



JASPER

COLUMBIA PIKE

1028 S. WALTER REED DR | ARLINGTON, VA 22204





FILGMORE GARDEN
559 RESIDENTIAL UNITS

PENROSE SQUARE
299 RESIDENTIAL UNITS
Giant
STARBUCKS
UNITED BANK
F&B

THE ELLIOTT
(PROPOSED)
MIXED USE DEVELOPMENT
243 RESIDENTIAL UNITS
48,000 SF RETAIL

WESTMONT
250 RESIDENTIAL UNITS
allcare
JESSEY MIREX
FIVE GUYS
BURGERS and FRIES
SUBS

PIKE 3400
257 RESIDENTIAL UNITS
PAPA JOHN'S
G
G

JASPER
COLUMBIA PIKE
269 RESIDENTIAL UNITS
27,000 SF RETAIL



20,000 AAWDT

COLUMBIA PIKE 244

25,000 AAWDT

12,000 AAWDT

23,000 AAWDT

S. MONROE ST



120

12TH ST S.

11TH ST S.

11TH ST S.

12TH ST S.

S. EDGEWOOD ST

S. CLEVELAND ST

S. BARTON ST

S. ADAMS ST



Site Plan Key

- Available
- Leased
- Lobby
- Excluded



COLUMBIA PIKE & WALTER REED DRIVE



COLUMBIA PIKE



WALTER REED DRIVE & 11TH STREET





ARLINGTON, VA
 DEMOGRAPHIC PROFILE (2025)
 Jasper Columbia Pike
 3 mile ring



KEY FACTS

294,109 Population
34.9 Median Age
137,329 Households

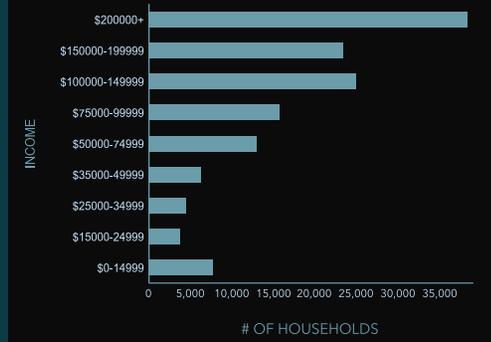
EDUCATION

8% High School Diploma
36% Bachelor's Degree
37% Graduate/Professional Degree

INCOME

\$132,203 Median Household Income
\$81,830 Per Capita Income

\$175,101
 AVERAGE HH INCOME (\$)



BUSINESS

10,384 Total Businesses
332,800 Daytime Population
806 Food Srv & Drinking Places

TAPESTRY SEGMENTS

D4 Metro Renters
 47,700 (34.8%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- These residents tend to use the internet for banking, digital payments, social media, shopping, and reading digital newspapers.
- They frequently travel both domestically and internationally.

D5 Laptops and Lattes
 31,700 (23.1%) of households

These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1950. This is the most expensive market to rent or own housing relative to typical incomes. Commutes are often long; this segment ranks the highest for remote working.

- Consumers tend to shop online for clothing, groceries, household essentials, and other goods.
- Residents spend money on travel, entertainment, fine dining, and fashion.
- They frequently listen to podcasts, buy physical books, and follow news websites, and they tend to own the latest electronics and accessories.
- Residents schedule regular medical appointments, emphasize healthy eating, and integrate exercise into their routines.

H4 Urban Chic
 12,900 (9.4%) of households

Residents in this segment live in suburban areas with a notable presence in urban vicinities, mostly near large, coastal metropolitan areas, especially in California, New York, Massachusetts, and Washington. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

- They typically have multiple credit cards that offer airline miles, which they use for frequent domestic and international travel.
- They tend to invest in various assets, including valuable homes and 401(k) retirement plans.
- Residents tend to use the internet to trade and monitor investments, research financial and real estate matters, and engage on professional networking platforms.
- Residents tend to exercise frequently, schedule regular checkups, and eat fresh, organic foods.

1 MILE 3 MILES 5 MILES

POPULATION

2010 Total Population	29,422	241,979	599,913
2020 Total Population	33,549	276,335	686,493
2025 Total Population	34,967	294,109	717,637
Median Age	35.8	34.9	35.3

HOUSEHOLDS

2010 Households	13,046	116,808	284,831
2020 Households	14,574	130,197	325,233
2025 Households	15,084	137,329	342,339
2030 Households	15,064	142,518	355,881
2025 Average Household Size	2.30	2.12	2.04

INCOME

2025 Average Household Income	\$164,736	\$175,101	\$184,265
2025 Median Household Income	\$126,542	\$132,203	\$133,985
2025 Per Capita Income	\$70,734	\$81,830	\$87,983

2025 POPULATION BY RACE/ETHNICITY

White Alone	42.8%	52.5%	54.5%
Black Alone	18.2%	12.8%	15.2%
American Indian Alone	1.0%	0.9%	0.7%
Asian Alone	12.4%	11.7%	10.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	13.3%	10.3%	8.0%
Two or More Races	12.2%	11.7%	11.0%
Hispanic Origin	24.0%	19.7%	16.6%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	25,322	218,152	530,126
Less than 9th Grade	3.1%	3.6%	3.0%
9th - 12th Grade, No Diploma	1.8%	2.2%	2.3%
High School Graduate	10.0%	7.7%	7.6%
GED/Alternative Credential	2.0%	1.1%	1.2%
Some College, No Degree	10.6%	7.6%	7.6%
Associate Degree	4.1%	4.2%	3.9%
Bachelor's Degree	37.0%	36.4%	33.7%
Graduate/Professional Degree	31.5%	37.2%	40.8%

BUSINESS

Total Business	804	10,400	44,400
Total Employees	8,681	163,000	771,000

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