

4110 COLUMBIA PIKE

Arlington, VA 22204

Arlington County

2.01 ACRE SITE AVAILABLE



Barcroft
APARTMENTS

1,334 UNITS
60 ACRES

REDEVELOPMENT

Barcroft Apartment is undergoing a long-term master planning and redevelopment process supported by Arlington County and Amazon's Housing Equity Fund. The redevelopment is expected to preserve affordability while creating a significantly enhanced mixed-income residential neighborhood.

SITE



centro
ARLINGTON

386 MF UNITS | 80,000 SF RETAIL

VHC HEALTH

TITLE BOXING CLUB

H&R BLOCK

PHO
Saigon Pearl R&B

Great Clips

Clarendon Animal Care
Gentle. Caring. Awesome.

COMPLETED IN 2019

QUEBEC APARTMENTS
129 UNITS

S George Mason Dr

15,505
(2024 ADT)

Columbia Pike

10,971
(2024 ADT)

WELLS FARGO

Liberty

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DEMOGRAPHICS

2.01 ACRE SITE AVAILABLE
FOR GROUND LEASE,
LEASE, OR SALE

- Prime 2-Acre site at the corner of Columbia Pike and S George Mason Dr with ±26,000 combined VPD
- Gateway to massive Barcroft Apartment site consisting of 1,334 units and Centro consisting of 386 units
- Extremely dense trade area with continued growth along the Columbia Pike corridor: 3,400+ residential units, 355,000+ SF of commercial space delivered, and 1,200+ housing units in the pipeline

TRAFFIC COUNTS | 2024

Columbia Pike	10,971 ADT
S George Mason Dr	15,505 ADT

	5 MIN	10 MIN	15 MIN	TRADE AREA		5 MIN	10 MIN	15 MIN	TRADE AREA		
	Population	42,648	231,702	466,648	390,253		Households	17,822	106,599	206,199	172,483
	Daytime Population	31,251	232,451	591,444	384,651		Average Household Income	\$160,879	\$174,421	\$183,122	\$163,306

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MARKET AERIAL



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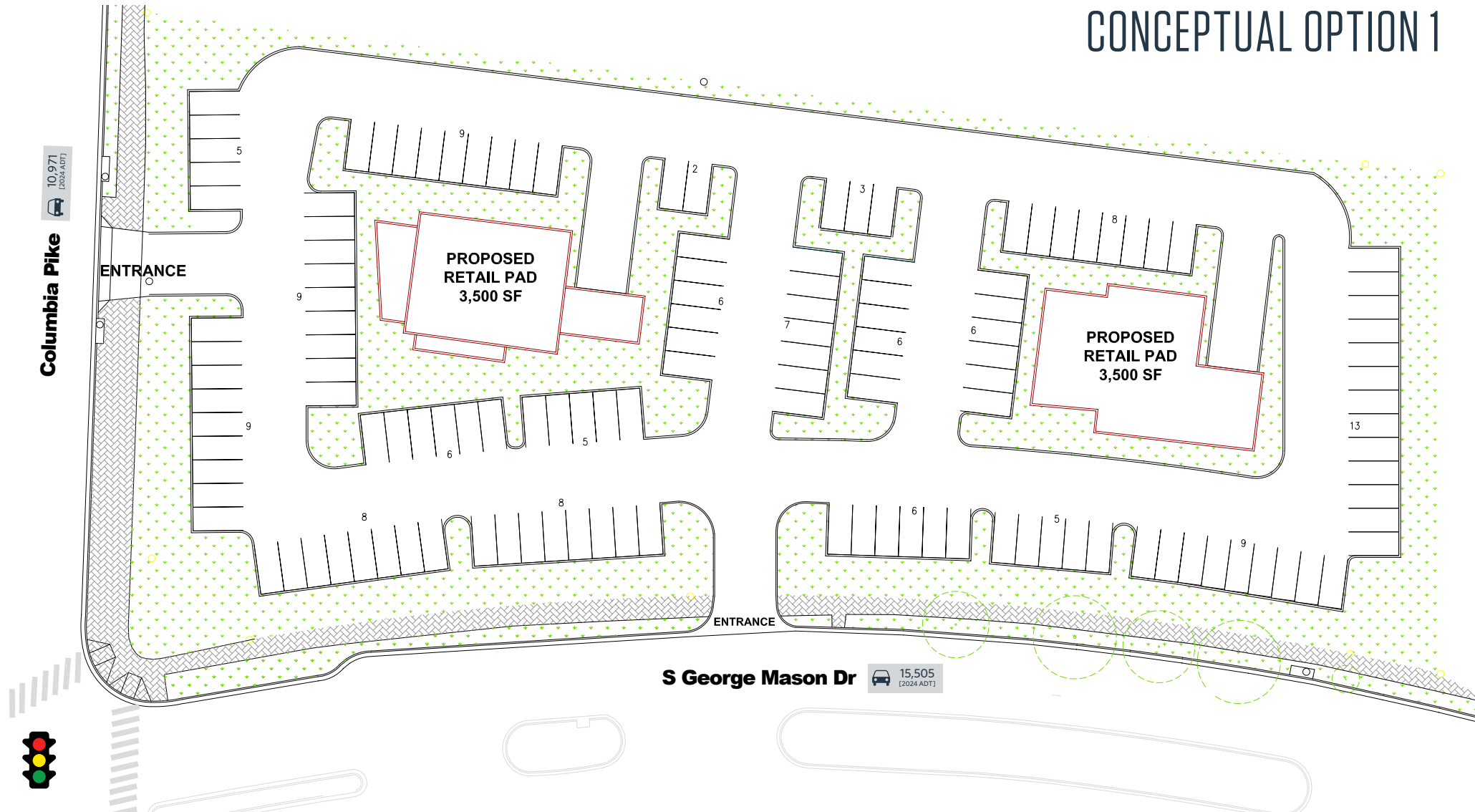
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SITE PLAN

