ROSENTHAL

3008 COLUMBIA PIKE
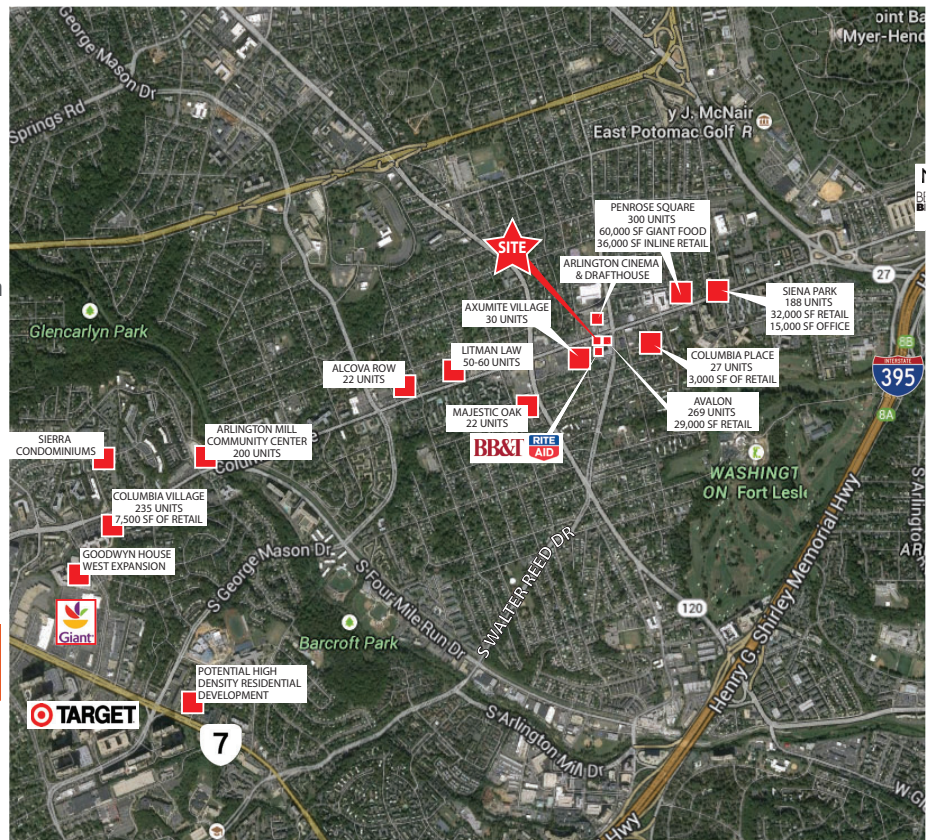
Arlington, Virginia

PROPERTY FEATURES:

- **RETAIL IS 100% LEASED**

- Visbility to over 27,000 cars per day on Columbia Pike

- Walk score of 91

- Parking: Eight dedicated retail parking spaces

- Located in the heart of the Columbia Pike Revitalization District at the intersection of Columbia Pike and S. Walter Reed

- 8.6 million square feet of office within 2 miles

- Daytime population of +150,000 within 3 miles

- Located a short distance to Old Town Alexandria, Crystal City, Clarendon, Ballston and Washington, DC

	Population	Avg HH Income	Daytime Population
1 Mile	31,697	$113,544	7,956
3 Miles	276,010	$124,795	154,457
5 Miles	676,670	$129,209	728,990

