



# 3533 COLUMBIA PIKE

Arlington, VA 22204  
Arlington County

## SITE PLAN



### AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING
670 SF	MARKET	2 <sup>ND</sup> GEN SHOWROOM	IMMEDIATE
890 SF	MARKET	TURNKEY DENTAL OFFICE	IMMEDIATE
<b>OR IF COMBINED</b>			
1,560 SF	MARKET	"AS-IS"	IMMEDIATE

\*EST. NNN: \$5.58 PSF (TAXES)

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CLOSE UP AERIAL



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MID-VIEW AERIAL



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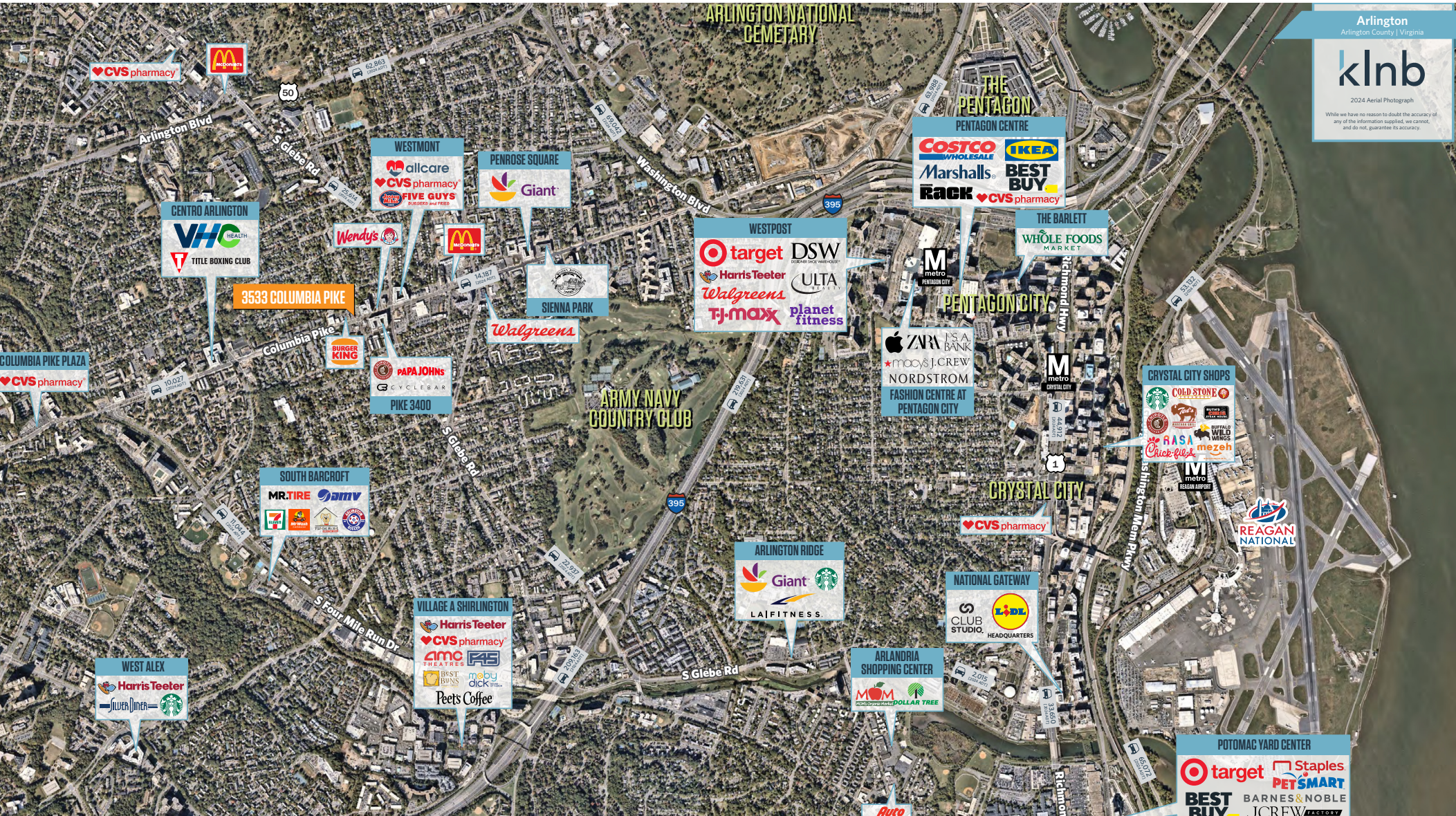
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## MARKET AERIAL



