NEGOTIABLE	IMMEDIATE
*EST. NNN: \$4.39 PSF			

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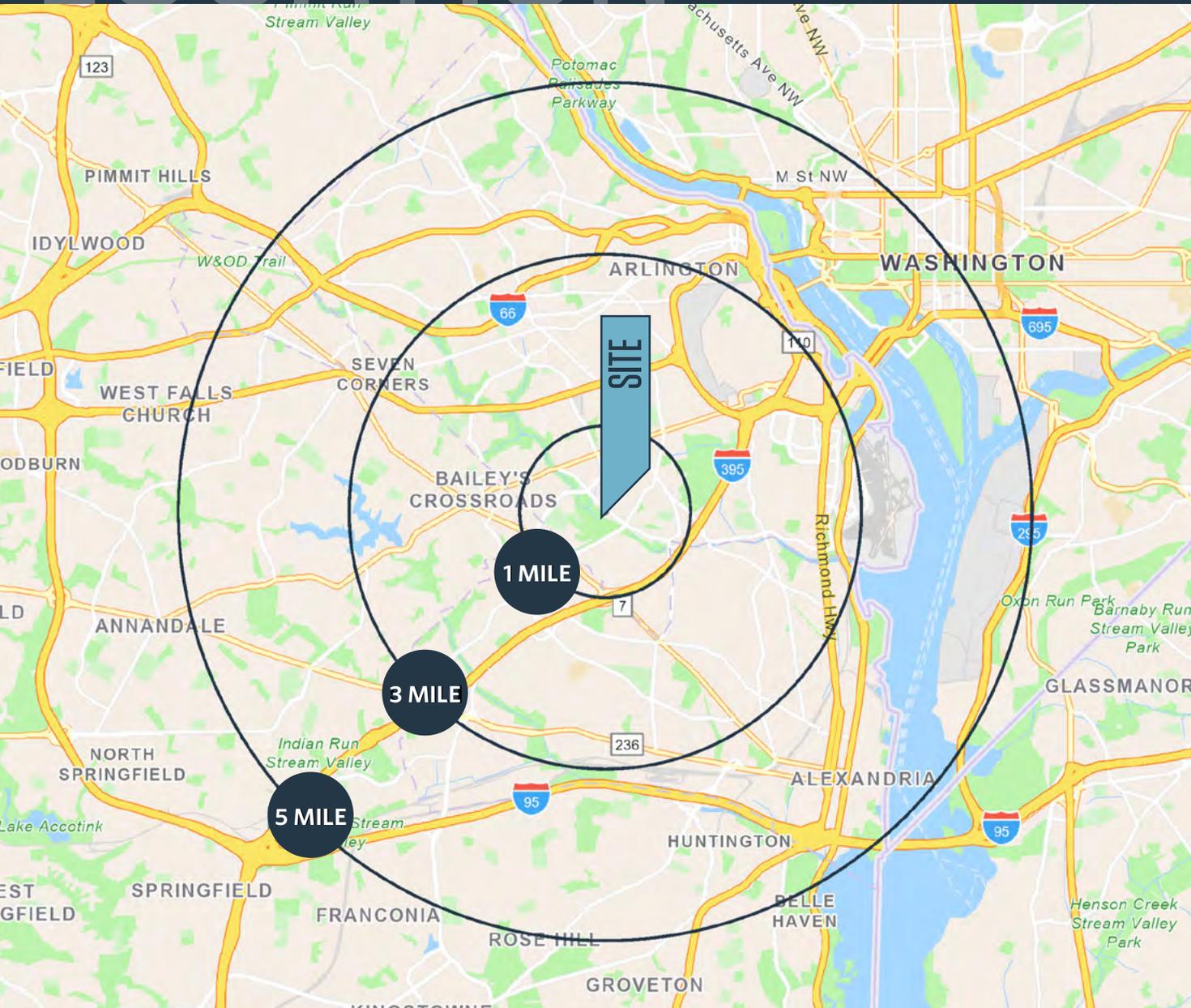
OWNED & MANAGED BY: **BM SMITH**

