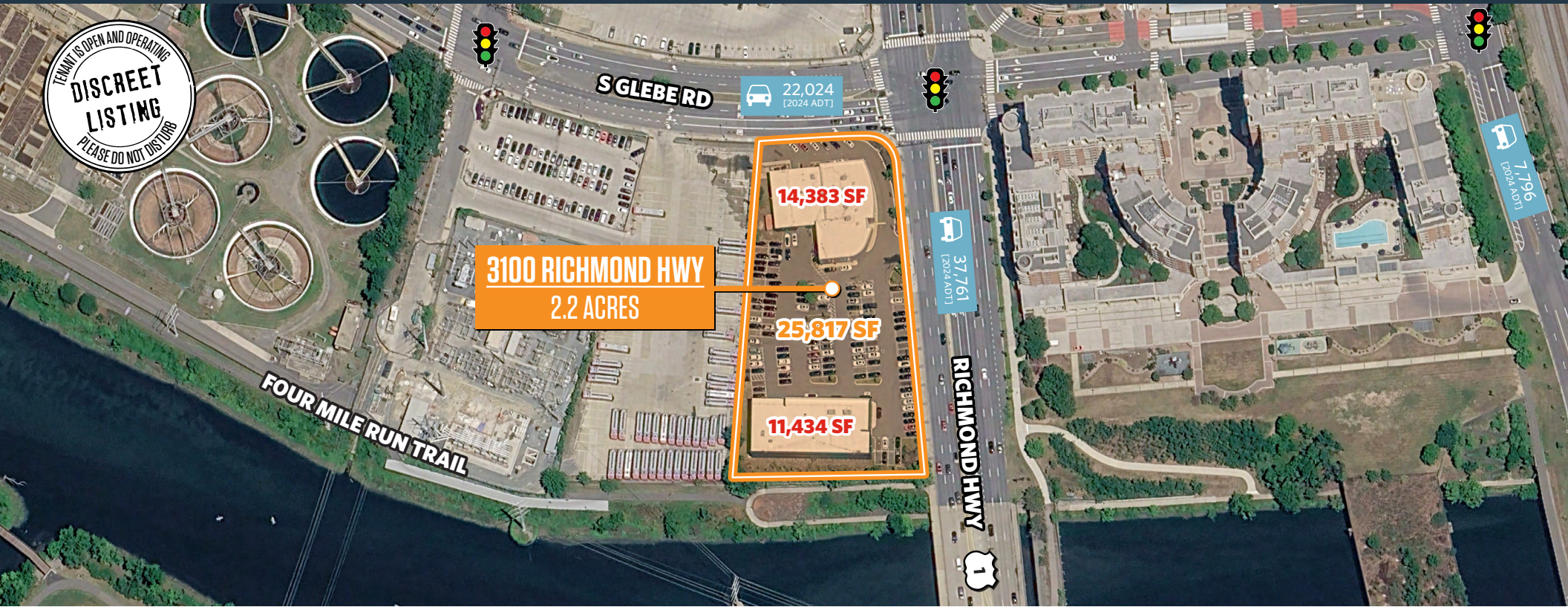




3100 RICHMOND HWY

ARLINGTON, VA 22202 ARLINGTON COUNTY



NEARBY RETAILERS



RETAIL FOR LEASE

- Rare 2.2 Acre ground lease opportunity in Arlington, VA.
- Existing 14,383 SF dealership and 11,434 SF auto service building - total of 25,817 SF.
- Close proximity to Reagan National Airport.
- 64 total parking spaces.

FORREST H. MORRILL

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DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