CONCEPTUAL OPTION 1



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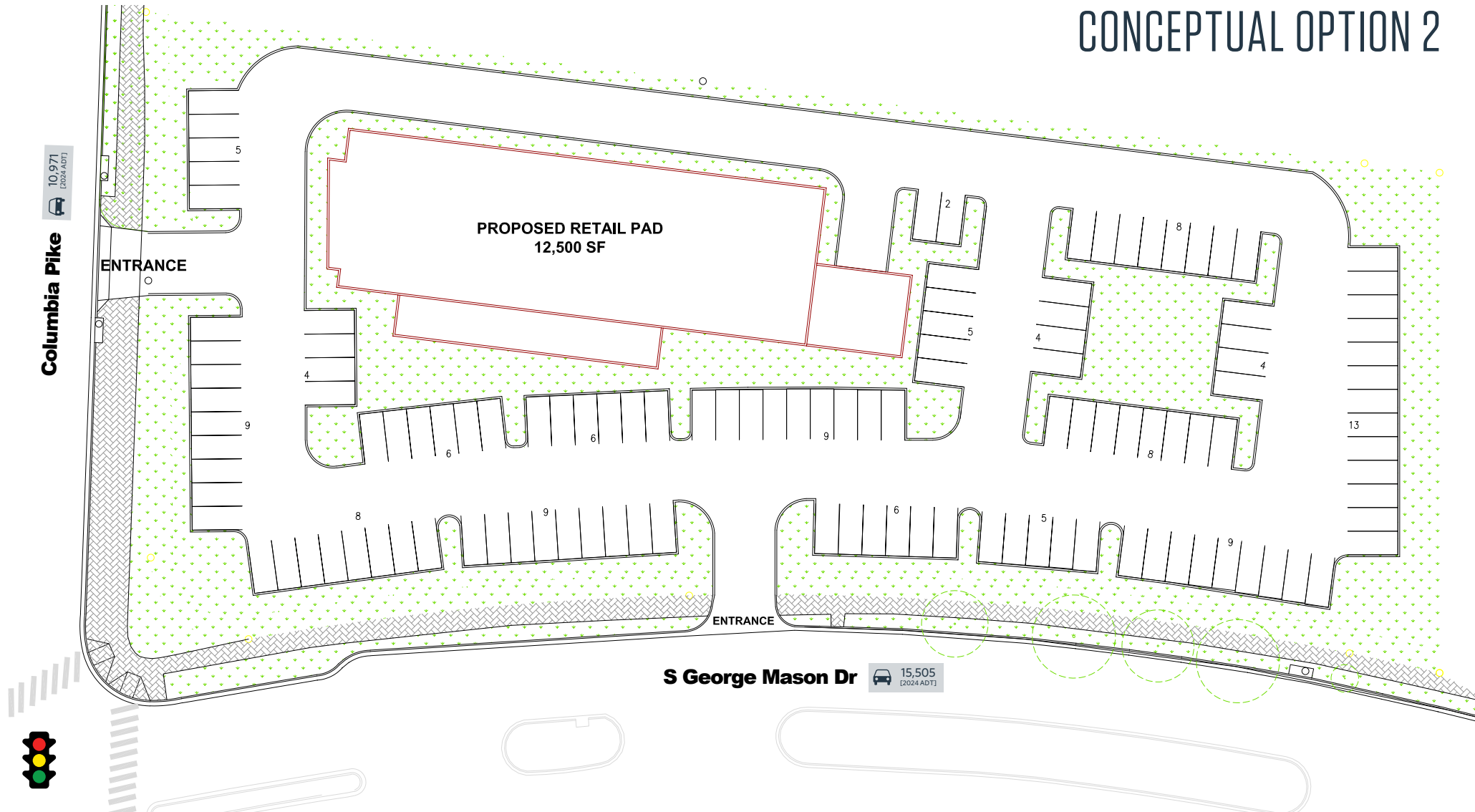
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SITE PLAN