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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CLOSE UP

SOUTH BARCROFT

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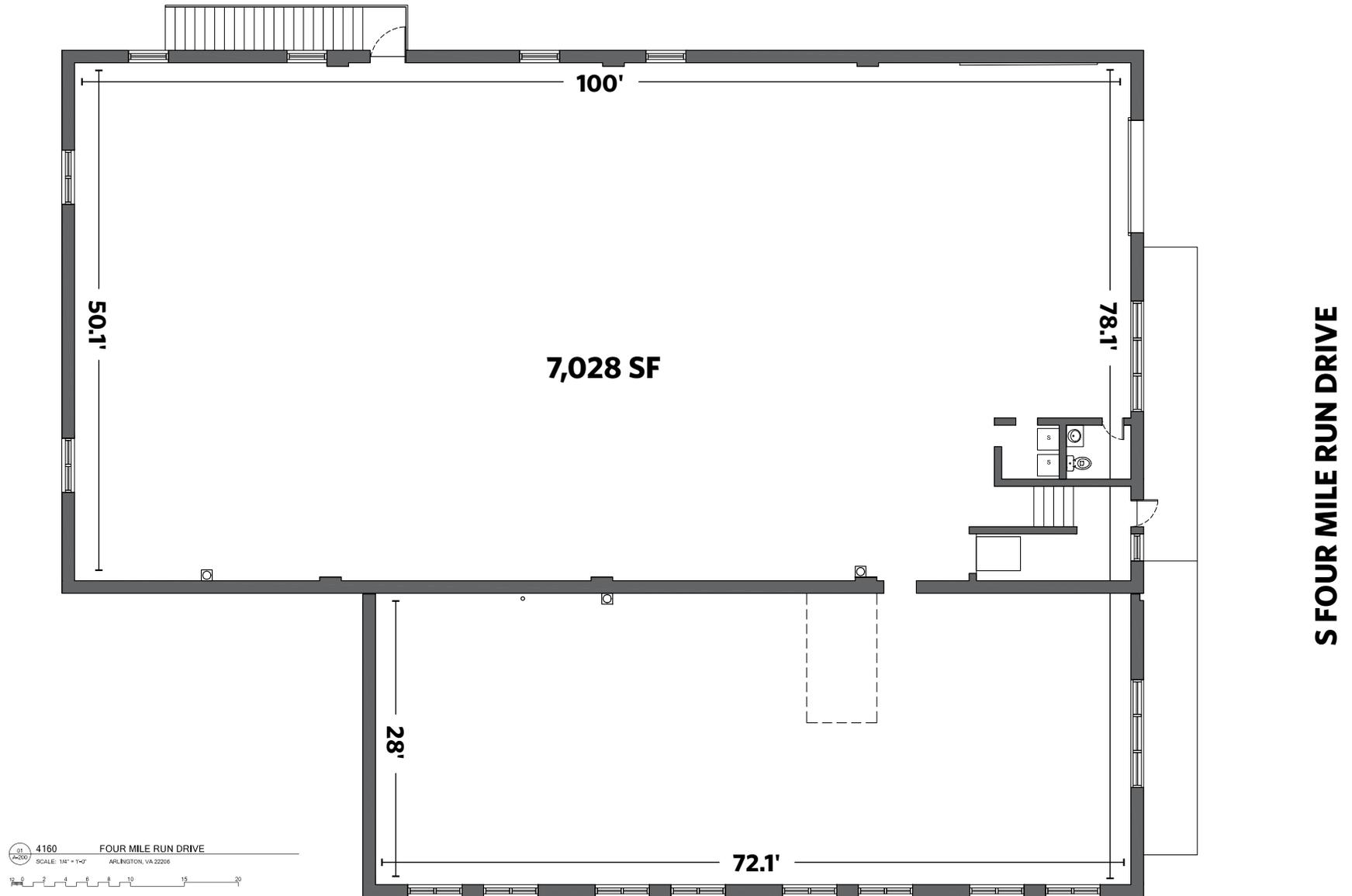
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EXISTING LAYOUT

