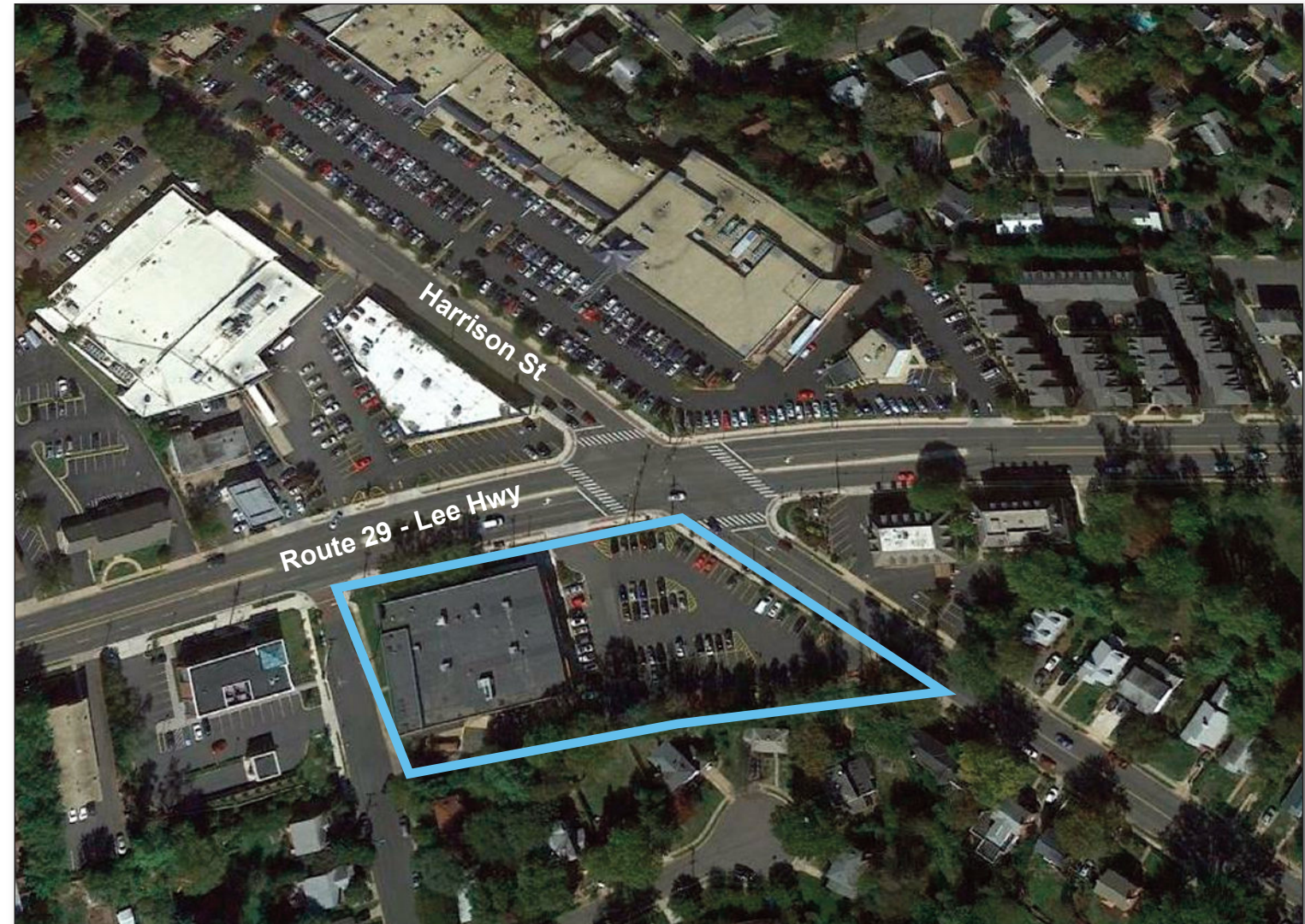


# LANGSTON SHOPS Arlington, VA 22207



## PROJECT FACTS

### GLA: 19,750 SF

- ▶ Neighborhood center with ample parking
- ▶ Center is located in affluent Arlington County where the HH median income is \$128,145 and ranks as the 6th wealthiest county in the U.S. (Forbes, 2021)
- ▶ Shopping center is located less than a mile from Route 66
- ▶ 75.3% of county residents have a Bachelor's Degree or higher