CONCEPTUAL OPTION 2



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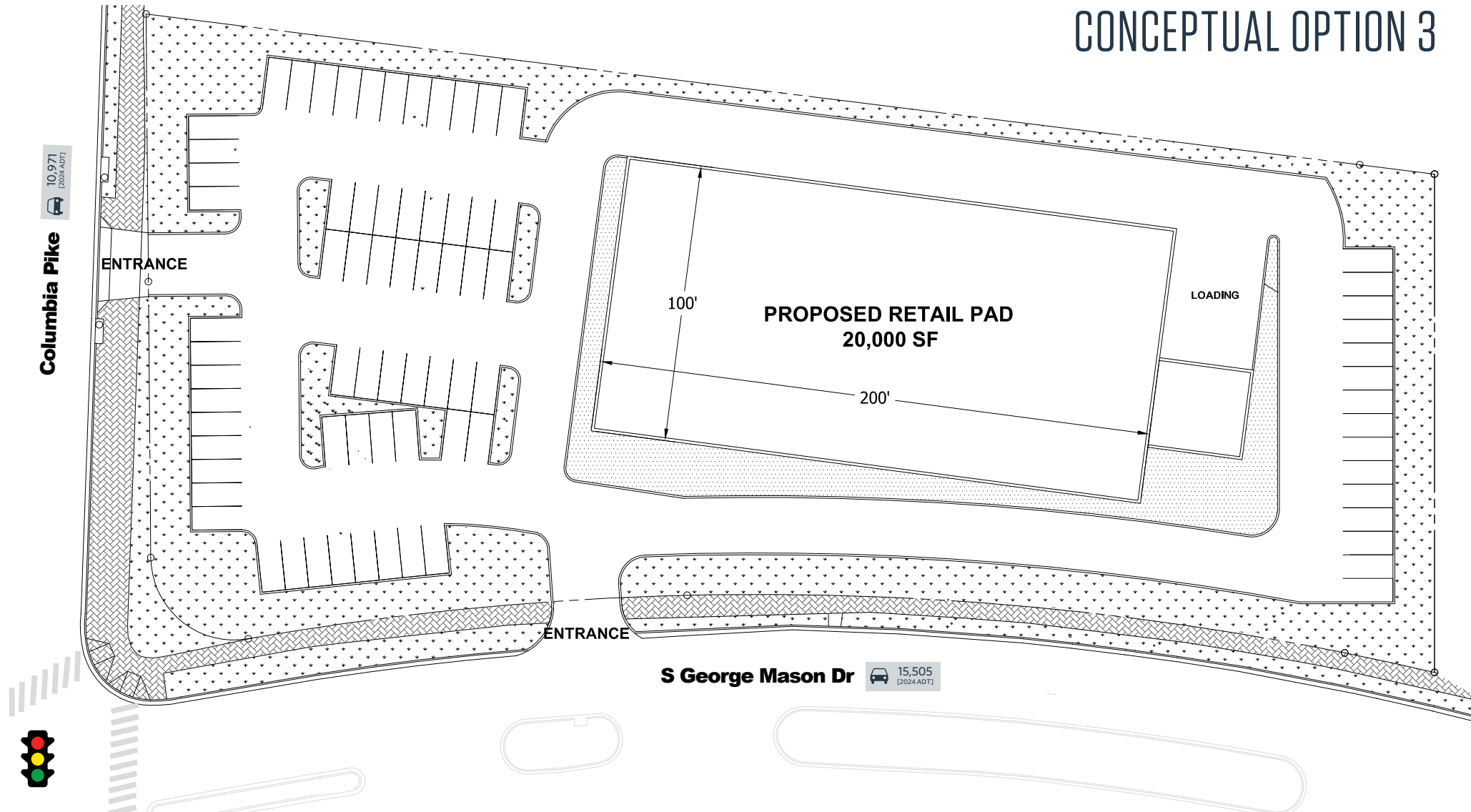
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SITE PLAN

CONCEPTUAL OPTION 3



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