SOUTH BARCROFT

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



JOIN THESE RETAILERS

MR.TIRE
DMV
7 ELEVEN
Mr Wash CARWASH
Fur Get Me Not ENRICH. PLAY. THRIVE.
ARLINGTON SOCCER est 1970
CALIBER COLLISION
ADAPTATION ATHLETICS

RETAIL FOR LEASE

- Fully Leased.
- Close proximity to I-395 (250,312 ADT).
- Rear garage door loading.
- Surface parking.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
N/A	N/A	N/A	N/A
***EST. NNN:** $6.00 PSF			

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

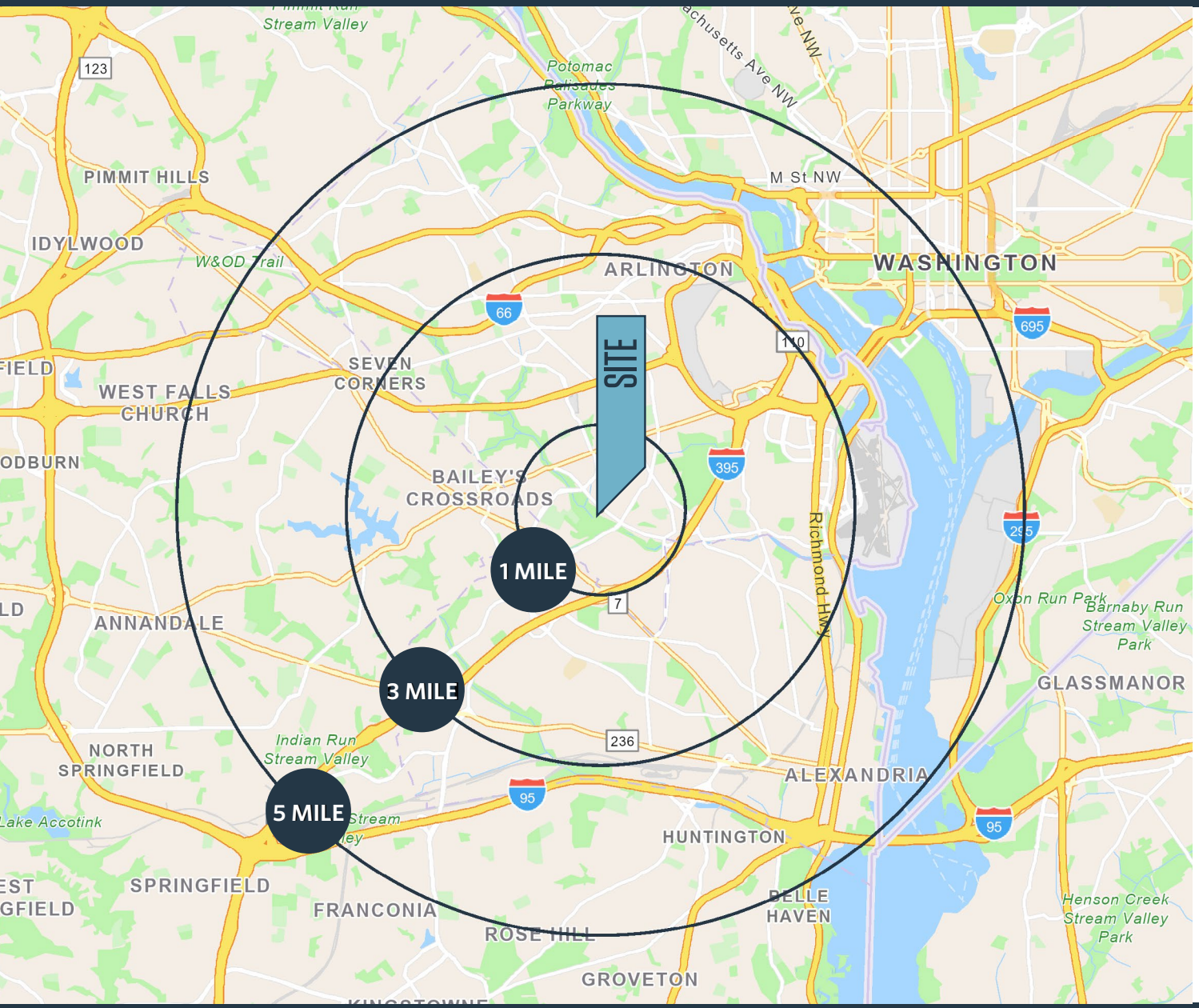
DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

