1029-1031 S. EDGEWOOD ST.

Arlington, VA 22204
Arlington County



NEARBY RETAILERS

Giant
Walgreens
Mpanadas

RETAIL FOR LEASE

- 1,846 SF Available.
- Parking: street parking, plus 4 shared parking spaces around the corner on 11th Street.

SIZE	RATE	CONDITION	DELIVERY TIMING
1,846 SF	MARKET	"AS-IS" (EXISTING BEAUTY SUPPLY STORE)	WITHIN 60 DAYS OF SIGNED LEASE
***EST. NNN:** $9.00 PSF			

LEASED BY:

klnb

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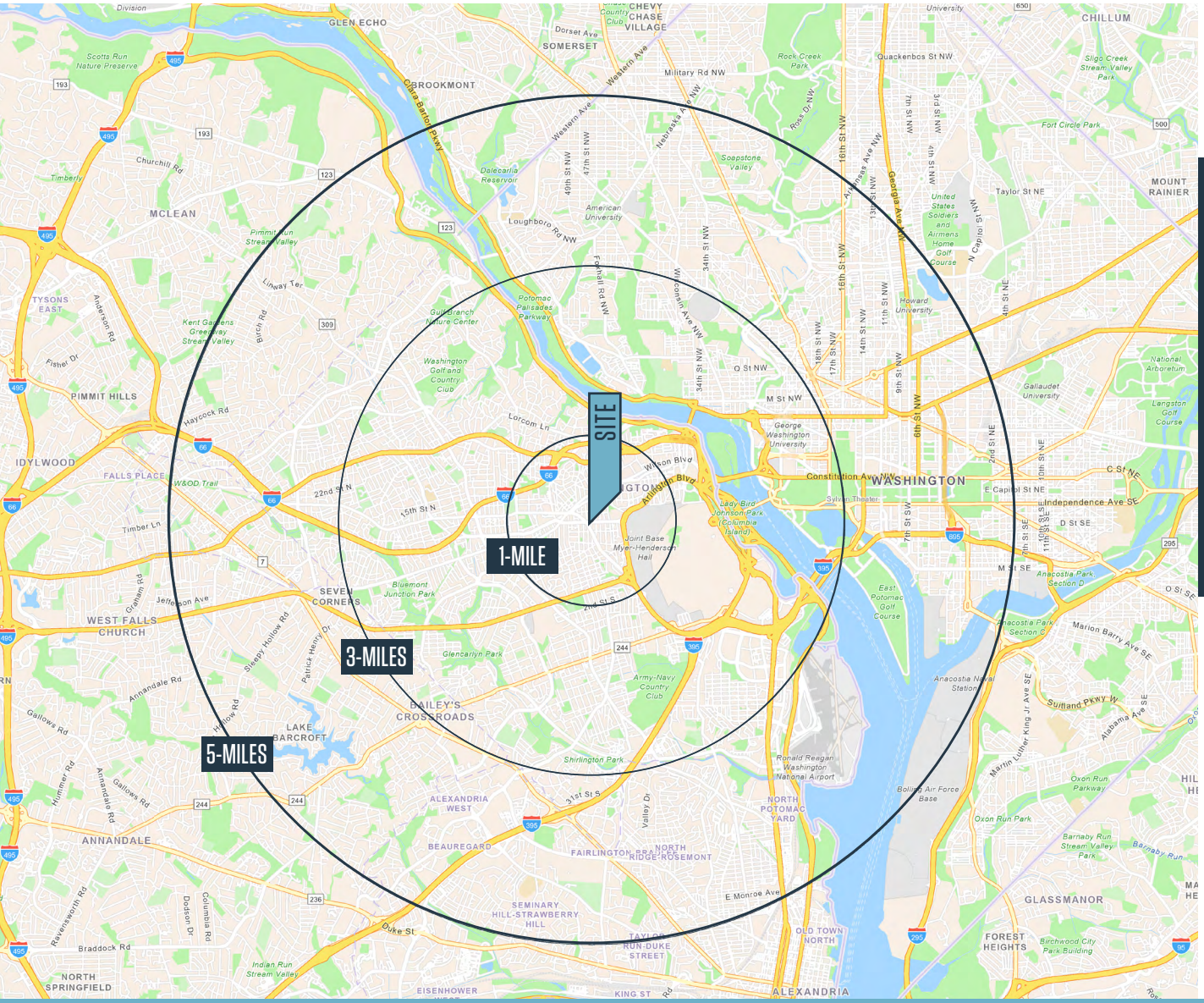
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LOCATION



DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	54,101	279,621	767,118
Daytime Population	49,925	323,464	879,818
Households	27,851	129,517	365,942
Average HH Income	$197,662	$199,097	$198,155

CLICK TO VIEW DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

Columbia Pike	17,990 ADT
S Walter Reed Dr	9,128 ADT

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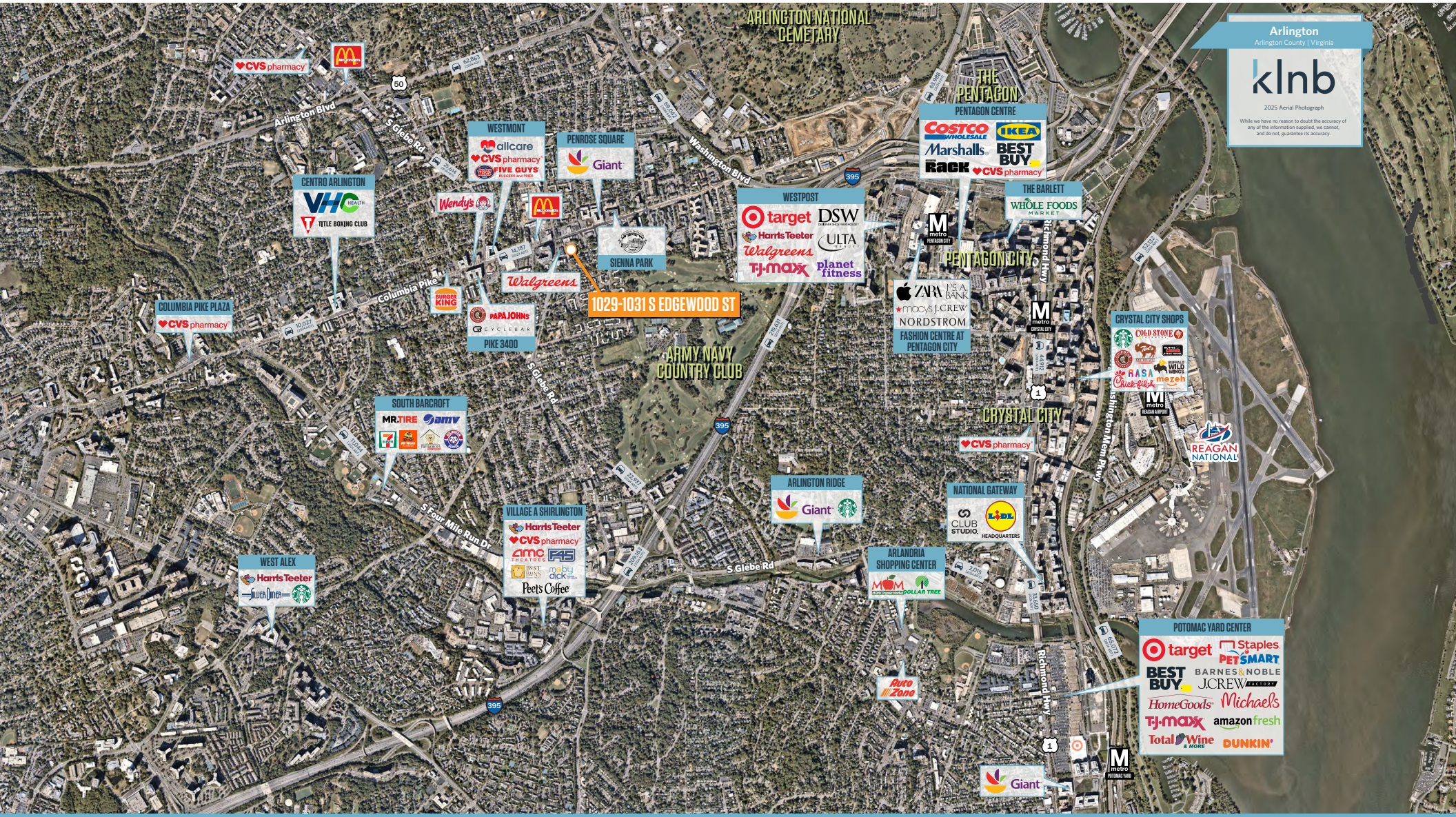
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MARKET AERIAL