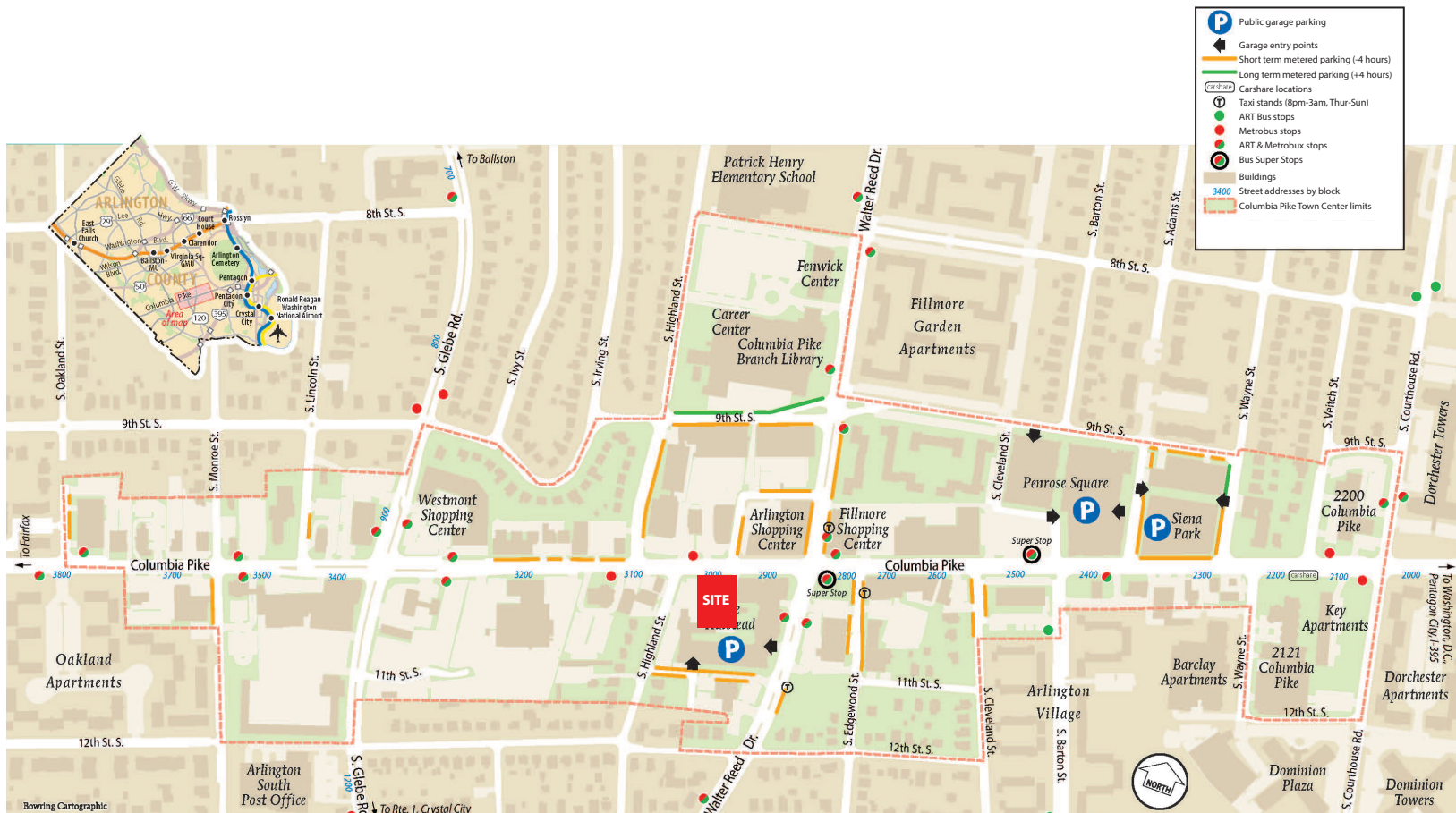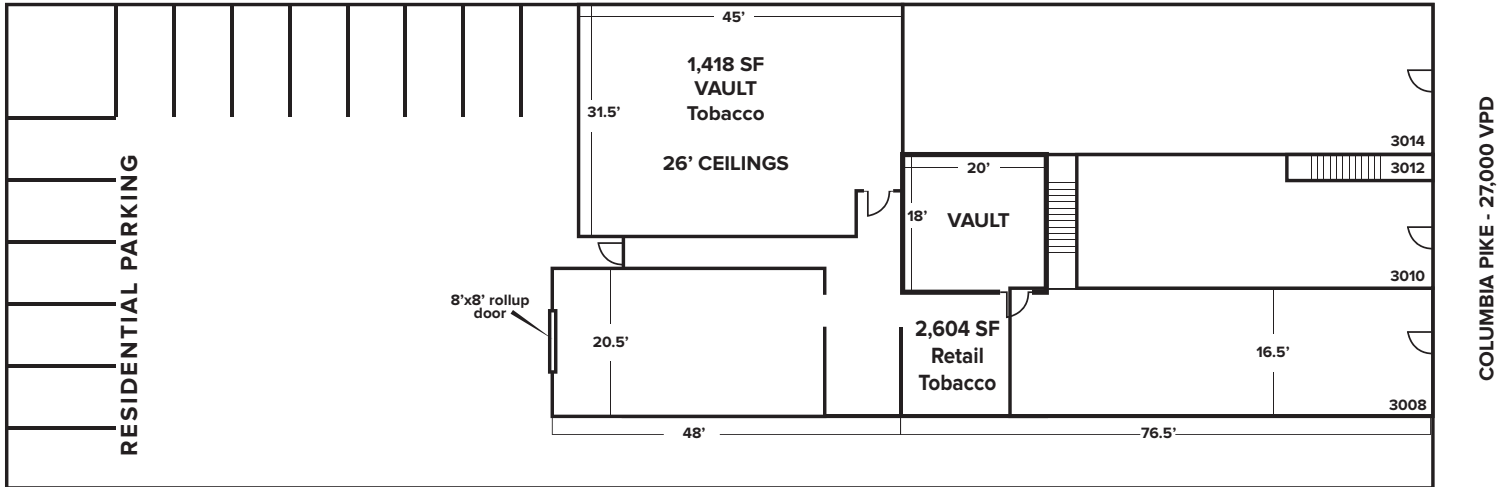**CONTACT** **Nora Foley or Billy Orlovel   Phone: 703.893.5141 | Email: leasing@rosenthalproperties.com**

Floor Plan

RESIDENTIAL PARKING

45'

1,418 SF
VAULT
Tobacco

26' CEILINGS

31.5'

20'

18' VAULT

3014
3012
3010

8'x8' rollup door

20.5'

2,604 SF
Retail
Tobacco

16.5'

3008

48'

76.5'

COLUMBIA PIKE - 27,000 VPD

Area Map Legend

P	Public garage parking
	Garage entry points
	Short term metered parking (-4 hours)
	Long term metered parking (+4 hours)
carshare	Carshare locations
T	Taxi stands (8pm-3am, Thur-Sun)
●	ART Bus stops
●	Metrobus stops
●	ART & Metrobus stops
●	Bus Super Stops
	Buildings
3400	Street addresses by block
	Columbia Pike Town Center limits