OWNED & MANAGED BY: BMSMITH

klnb.com

DEMOGRAPHICS | SOUTH BARCROFT

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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 | 2025:

S Four Mile Run Dr	12,763 ADT
S Walter Reed Dr	12,846 ADT
I-395	183,195 ADT

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CLOSE UP

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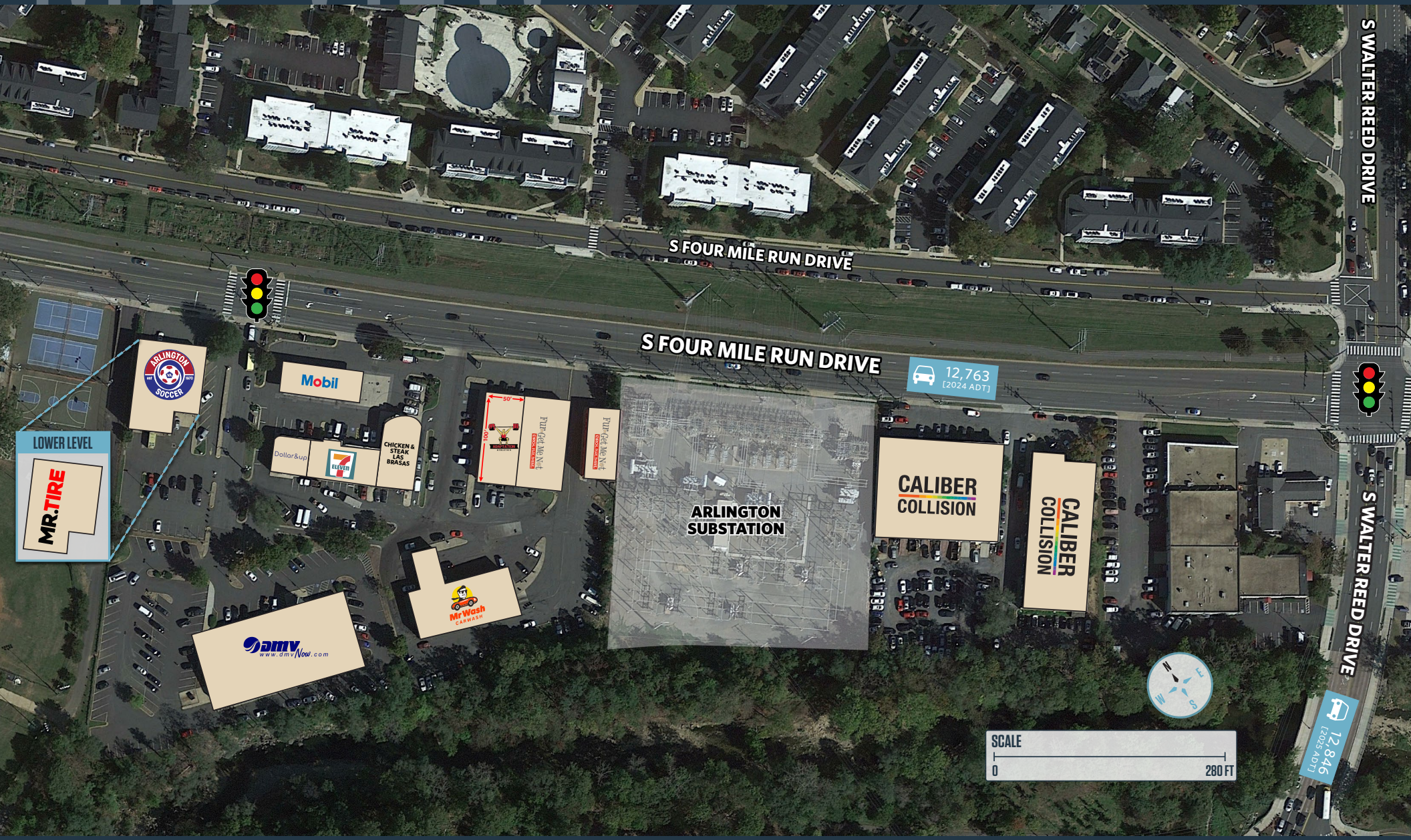
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MID-VIEW