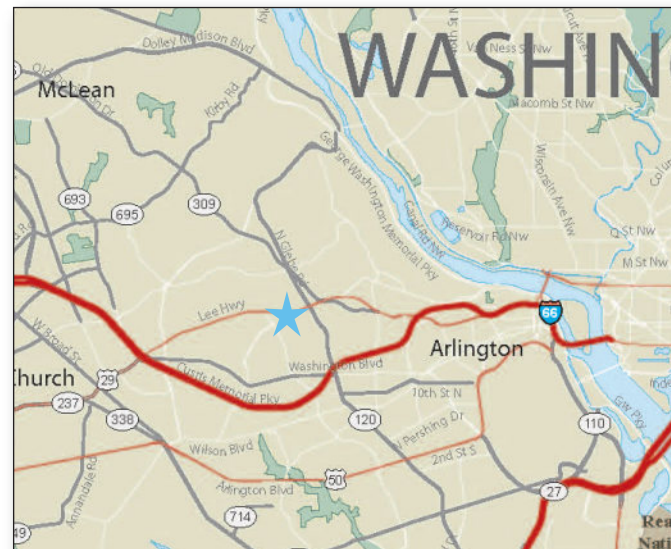
## FEATURED TENANTS

CVS/pharmacy, Advance Auto, Unleashed by PETCO

## 2023 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	22,388	\$279,692	7,673
3 mile	193,411	\$219,005	77,203
5 mile	553,729	\$195,627	232,569

