

RETAIL BUILDING FOR SALE

**3201 Columbia Pike,
Arlington Va 22204**



The Washington Post
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While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.

All information should be independently verified prior to a purchase or lease of the property.

We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

We thank you for your interest and are available by email or phone call to answer any questions that you may have.

Sincerely,

Apostle Paul Voutsas

President and Principal Broker Of PVIM llc,

a Virginia Limited Liability Company

www.pvimre.com | 703 685 0000 | paul@pvimre.com

207 Ramsay Alley, Ste 101, Alexandria Va 22314



About PVIM

Papadopoulos - Voutsas Investments & Management (PVIM) was founded in February 2024, PVIM LLC is a distinguished commercial real estate brokerage headquartered in Old Town Alexandria, Virginia. We specialize in retail, office, and industrial properties, offering a full spectrum of services for leasing, buying, and selling. Our expertise ensures that whether you need to lease space, buy, or sell a property, PVIM has the tools and knowledge to help you achieve your goals. Stop by our office in Old Town For more info.



OVERVIEW

- Now For Sale 3201 Columbia Pike.
- Property Is zoned C-2 in Arlington County.
- 1,800 Sf on Three levels with 3 separate entrances.
- Single Tenant Leased .
 - 5 Year lease with (2) 5 Year Options
- DO NOT DISTURB THE TENANT.
- Property has 5 Parking Spaces in front.
- 19 Lf Street Frontage on Columbia Pike.