Arlington  
Arlington County | Virginia

### klnb

2024 Aerial Photograph

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# klnb

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## PHOTOS - TURNKEY DENTIST OFFICE



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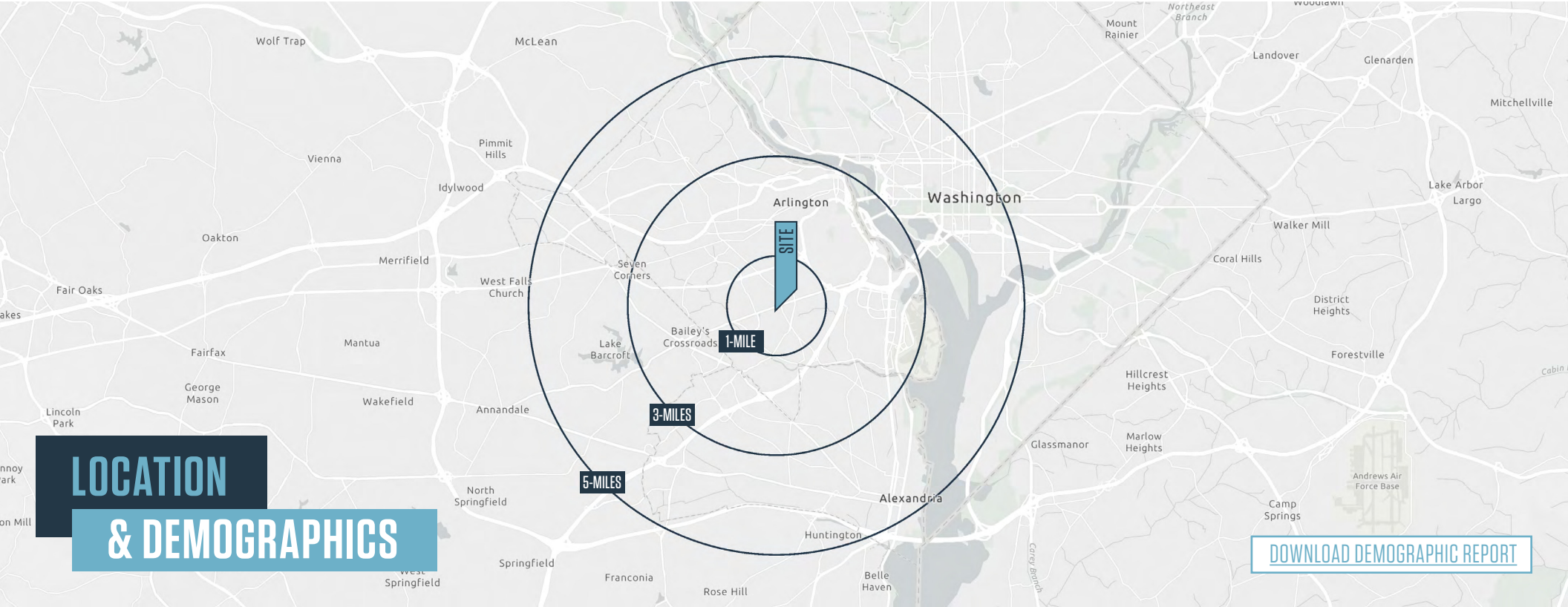
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## LOCATION & DEMOGRAPHICS

### TRAFFIC COUNTS | 2024

Columbia Pike	11,961 ADT
S Glebe Rd	25,614 ADT

	1-MILE	3-MILES	5-MILES			
	Population 40,508	314,200	681,135		Households 17,565	144,283 318,525
	Daytime Population 32,472	347,326	1,113,730		Average Household Income \$162,762	\$173,916 \$187,015

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# 3353 COLUMBIA PIKE

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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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