SOUTH BARCROFT

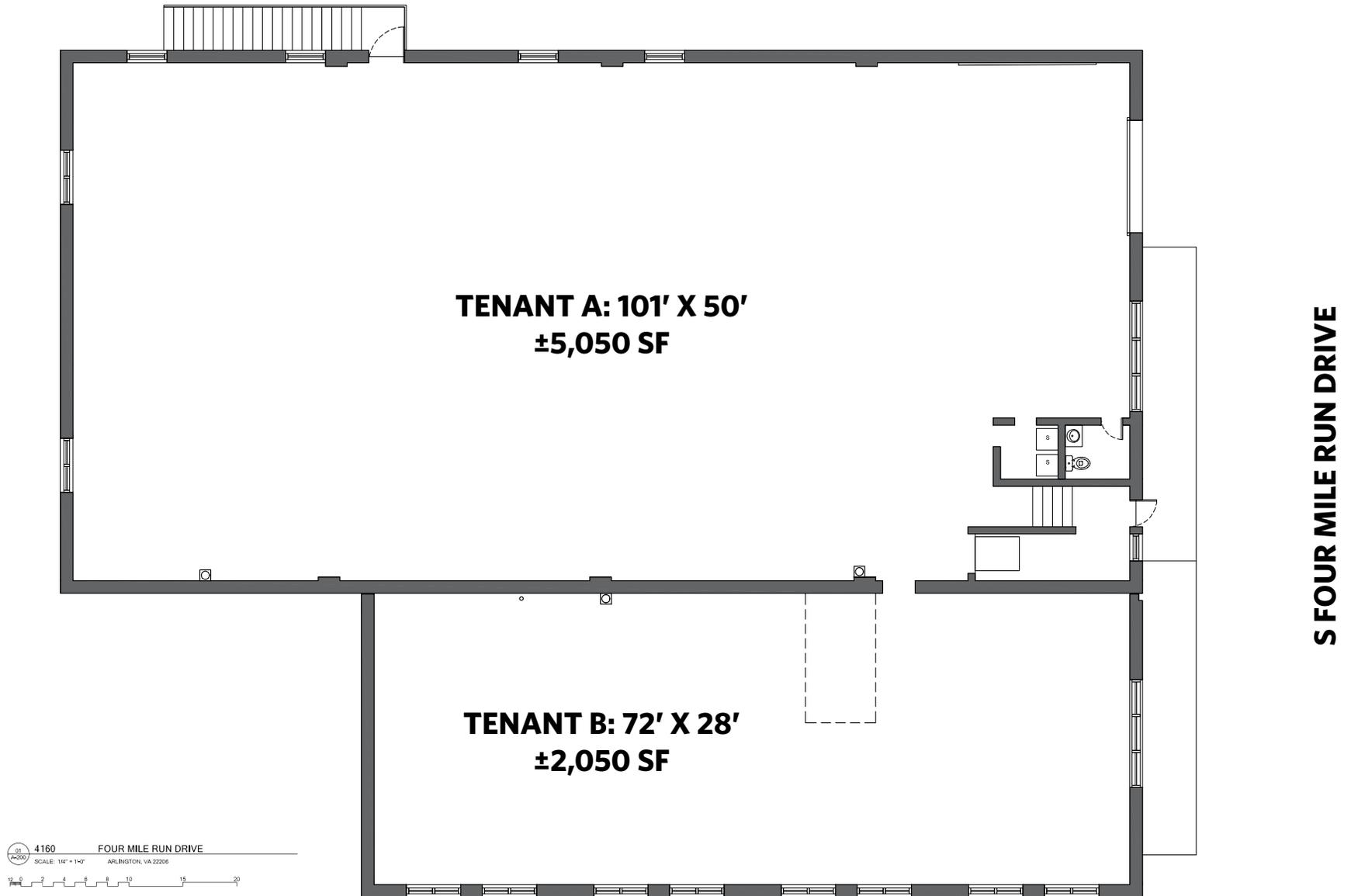
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POTENTIAL LAYOUT