2023 ESRI



## LOCATION

Langston Blvd & Harrison Street - Arlington, VA

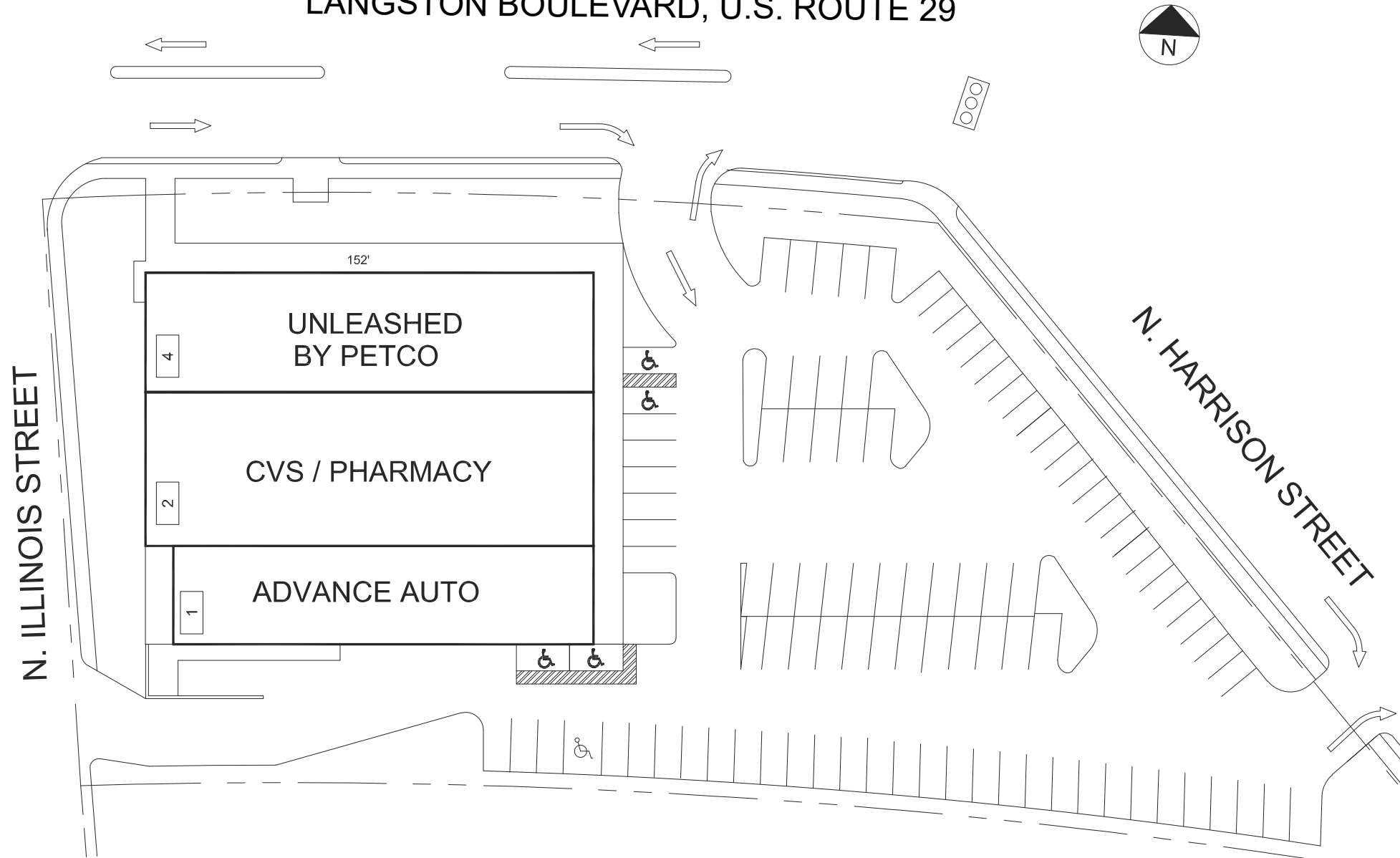
## LEASING CONTACT

Andrew Iszard  
202.736.2827 | Andrew.Iszard@combined.biz

# LANGSTON SHOPS

ARLINGTON, VIRGINIA

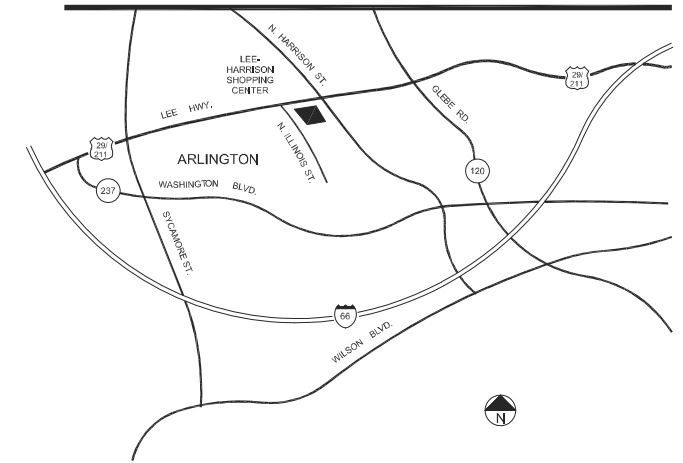
LANGSTON BOULEVARD, U.S. ROUTE 29



THE SHOWN SITE LAYOUT IS BASED ON THE CURRENT AND SUBJECT TO HIGHWAY AND STATEWAY HOV REQUIREMENTS AND ALL TO BE DETERMINED BY THE TYPE OF BUSINESS OR USE OF SPACE. THE SHOWN LAYOUT IS SUBJECT TO CHANGE. HOV AND HOV REQUIREMENTS ARE SUBJECT TO CHANGE. HOV AND HOV REQUIREMENTS ARE SUBJECT TO CHANGE. HOV AND HOV REQUIREMENTS ARE SUBJECT TO CHANGE.

50' 100'  
APPROX. SCALE

## LEASING PLAN



### TENANT ROSTER

1	ADVANCE AUTO	4,707 SF
2	CVS PHARMACY	7,942 SF
4	UNLEASHED BY PETCO	6,080 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	18,729 SF
ZONED =	C-1
REV. DATE =	FEB 2024

**LANGSTON SHOPS**  
LANGSTON BLVD. (ROUTE 29) & N. HARRISON ST.  
ARLINGTON, VIRGINIA



COMBINED PROPERTIES INCORPORATED

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