

COMING SOON!



RETAIL

Traffic Intersection of S. Barton St. & Columbia Pike



JOIN THESE RETAILERS



RETAIL FOR LEASE

- 1,600 SF 2nd generation fitness studio 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
1,600 SF	"MARKET"	"AS-IS" (2 nd gen fitness space)	IMMEDIATELY
*Est. NNN: \$10.20 PSF			

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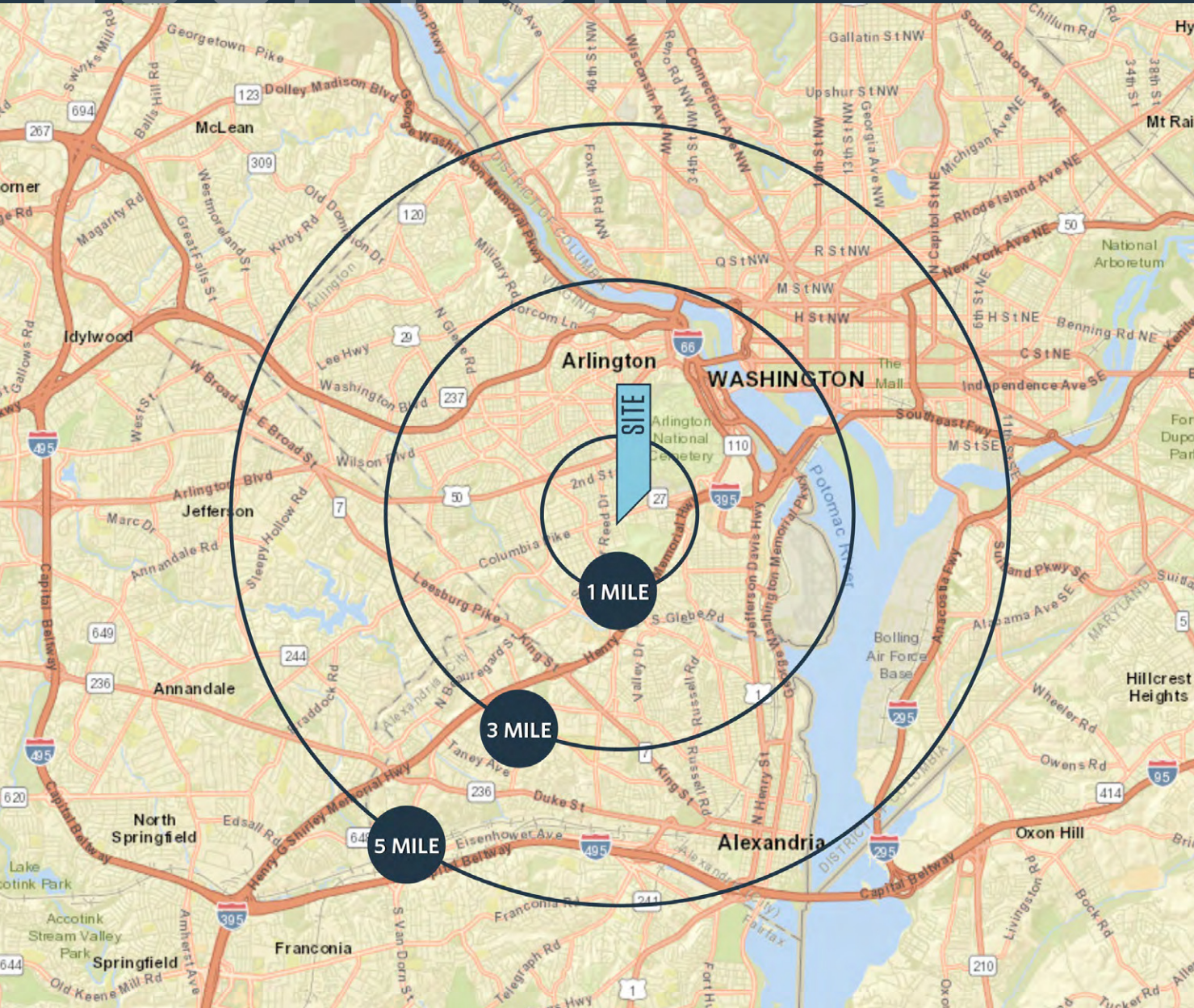
OWNED & MANAGED BY: **BM SMITH**

klnb.com

LOCATION

PENROSE SQUARE

2407 COLUMBIA PIKE, ARLINGTON, VA 22204, ARLINGTON COUNTY



DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	31,674	287,838	740,486
Daytime Population	27,424	347,010	1,208,732
Households	14,116	136,057	355,881
Average HH Income	\$171,479	\$175,810	\$184,552