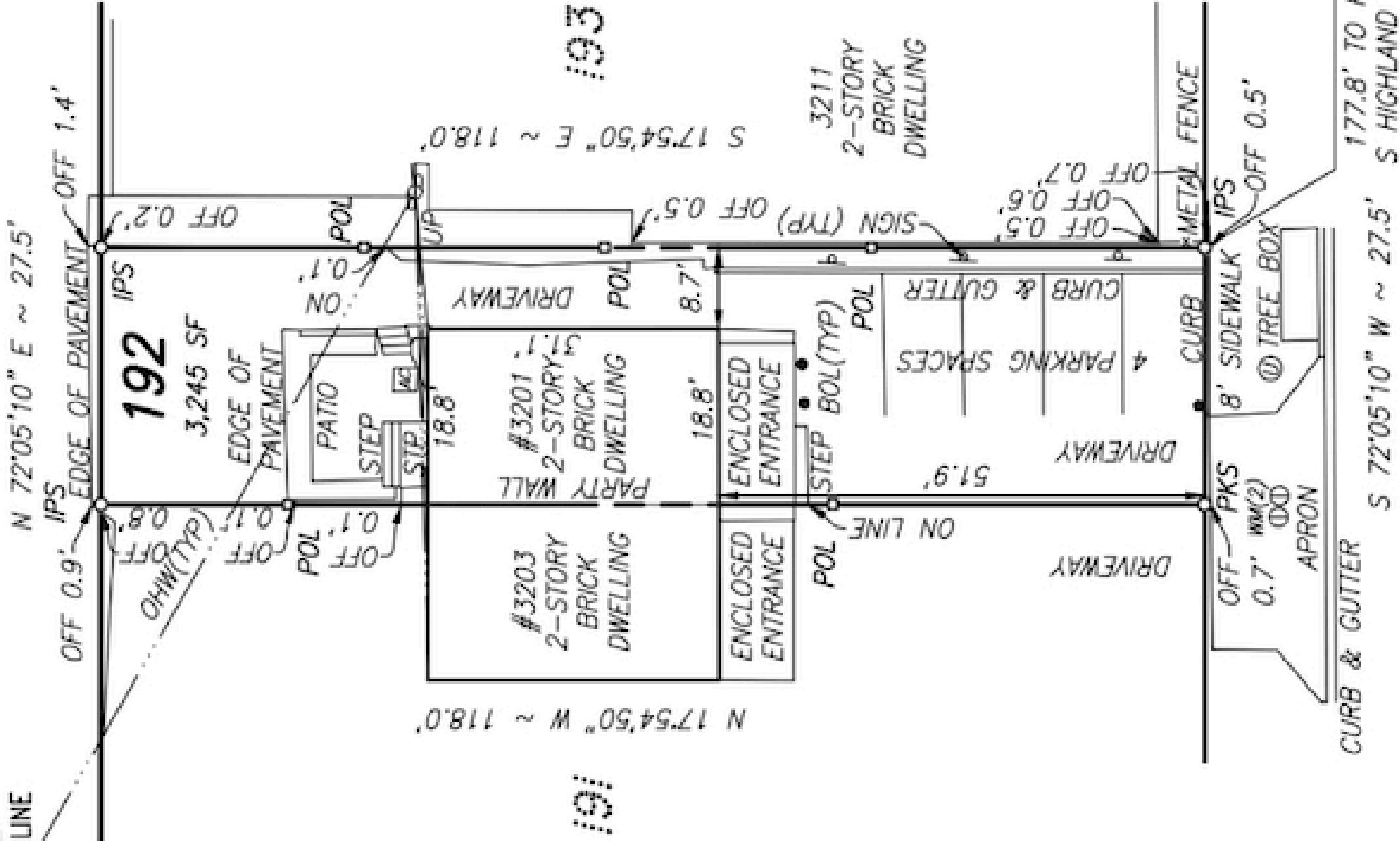


NOTE: RPC NUMBER: 25-012-045

TEXT LEGEND:

- IPS = IRON PIPE SET
- PKS = PK NAIL SET
- POL = POINT ON LINE

18' PUBLIC ALLEY



COLUMBIA PIKE

WIDTH VARIES

EXHIBIT

SHOWING PROPERTY CORNERS AND POINTS ON LINE SET ON LOT 192, DIVISION OF PARCEL "B".

WESTMONT

DB. 468, PG. 3061

ARLINGTON COUNTY, VIRGINIA

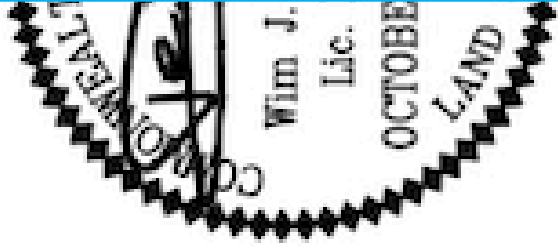
OWNER: SHELDON C CROFT, MARY G PLEYTO & DAISY ANNE SISON

SCALE: 1" = 20'
DATE: AUGUST 27, 2021
INSTR REF: 20160100008903
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

RCF
FIELD & ASSOCIATES, INC.

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I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.



PLAT

AERIAL



W. R. Reed Dr
W. R. Reed Dr

GENERAL NUTRITION CENTERS

BB&T

11th St S

12th St S

S Highland St

S Highland St



T-Mobile



244

S Lincoln St

9th St S

S Lincoln St

120

120

S Glebe Rd

S Glebe Rd

9th St S

9th St S

9th St S

9th St S





244





244






Dr

COMPS

	Address	Sale Price	Price/SF	Sale Date	Sale Status	Asking Price	% Leased	Actual Cap Rate ↓
✓	531 Maple Ave W	\$2,112,000	\$572.36	9/20/2024	Sold	\$2,112,000	100.0	7.00
✓	8994 Lorton Station Blvd	\$1,728,286	\$545.54	10/31/2023	Sold	\$1,711,286	100.0	6.90
✓	1212-1214 King St	\$1,525,000	\$323.09	8/1/2025	Sold			6.25
✓	8623 Richmond Hwy	\$785,000	\$347.81	9/27/2024	Sold	\$785,000	100.0	6.00
✓	107 N Fairfax St	\$2,280,000	\$612.08	10/15/2024	Sold	\$2,450,000		5.92
✓	7000 Bland St	\$4,286,000	\$1,349.50	1/5/2024	Sold	\$4,286,000	100.0	5.25
✓	3612 Langston Blvd	\$1,000,000	\$336.25	3/19/2024	Sold		100.0	4.50

