



**5,000 SF +  
1,000 SF MEZZANINE  
ENDCAP AVAILABLE**

**COMING SOON:**



## JOIN THESE RETAILERS



**CALIBER COLLISION**

## RETAIL FOR LEASE

- 5,000 SF endcap, with 1,000 SF mezzanine available.
- Close proximity to I-395 (250,312 ADT).
- Rear garage door loading.
- Surface parking.

## AVAILABLE SPACE

| SIZE                          | RATE      | DELIVERY CONDITION                    | TIMING OF AVAILABILITY |
|-------------------------------|-----------|---------------------------------------|------------------------|
| 5,000 SF + 1,000 SF MEZZANINE | "MARKET"* | "AS-IS" (2 <sup>ND</sup> GEN FITNESS) | 11/1/2026              |
| *EST. NNN: \$6.00 PSF         |           |                                       |                        |

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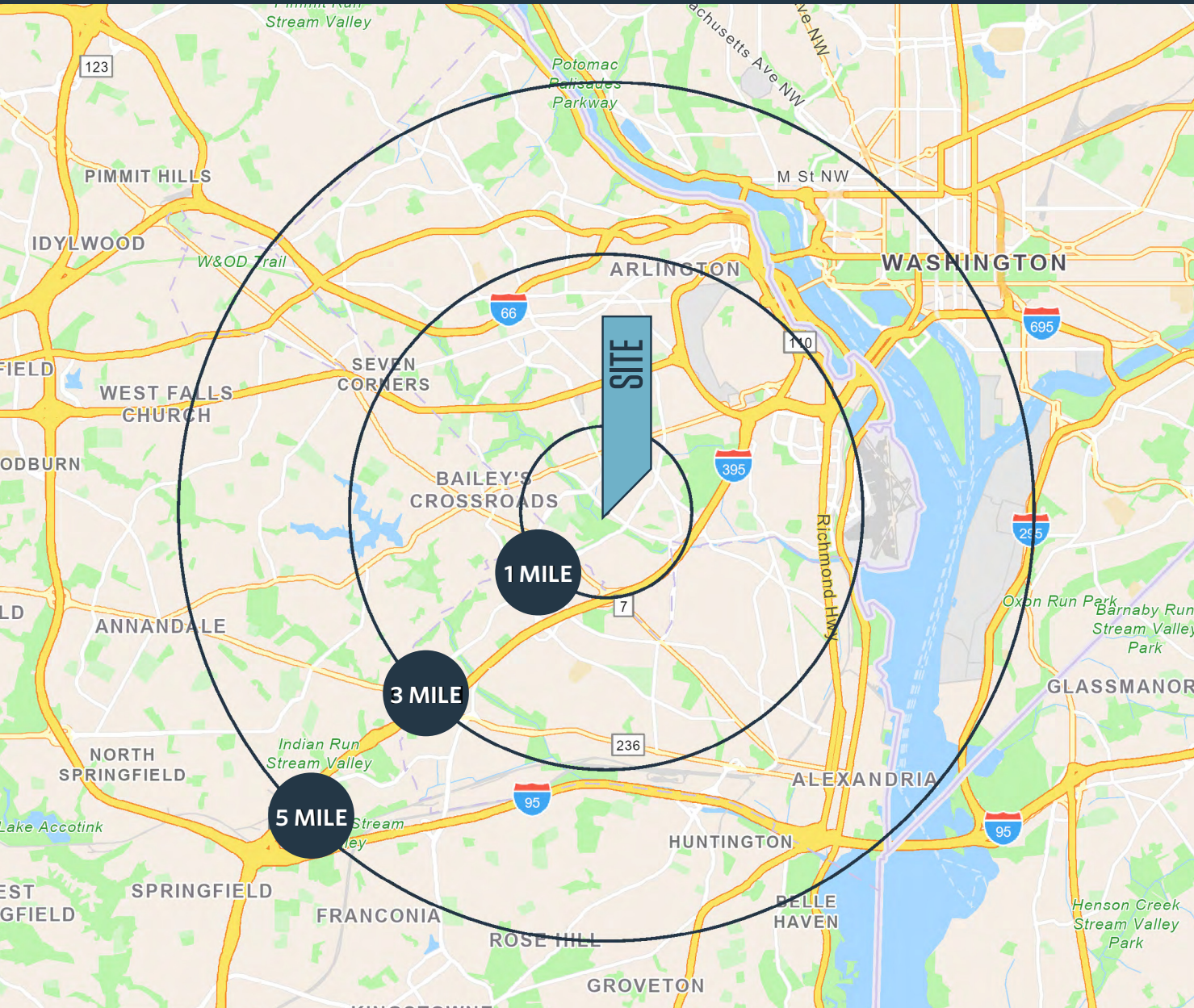
OWNED & MANAGED BY: **BM SMITH**