SOUTH BARCROFT

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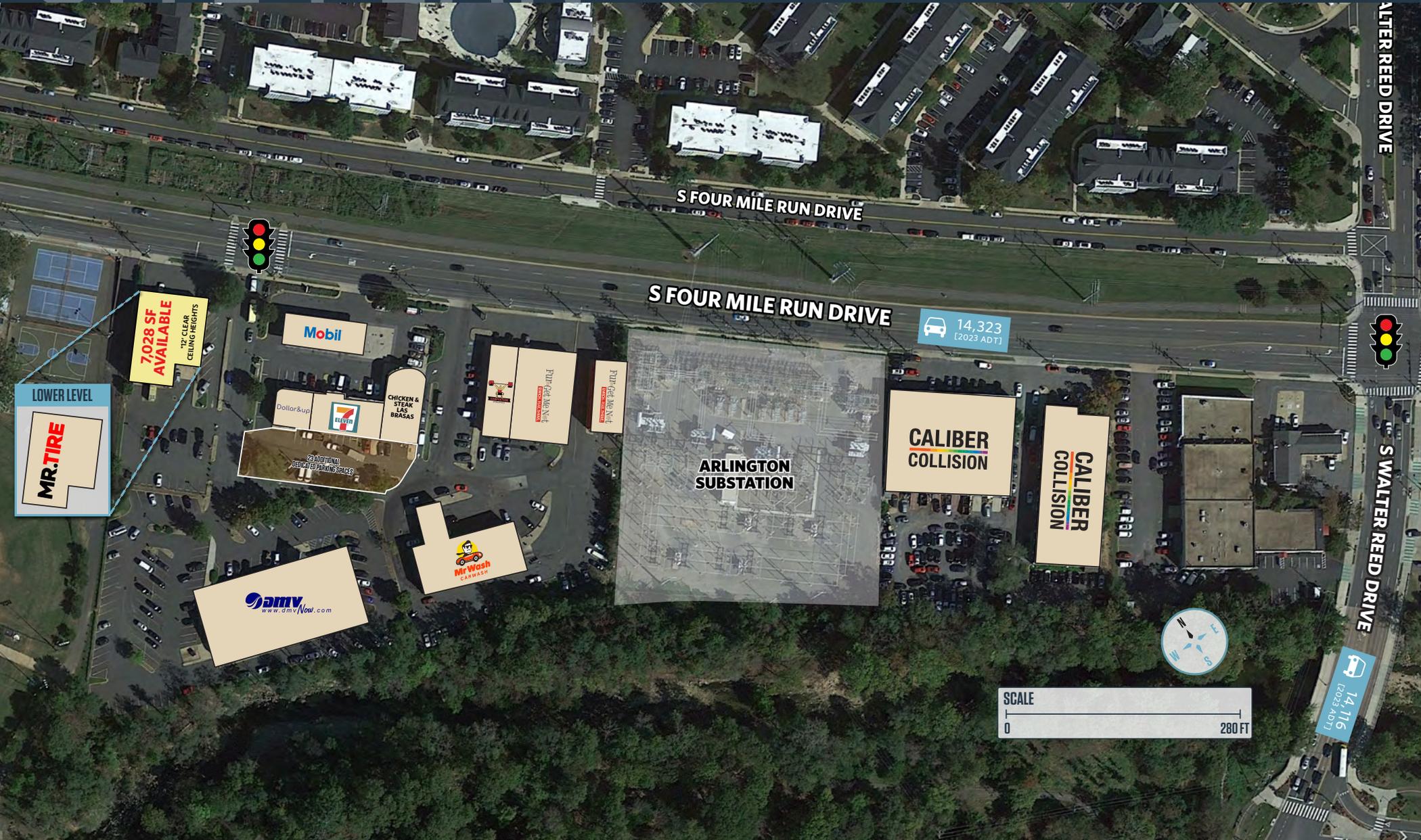
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SITE PLAN