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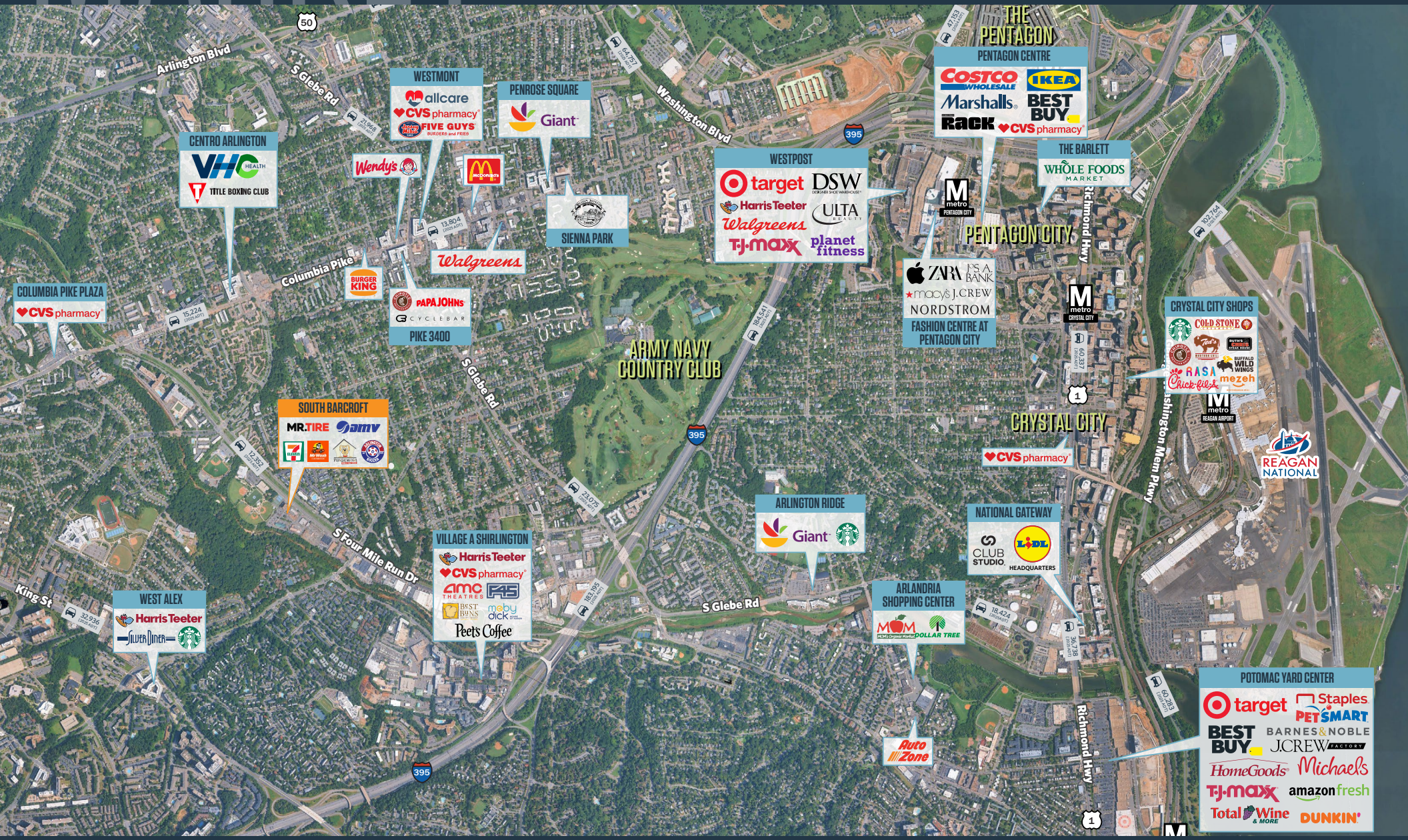
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MARKET

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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