**klnb.com**



# DEMOGRAPHICS | SOUTH BARCROFT

4144-4146 S FOUR MILE RUN DR, ARLINGTON, VA 22206 ARLINGTON COUNTY



## DEMOGRAPHICS | 2026:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 44,397             | 320,549   | 619,901   |
| Daytime Population |           |           |
| 32,950             | 309,616   | 861,149   |
| Households         |           |           |
| 19,897             | 143,580   | 275,213   |
| Average HH Income  |           |           |
| \$151,233          | \$166,354 | \$179,973 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

|                    |             |
|--------------------|-------------|
| S Four Mile Run Dr | 14,132 ADT  |
| S Walter Reed Dr   | 14,435 ADT  |
| I-395              | 228,330 ADT |

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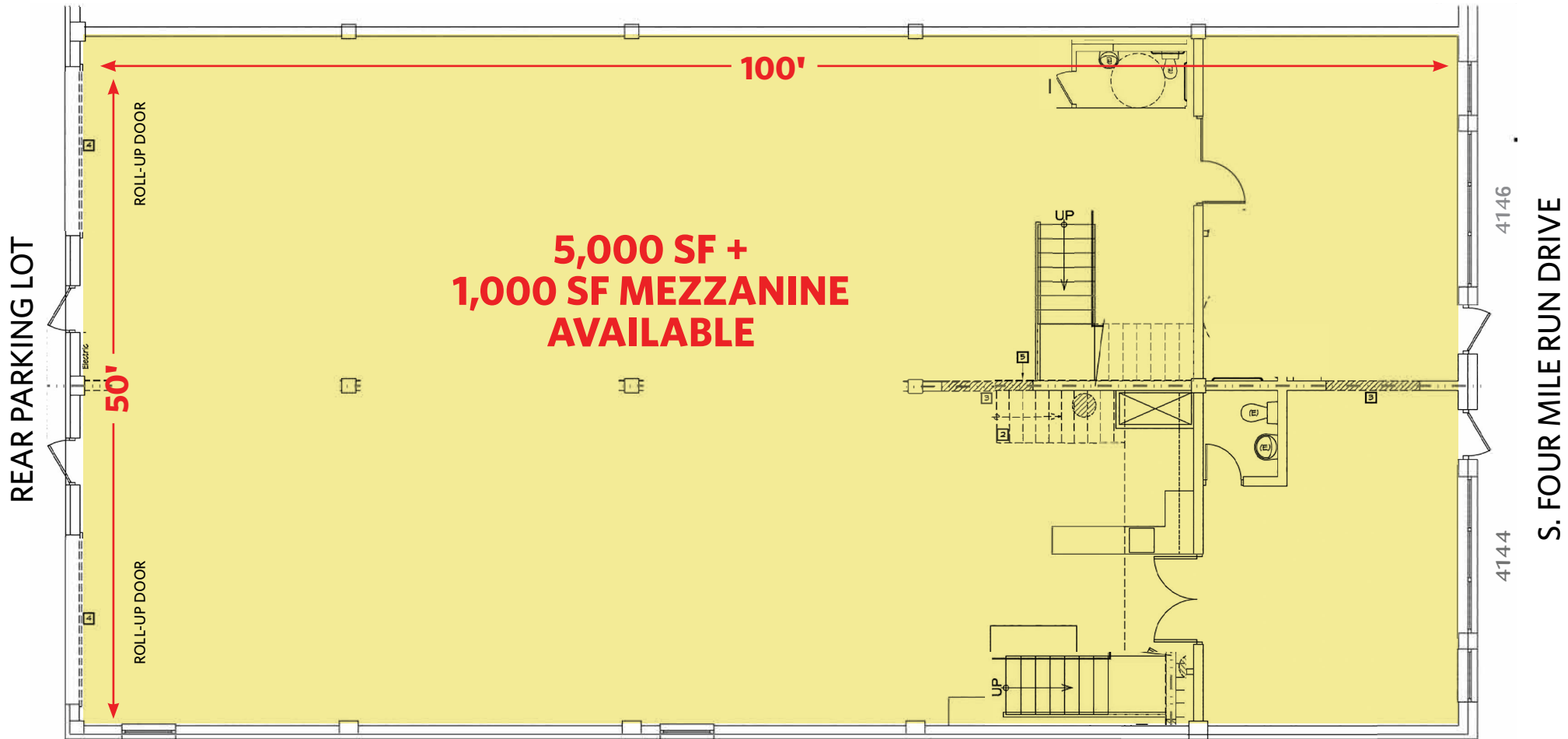
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# SPACE PLAN | SOUTH BARCROFT