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Columbia Pike	14,187 ADT
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SITE PLAN

PENROSE SQUARE

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AVAILABLE SPACE

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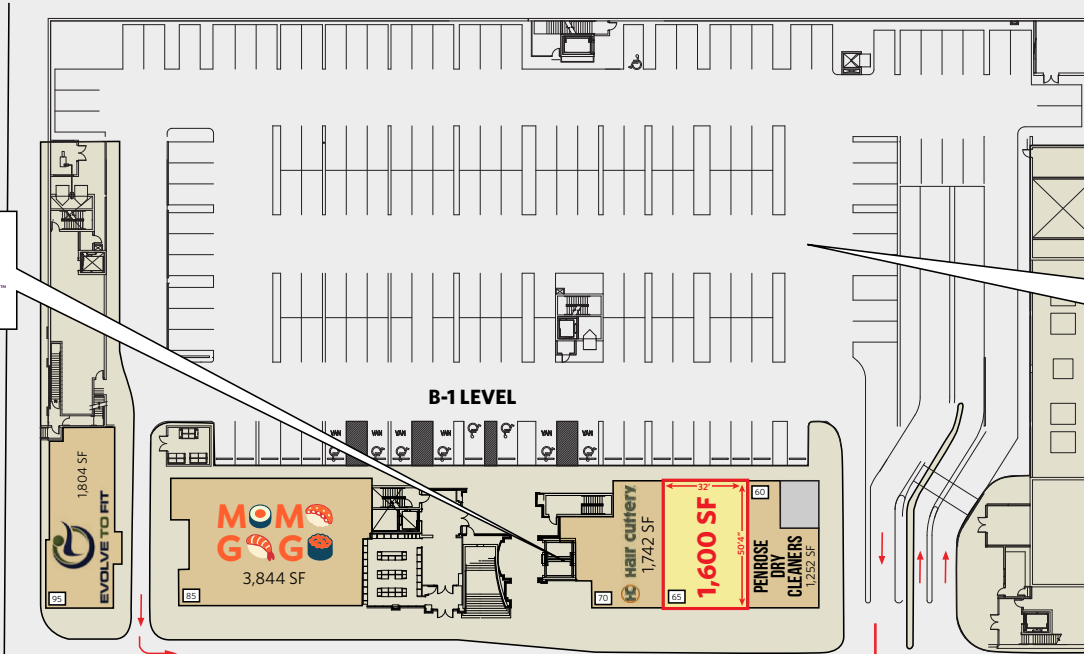
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Retail Parking Spaces

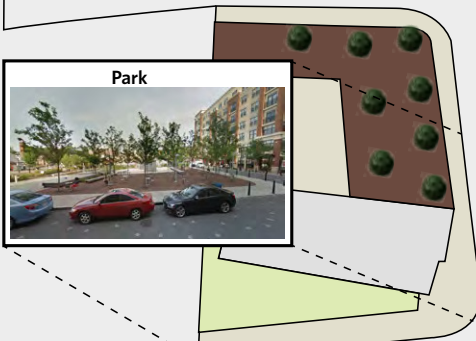
Upper Level	46
B-1 Level	159
B-2 Level	121
Total Retail Spaces	326

