

# LEE & HARRISON SHOPPING CENTER

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

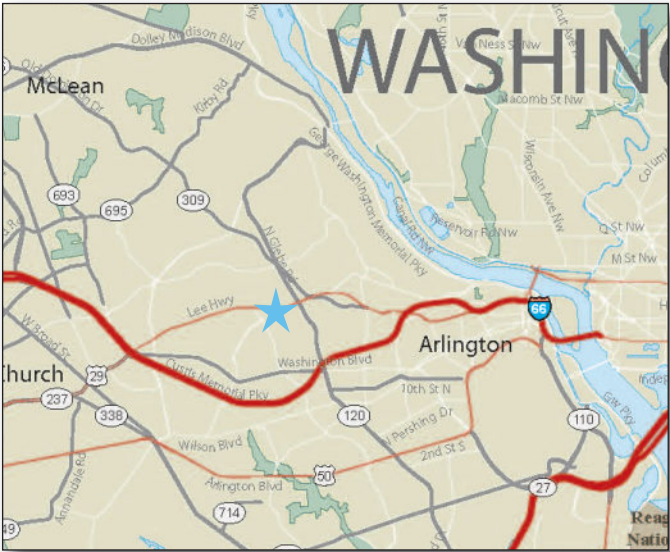
## FEATURED TENANTS

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



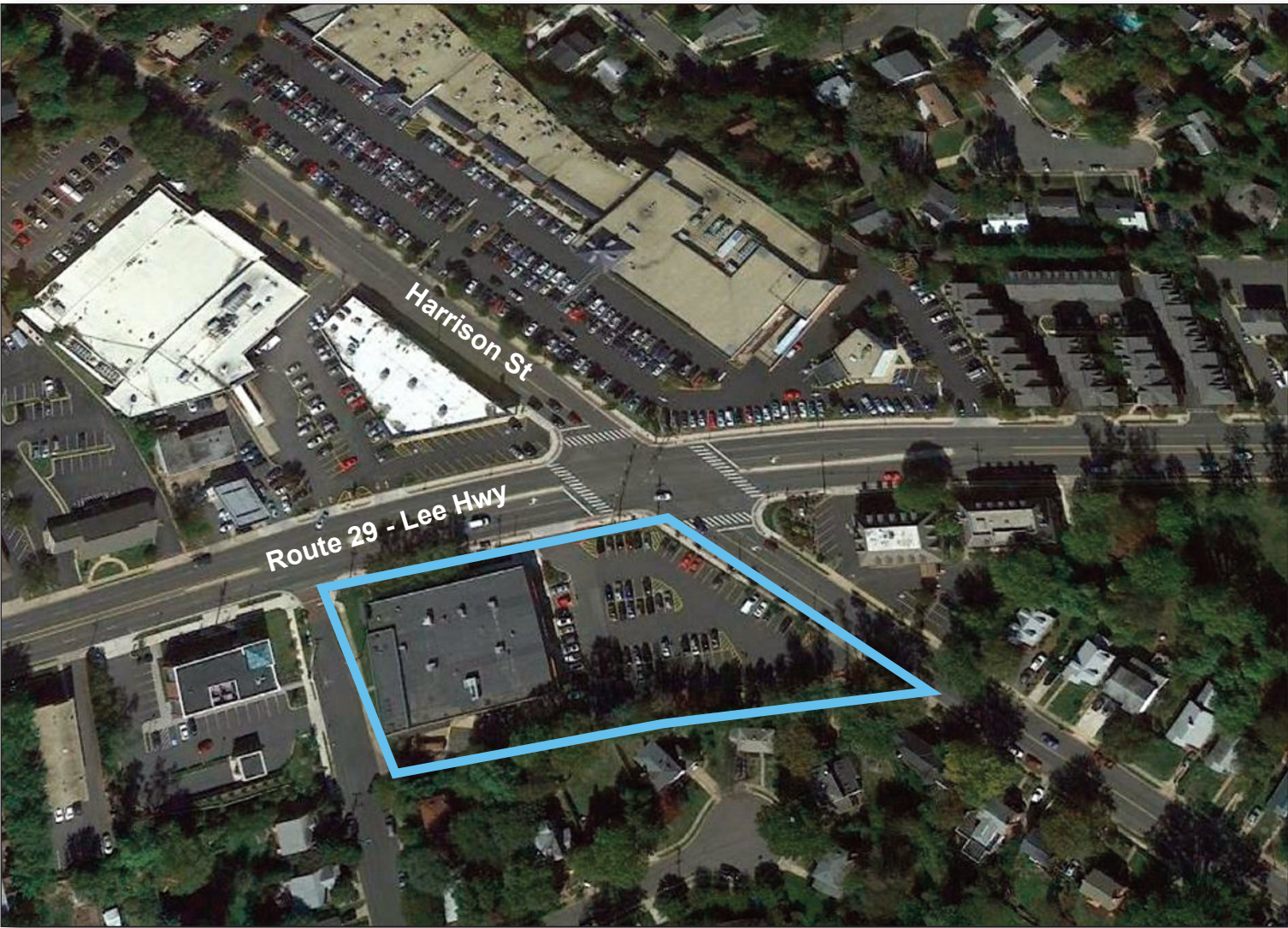
## LOCATION

Langston Blvd & Harrison Street - Arlington, VA

## LEASING CONTACT

Andrew Iszard

202.736.2827 | Andrew.Iszard@combined.biz

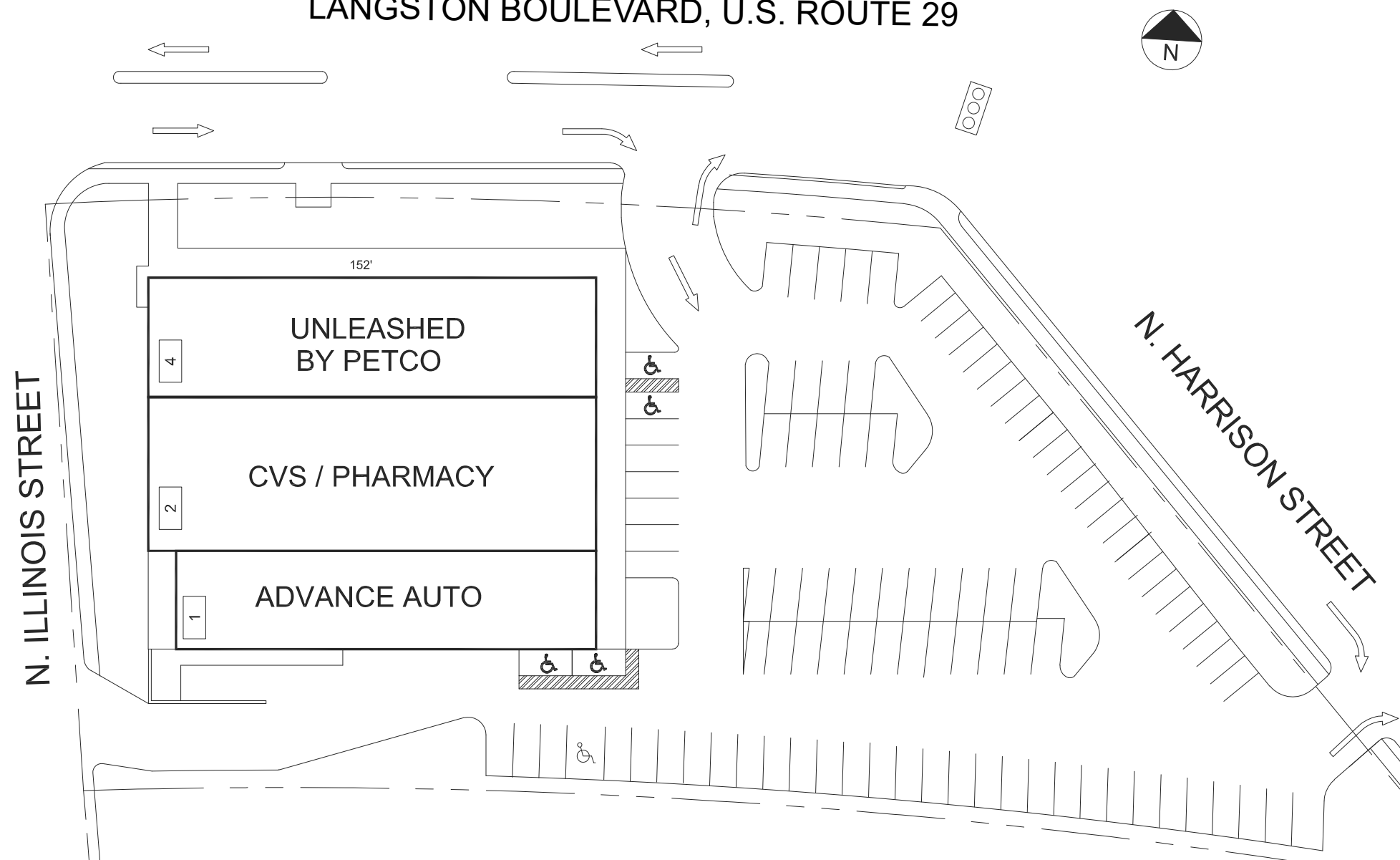




# LEE & HARRISON SHOPPING CENTER

ARLINGTON, VIRGINIA

LANGSTON BOULEVARD, U.S. ROUTE 29

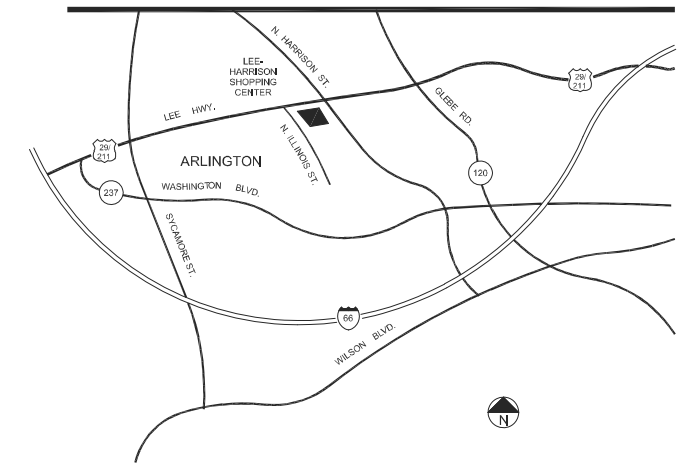


THE SHOPPING CENTER LAYOUT SHOWS THE PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWINGS. SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE. REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES, ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS 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 =            | JAN 2024  |

# LANGSTON PLAZA

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



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave  
Suite 1000 West  
Bethesda, MD 20814  
(202) 293-4500  
FAX (202) 833-3013