4144-4146 S FOUR MILE RUN DR, ARLINGTON, VA 22206 ARLINGTON COUNTY



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# CLOSE UP

## SOUTH BARCROFT

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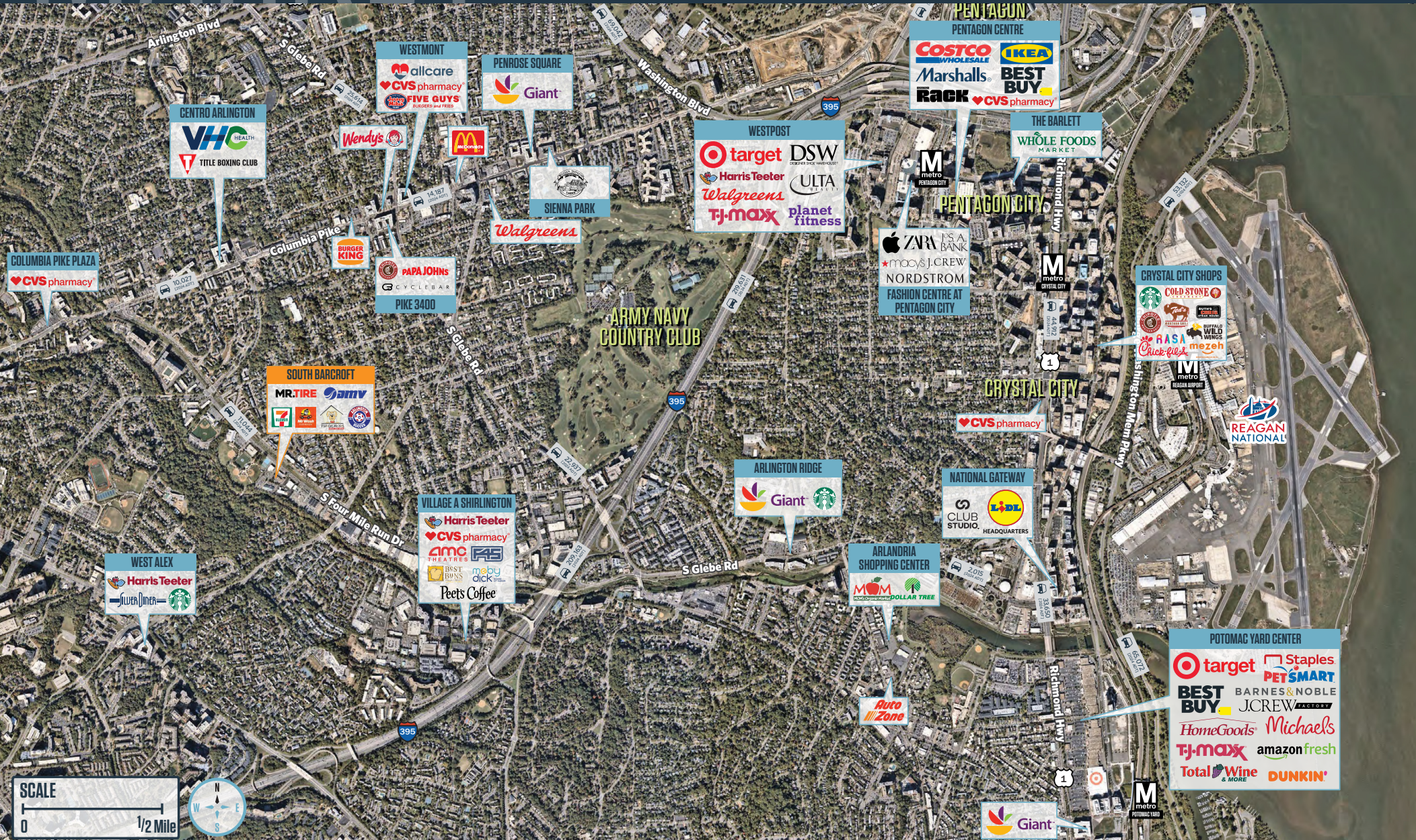
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# MID-VIEW

## SOUTH BARCROFT

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# SOUTH BARCROFT

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