<div>1</div> <div>531 Maple Ave W</div> <div>Vienna, VA 22180 (Fairfax County) - Vienna Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>9/20/2024</div> <div>Land Area</div> <div>0.04 AC/1,873 SF</div> <div>Sale Price</div> <div>\$2,112,000 (\$572.36/SF)</div> <div>Actual Cap Rate</div> <div>7.00%</div> <div>GLA (% Leased)</div> <div>3,690 SF (100%)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>Price Status</div> <div>Confirmed</div> <div>Sale Comp ID</div> <div>6873229</div> <div>Built</div> <div>1974</div> <div>Parcel Numbers</div> <div>0383-38-B1</div> <div></div>
<div>2</div> <div>8994 Lorton Station Blvd - Wells Fargo</div> <div>Lorton, VA 22079 (Fairfax County) - Springfield/Burke Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>10/31/2023</div> <div>Actual Cap Rate</div> <div>6.90%</div> <div>Sale Price</div> <div>\$1,728,286 (\$545.54/SF)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>GLA (% Leased)</div> <div>3,168 SF (100%)</div> <div>Sale Comp ID</div> <div>6571437</div> <div>Price Status</div> <div>Confirmed</div> <div>Parcel Numbers</div> <div>1072-01-0043F</div> <div>Built</div> <div>1990</div> <div>Sale Conditions</div> <div>Ground Lease (Leased Fee)</div> <div>Land Area</div> <div>1.78 AC/77,537 SF</div> <div></div>
<div>3</div> <div>1212-1214 King St</div> <div>Alexandria, VA 22314 (Alexandria County) - Old Town Alexandria Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>8/1/2025</div> <div>Actual Cap Rate</div> <div>6.25%</div> <div>Sale Price</div> <div>\$1,525,000 (\$323.09/SF)</div> <div>Sale Comp Status</div> <div>In Progress</div> <div>GLA</div> <div>4,720 SF</div> <div>Sale Comp ID</div> <div>7273094</div> <div>Price Status</div> <div>Confirmed</div> <div>Parcel Numbers</div> <div>074.01-03-04.C</div> <div>Built</div> <div>1990</div> <div>Sale Conditions</div> <div>Investment Triple Net</div> <div>Land Area</div> <div>0.05 AC/2,178 SF</div> <div></div>
<div>4</div> <div>8623 Richmond Hwy</div> <div>Alexandria, VA 22309 (Fairfax County) - Huntington/Mt Vernon Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>9/27/2024</div> <div>Land Area</div> <div>0.35 AC/15,246 SF</div> <div>Sale Price</div> <div>\$785,000 (\$347.81/SF)</div> <div>Actual Cap Rate</div> <div>6.00%</div> <div>GLA (% Leased)</div> <div>2,257 SF (100%)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>Price Status</div> <div>Confirmed</div> <div>Sale Comp ID</div> <div>6870047</div> <div>Built</div> <div>1973</div> <div>Parcel Numbers</div> <div>1013-01-0105</div> <div></div>

<div>5</div> <div>107 N Fairfax St</div> <div>Alexandria, VA 22314 (Alexandria County) - Old Town Alexandria Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>10/15/2024</div> <div>Land Area</div> <div>0.03 AC/1,242 SF</div> <div>Sale Price</div> <div>\$2,280,000 (\$612.08/SF)</div> <div>Actual Cap Rate</div> <div>5.92%</div> <div>GLA</div> <div>3,725 SF</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>Price Status</div> <div>Confirmed</div> <div>Sale Comp ID</div> <div>6923958</div> <div>Built</div> <div>1800</div> <div>Parcel Numbers</div> <div>075.01-02-19</div> <div></div>
<div>6</div> <div>7000 Bland St - Popeyes</div> <div>Springfield, VA 22150 (Fairfax County) - Springfield/Burke Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>1/5/2024</div> <div>Actual Cap Rate</div> <div>5.25%</div> <div>Sale Price</div> <div>\$4,286,000 (\$1,349.50/SF)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>GLA (% Leased)</div> <div>3,176 SF (100%)</div> <div>Sale Comp ID</div> <div>6622834</div> <div>Price Status</div> <div>Full Value</div> <div>Parcel Numbers</div> <div>0804-09-0009A</div> <div>Built</div> <div>2023</div> <div>Sale Conditions</div> <div>Investment Triple Net</div> <div>Land Area</div> <div>1.00 AC/43,560 SF</div> <div></div>
<div>7</div> <div>3612 Langston Blvd</div> <div>Arlington, VA 22207 (Arlington County) - N Arlington/E FallsChurch Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>3/19/2024</div> <div>Land Area</div> <div>0.09 AC/3,846 SF</div> <div>Sale Price</div> <div>\$1,000,000 (\$336.25/SF)</div> <div>Actual Cap Rate</div> <div>4.50%</div> <div>GLA (% Leased)</div> <div>2,974 SF (100%)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>Price Status</div> <div>Confirmed</div> <div>Sale Comp ID</div> <div>6695073</div> <div>Built</div> <div>1930</div> <div>Parcel Numbers</div> <div>06-028-015</div> <div></div>
<div>8</div> <div>7101 Columbia Pl - BP Amoco</div> <div>Annandale, VA 22003 (Fairfax County) - Annandale Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>1/1/2024</div> <div>Land Area</div> <div>0.58 AC/25,091 SF</div> <div>Sale Price</div> <div>\$1,765,000 (\$2,865.26/SF)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>GLA (% Leased)</div> <div>616 SF (100%)</div> <div>Sale Comp ID</div> <div>6632016</div> <div>Price Status</div> <div>Confirmed</div> <div>Parcel Numbers</div> <div>0711-01-0101</div> <div>Built</div> <div>1988</div> <div></div>