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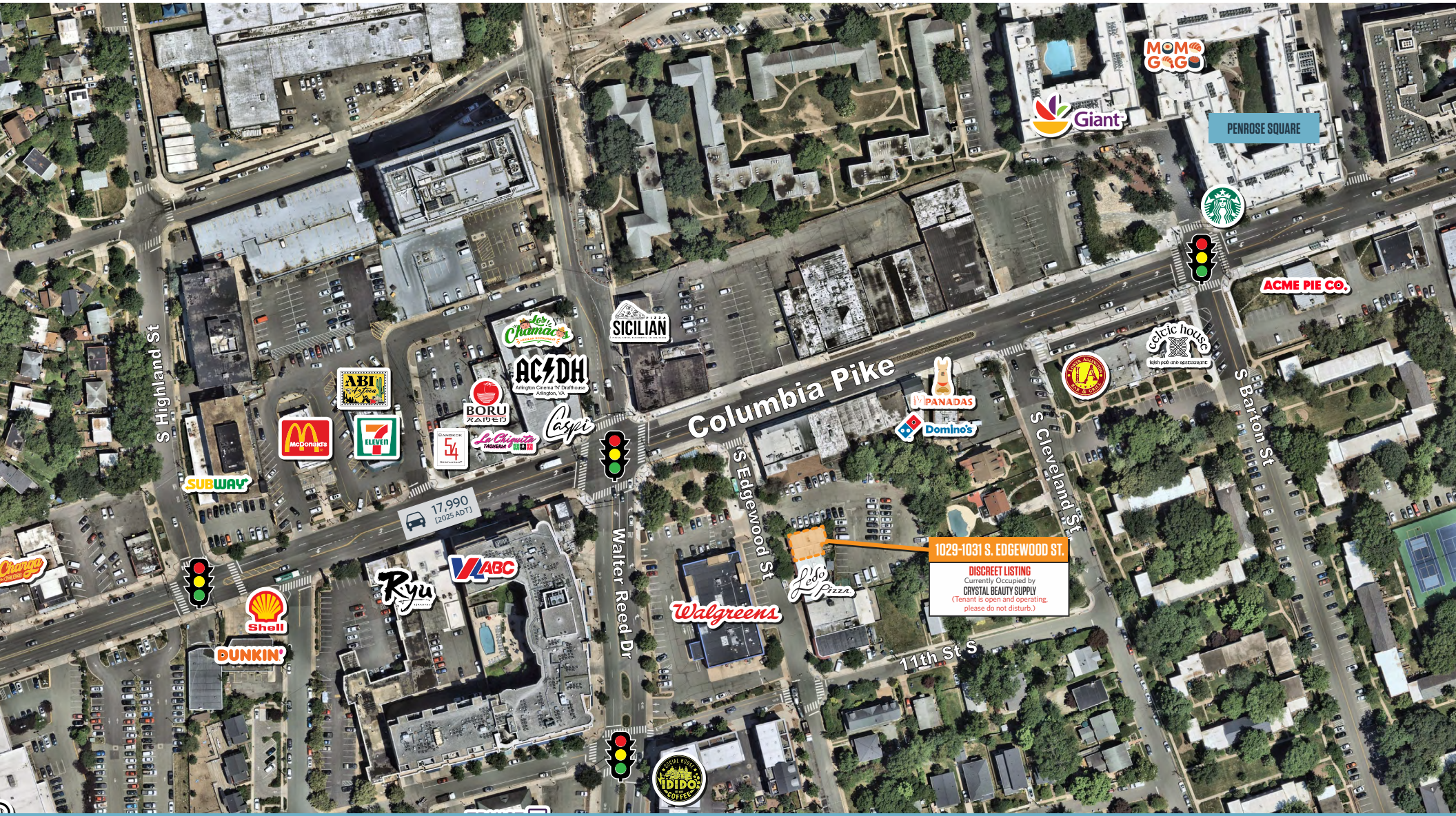
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CLOSE-UP AERIAL



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BUILDING/PARKING



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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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