

NOW AVAILABLE · FOR LEASE

# Prime Retail Space for Lease

7262 COLUMBIA PIKE · ANNANDALE, VIRGINIA 22003

**2,100**  
SQUARE FEET

**NNN**  
LEASE TYPE

**IMM.**  
AVAILABILITY

**Rte. 244**  
COLUMBIA PIKE

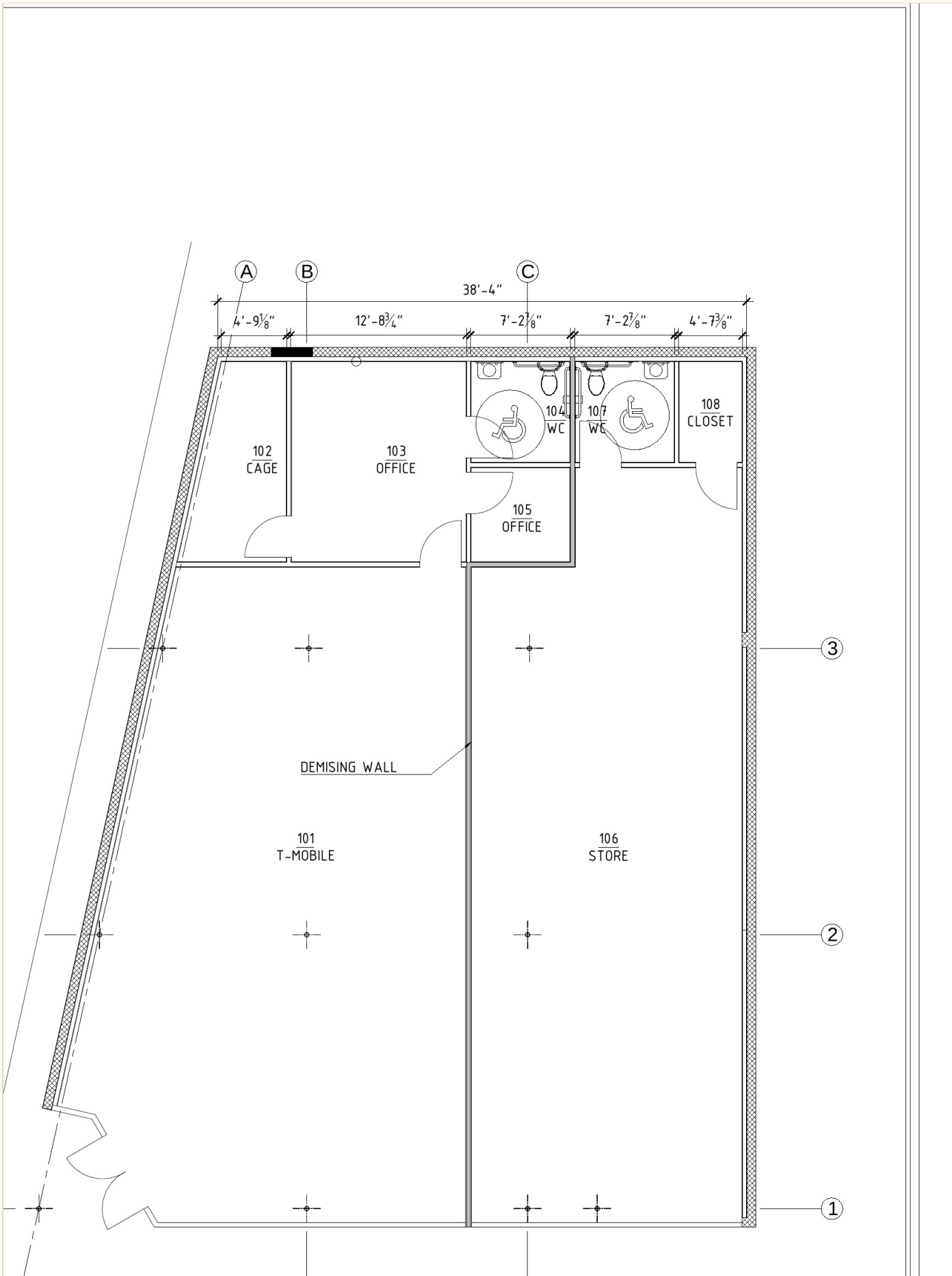


7262 COLUMBIA PIKE, ANNANDALE, VIRGINIA

## PROPERTY HIGHLIGHTS

- **2,100 SF** ground-floor retail on high-traffic Columbia Pike (Rte. 244)
- **Efficient layout** — open retail floor, two private offices, restrooms & storage
- **High visibility** storefront with excellent pedestrian and vehicular exposure
- **Annandale corridor** — dense retail area with strong daytime population & foot traffic
- **Easy access** to I-495 Capital Beltway, Rte. 236 & multiple bus routes
- **Move-in ready** — previously built out as retail showroom; ample on-site parking

## FLOOR PLAN



AREA DEMOGRAPHICS · ZIP 22003

59,372

ZIP POPULATION

340K+

5-MILE RADIUS

\$134K

MEDIAN HH INCOME

40.3

MEDIAN AGE

50.7%

COLLEGE EDUCATED

\$695K

MEDIAN HOME VALUE

81.5%

WHITE-COLLAR WORKERS

95.9%

EMPLOYMENT RATE

Sources: U.S. Census ACS 2024 · SimpleMaps · Annandale Chamber of Commerce

NEARBY RETAILERS & NEIGHBORS

●ALDI Grocery	7008 Columbia Pike · 0.2 mi
●Burger King	7064 Columbia Pike · 0.2 mi
●H&R Block	7026 Columbia Pike · 0.2 mi
●Navy Federal Credit Union	Annandale Shopping Ctr · 0.2 mi
●Enterprise Rent-A-Car	Annandale Shopping Ctr · 0.2 mi
●Wells Fargo Bank	7620 Little River Tpke · 0.5 mi
●Capital One Bank	Turnpike Plaza · 0.6 mi

LOCATION & ACCESS

📍 Columbia Pike (Rte. 244) · Annandale retail district · Minutes from I-495 Capital Beltway · Near Rte. 236, Little River Tpke. & multiple Metrobus stops

7262 Columbia Pike  
Annandale, VA 22003

CONTACT FOR TOURS & LEASING

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Plans prepared by  
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