SOUTH BARCROFT

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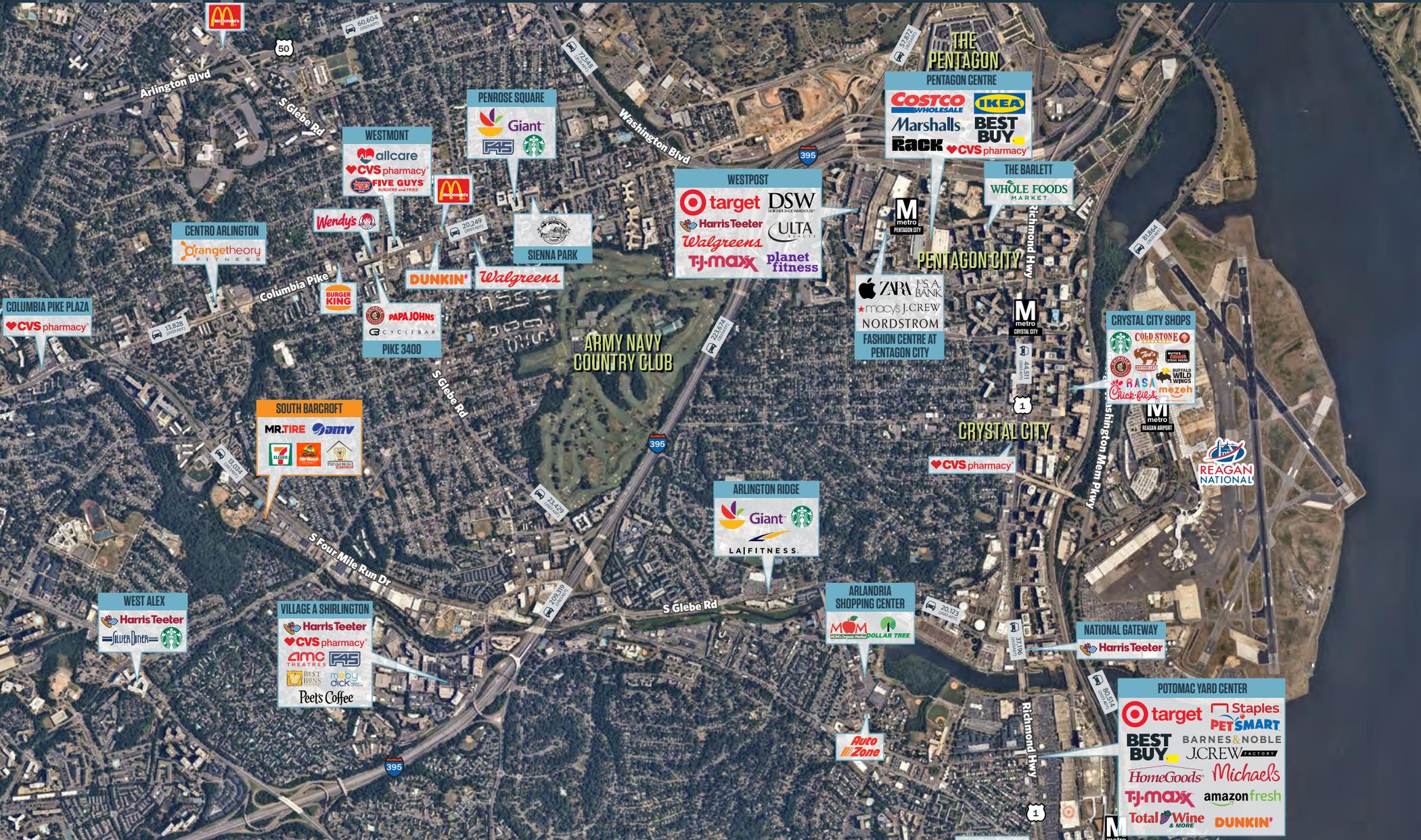
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MARKET

SOUTH BARCROFT

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MID-VIEW

SOUTH BARCROFT

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CLICK TO VIEW PROPERTY WEBSITE

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