PENROSE SQUARE

2407 COLUMBIA PIKE, ARLINGTON, VA 22204, ARLINGTON COUNTY



JOIN THESE RETAILERS

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RETAIL FOR LEASE

- FULLY LEASED!
- Penrose Square is a mixed-use development prominently located on Columbia Pike.
- Anchored by Giant Food and consisting of over 88,000 SF of retail.
- Project includes 326 retail parking spaces with 1 hour of free parking.
- Project includes 299 luxury apartments that are approximately 95% occupied.
- Regular community events conducted in the adjacent park (that includes a splash pad), e.g., Saturday night movies, fitness classes, annual Winter Wonderland, etc.

AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
N/A	"MARKET"	N/A	N/A
***Est. NNN:** $10.20 PSF			

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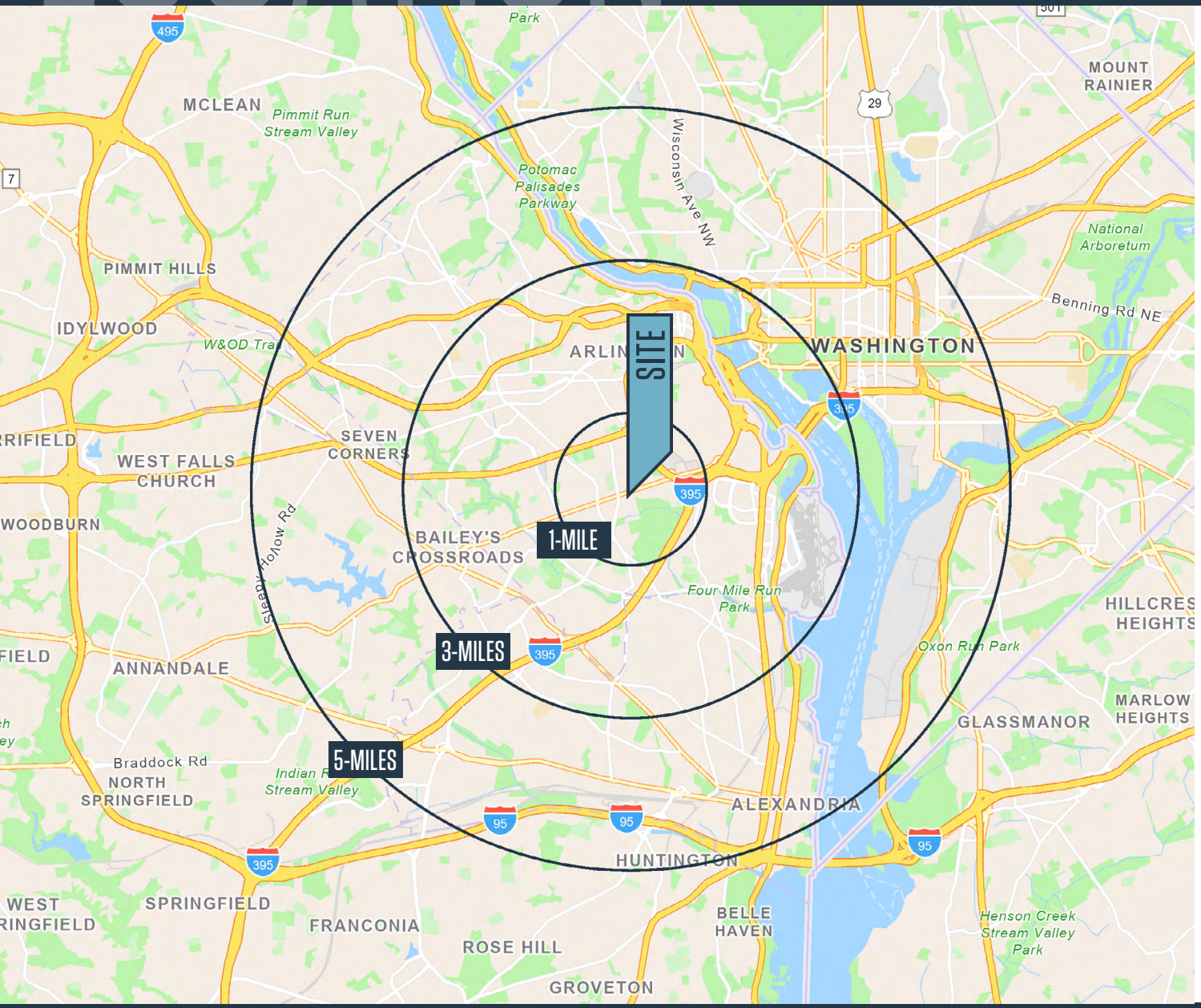
OWNED & MANAGED BY: BMSMITH

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LOCATION

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DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	31,302	289,080	743,524
Daytime Population	27,765	348,636	1,192,711
Households	13,911	137,799	360,433
Average HH Income	$175,160	$183,173	$189,773

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2024:

Columbia Pike	14,187 ADT

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SITE PLAN

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Retail Parking Spaces	
Upper Level	46
B-1 Level	159
B-2 Level	121
Total Retail Spaces	326

