

RAPPAPORT

THE SHELL
870 S. Greenbrier
Arlington, Virginia

5,950 SF of Newly Built Space Available



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STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



POPULATION
284,016

AVG HH INCOME
\$113,330



TRAFFIC COUNTS
25,000 VPD
(at intersection)



DAYTIME POPULATION
115,369



AREA RETAILERS
Target, Lowes, Panera, Starbucks, Giant, Chipotle, Marshalls, Home Goods, TGI Fridays, Outback Steakhouse

The Shell Facts At-A-Glance

- Seeking Non-Vented Uses
- Streetfront retail with outdoor seating and designated street/garage parking available in newly built mixed-use property
- Located at a signalized intersection on Arlington's "main street" Columbia Pike
- The Shell features 83 affordable luxury apartments in an already dense residential neighborhood (a population of 40,853 within 1 mile)
- Already home to more than 17 percent of Arlington's population, the Pike is expected to add 7,300 residents, 3,900 homes, 7,000 jobs, and 2.2 million square feet of new commercial space by 2040

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	40,853	284,016	580,633
AVG HH INCOME	\$85,372	\$113,330	\$126,936
EMPLOYEES	12,264	115,369	357,148

SITE FACTS

SPACE: 5,950 SF Divisible Space

TRAFFIC COUNTS: 25,000 VPD at Intersection

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