

**PROJECT FACTS**

**GLA: 19,750 SF**

- ▶ Neighborhood center with ample parking
- ▶ Center is located in affluent Arlington County where the HH median income is \$120,071 and ranks as the 6th wealthiest county in the U.S. as published by the Census Bureau (2019)
- ▶ Shopping center is located less than a mile from Route 66
- ▶ 75.3% of county residents have a Bachelor's Degree or higher

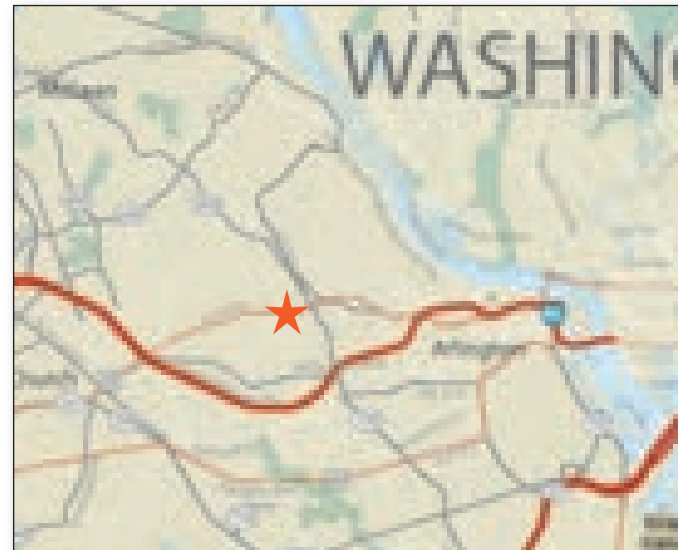
**FEATURED TENANTS**

CVS/pharmacy, Advance Auto, Unleashed by PETCO

**2021 DEMOGRAPHICS**

|        | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 20,967     | \$253,728     | 7,558      |
| 3 mile | 189,391    | \$195,930     | 77,961     |
| 5 mile | 534,161    | \$174,772     | 228,125    |