AVAILABLE SPACE

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N/A	"MARKET"	N/A	N/A

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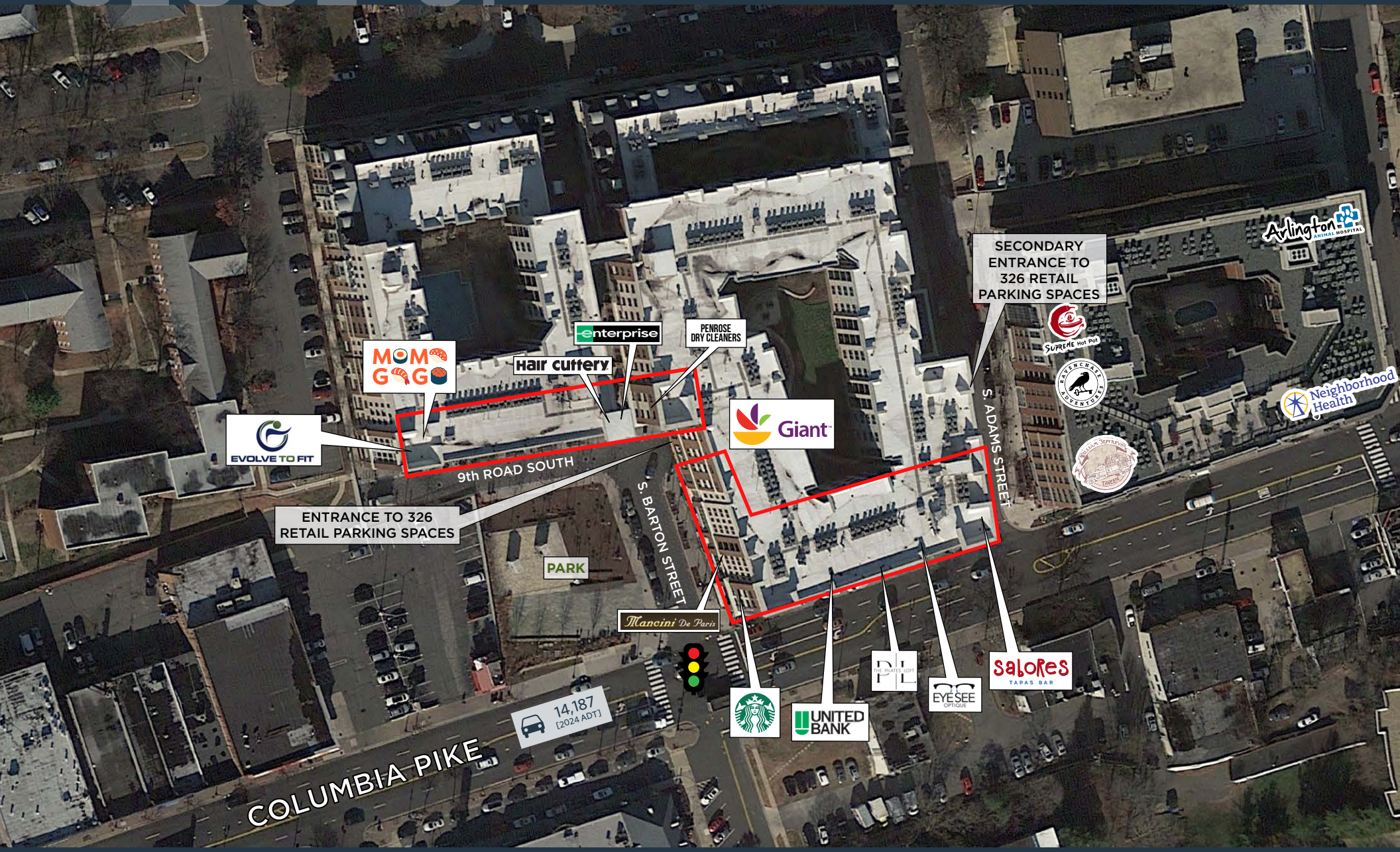
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CLOSE-UP

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AERIAL

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MAP

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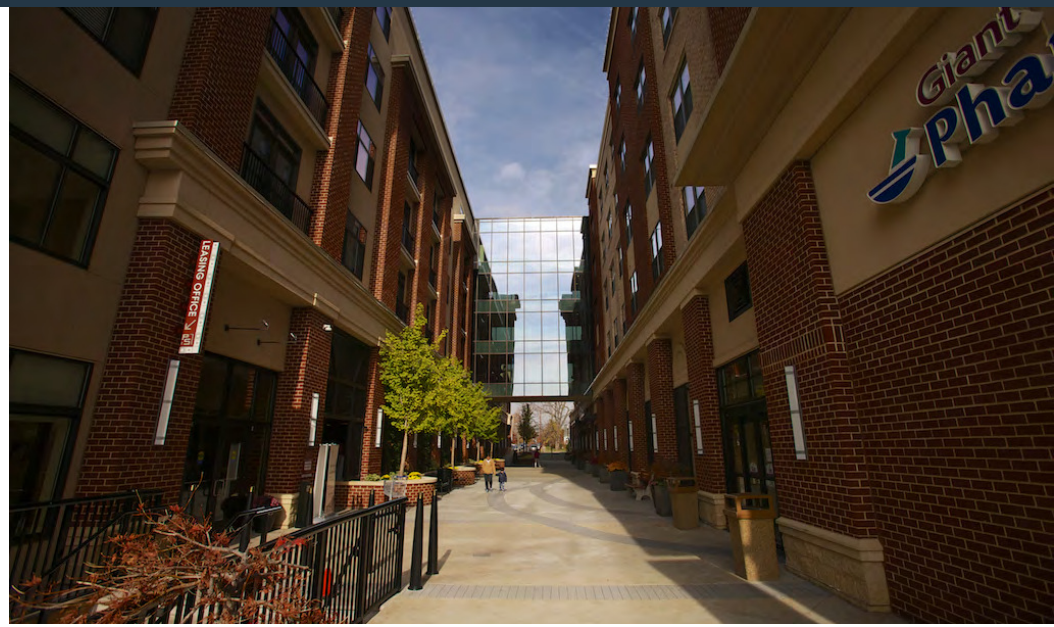
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PHOTOS

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