Elevators to


OWNED BY OTHERS



9th ROAD SOUTH



S. BARTON STREET



S. ADAMS STREET

OWNED BY OTHERS



COLUMBIA PIKE



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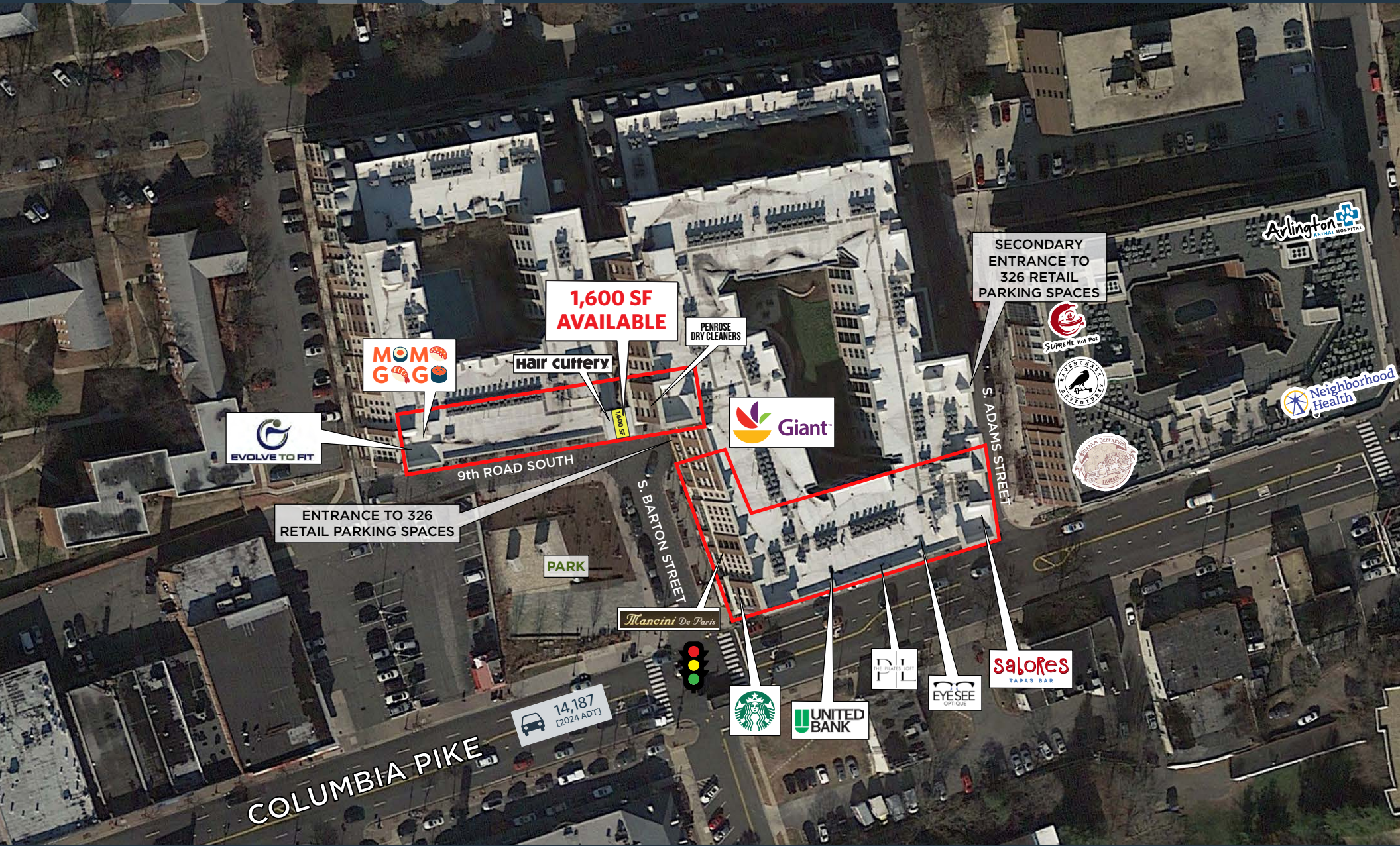
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CLOSE-UP

PENROSE SQUARE

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AERIAL

PENROSE SQUARE

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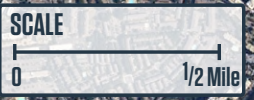


Arlington
Arlington County | Virginia

klnb

2024 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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PENROSE SQUARE

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PHOTOS

PENROSE SQUARE

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