2021 ESRI



**LOCATION**

Lee Highway & Harrison Street - Arlington, VA

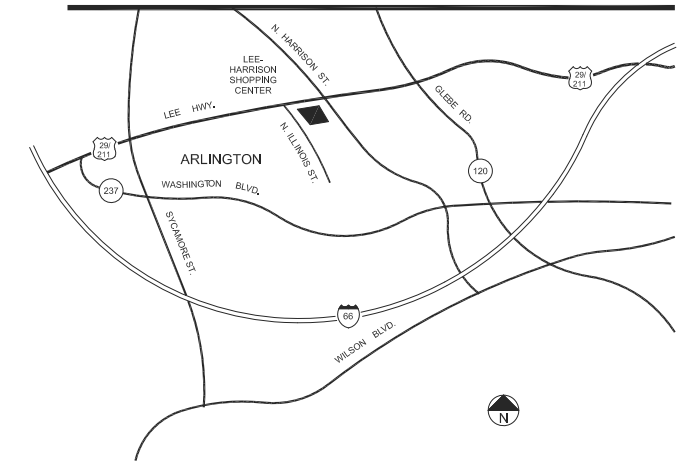
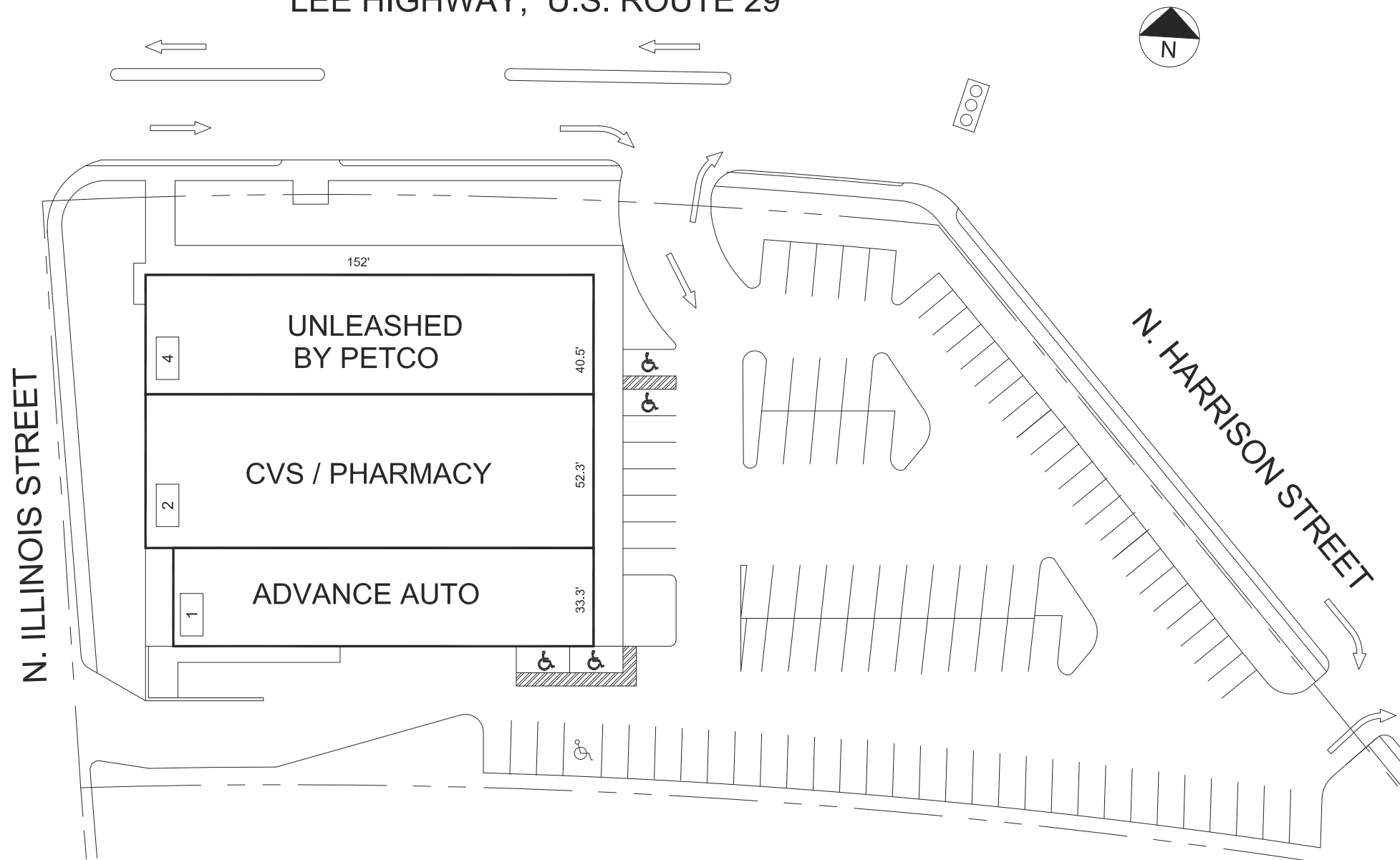
**LEASING CONTACT**

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# LEE & HARRISON SHOPPING CENTER

ARLINGTON, VIRGINIA

LEE HIGHWAY, U.S. ROUTE 29



## TENANT ROSTER

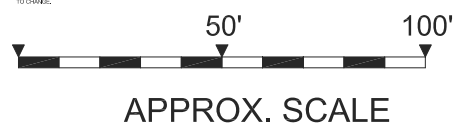
|   |                    |          |
|---|--------------------|----------|
| 1 | ADVANCE AUTO       | 4,707 SF |
| 2 | CVS PHARMACY       | 7,942 SF |
| 4 | UNLEASHED BY PETCO | 6,080 SF |

|                        |           |
|------------------------|-----------|
| PARKING PROVIDED =     |           |
| PARKING REQUIRED =     |           |
| GLA AS PER RENT ROLL = | 18,729 SF |
| ZONED =                | C-1       |
| REV. DATE =            | MAR 2021  |

## LEE & HARRISON SHOPPING CENTER

LEE HIGHWAY (ROUTE 29/211) & N.HARRISON ST.  
ARLINGTON, VIRGINIA

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO ACCURACY. TYPES OF BUSINESS OR TENANT SHOWN OR Omitted, 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. THE LARGEST SCALE AND PARKING LAYOUT IS SUBJECT TO CHANGE.



## LEASING PLAN



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