<div>9</div> <div>112-114 N Columbus St</div> <div>Alexandria, VA 22314 (Alexandria County) - Old Town Alexandria Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>3/7/2025</div> <div>Land Area</div> <div>0.02 AC/1,019 SF</div> <div>Sale Price</div> <div>\$1,795,000 (\$460.73/SF)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>GLA</div> <div>3,896 SF</div> <div>Sale Comp ID</div> <div>7102625</div> <div>Price Status</div> <div>Confirmed</div> <div>Parcel Numbers</div> <div>064.04-13-22.C</div> <div>Built</div> <div>1890</div> <div></div>
<div>10</div> <div>1495 Cornerside Blvd - Tysons West Phase III (Part of a 4-Property...</div> <div>Vienna, VA 22182 (Fairfax County) - Tysons Corner Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>3/28/2024</div> <div>Land Area</div> <div>0.51 AC/22,155 SF</div> <div>Sale Price</div> <div>\$3,685,698 (\$888.12/SF)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>GLA (% Leased)</div> <div>4,150 SF (100%)</div> <div>Sale Comp ID</div> <div>6692052</div> <div>Price Status</div> <div>Allocated</div> <div>Parcel Numbers</div> <div>0293-34-0006</div> <div>Built</div> <div>2019</div> <div></div>
<div>11</div> <div>1501 Cornerside Blvd - Tysons West Phase III (Part of a 4-Property...</div> <div>Vienna, VA 22182 (Fairfax County) - Tysons Corner Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>3/28/2024</div> <div>Land Area</div> <div>0.43 AC/18,936 SF</div> <div>Sale Price</div> <div>\$3,150,155 (\$888.12/SF)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>GLA (% Leased)</div> <div>3,547 SF (35.2%)</div> <div>Sale Comp ID</div> <div>6692052</div> <div>Price Status</div> <div>Allocated</div> <div>Parcel Numbers</div> <div>0293-34-0006</div> <div>Built</div> <div>2019</div> <div></div>
<div>12</div> <div>9917 Fairfax Blvd</div> <div>Fairfax, VA 22030 (Fairfax City County) - Fairfax City Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>3/13/2024</div> <div>Land Area</div> <div>1.15 AC/49,963 SF</div> <div>Sale Price</div> <div>\$3,300,000 (\$891.89/SF)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>GLA (% Leased)</div> <div>3,700 SF (100%)</div> <div>Sale Comp ID</div> <div>6676168</div> <div>Price Status</div> <div>Confirmed</div> <div>Parcel Numbers</div> <div>48-3-13-001</div> <div>Built</div> <div>1978</div> <div>Sale Conditions</div> <div>Redevelopment Project</div> <div></div>
<div>13</div> <div>800 Franklin St</div> <div>Alexandria, VA 22314 (Alexandria County) - Old Town Alexandria Submarket</div> <div>★★★★☆ Retail</div>	<div>Sold</div> <div>6/30/2025</div> <div>Land Area</div> <div>0.20 AC/8,717 SF</div> <div>Sale Price</div> <div>\$2,150,000 (\$859.31/SF)</div> <div>Sale Comp Status</div> <div>Research Complete</div> <div>GLA</div> <div>2,502 SF</div> <div>Sale Comp ID</div> <div>7246621</div> <div>Price Status</div> <div>Full Value</div> <div>Parcel Numbers</div> <div>080.01-08-01</div> <div>Built</div> <div>1964</div> <div></div>



The Columbia Pike Partnership is a coalition of businesses, residents, property owners, and the Arlington County Government dedicated to serving the 3.5-mile-long stretch of Columbia Pike from Arlington's border with Fairfax County in the west to Arlington National Cemetery and the Pentagon in the east.

CONTACT PVIM

For information and registration, please contact the following numbers and addresses



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paul@pvimre.com



www.pvimre.com



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