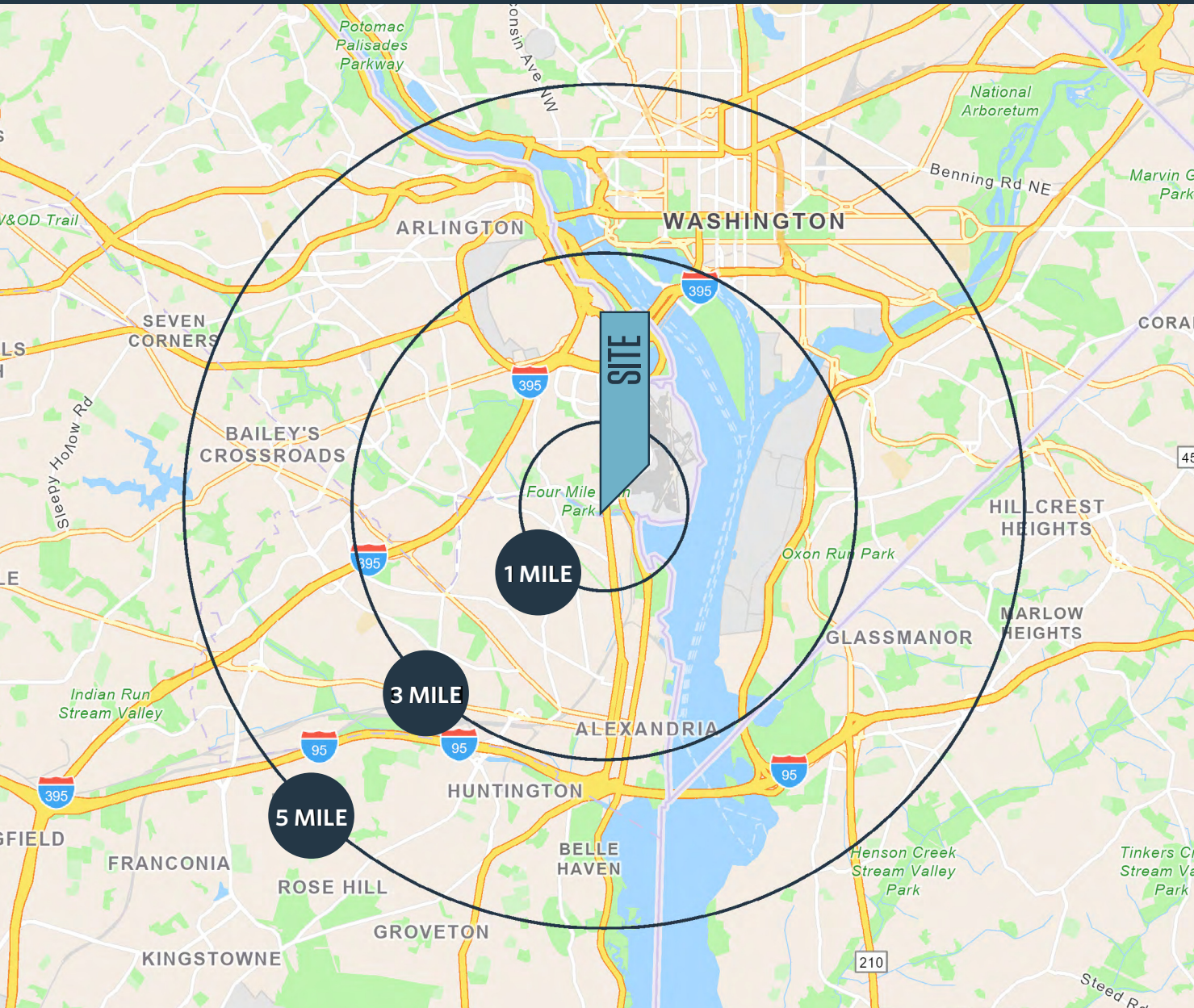
OWNED & MANAGED BY:

BM SMITH

klnb.com

DEMOGRAPHICS | 3100 RICHMOND HWY

ARLINGTON, VA 22202 ARLINGTON COUNTY



DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
30,653	204,838	724,770
Daytime Population		
40,090	249,797	1,160,190
Households		
14,123	99,205	347,851
Average HH Income		
\$180,172	\$181,832	\$168,948

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Richmond Hwy	38,654 ADT
S Glebe Rd	22,856 ADT

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CLOSE UP

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PROPERTY FACTS

3100 RICHMOND HWY

ARLINGTON, VA 22202 ARLINGTON COUNTY

Showroom Building Structure: steel masonry

Number of stories: 2

First floor service area: 5,011 SF

Parts area: 319 SF

Showroom: 6,120 SF

Second floor service area: 383 SF

Parts department: 1,088 SF

Office area: 1,462 SF

Exterior canopy service drive: 1,042 SF

Building gross area: 15,425 SF
(including the exterior canopy)

Number of service bays: 9

Fire suppression: the entire building has fully automatic sprinkler system

Building height: 24.5'

Parking spaces provided: 64; loading: 1;
ADA spaces: 3; sales/office: 13 spaces; service: 36
spaces; show spaces: 10; customer spaces: 5

Roof: 2013 (20-years warranty)

HVAC: 7 RTU units



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MARKET

3100 RICHMOND HWY

ARLINGTON, VA 22202 ARLINGTON COUNTY



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CLICK TO VIEW PROPERTY WEBSITE

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