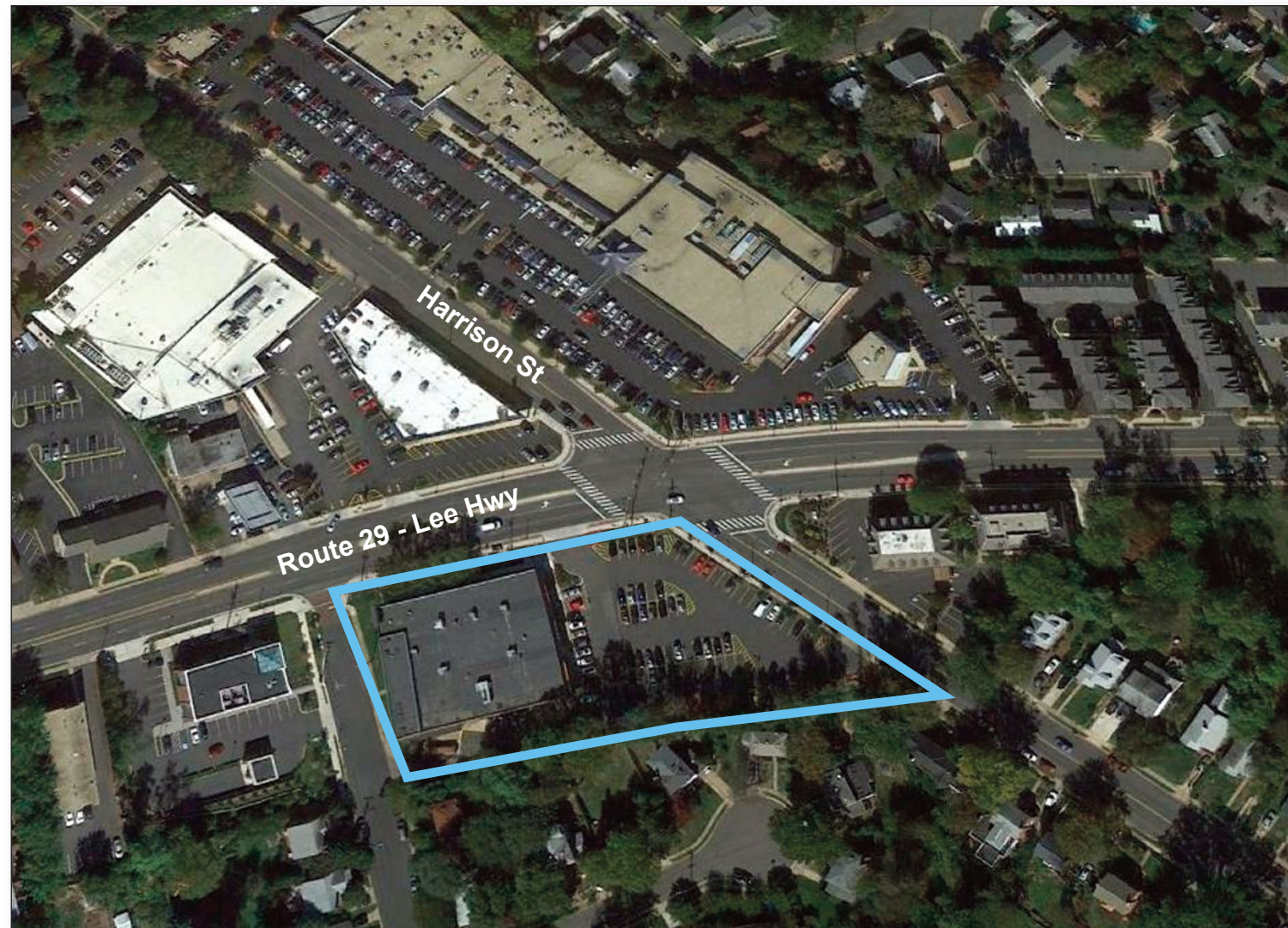


# LANGSTON PLAZA Arlington, VA 22207



## 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

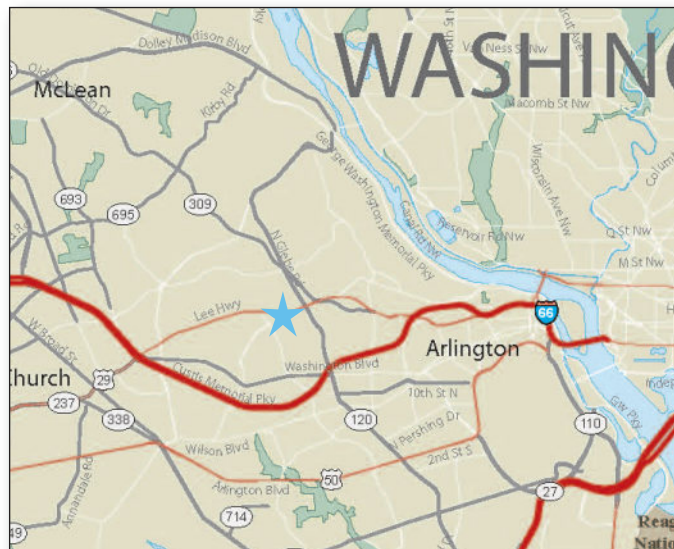
## FEATURED TENANTS

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

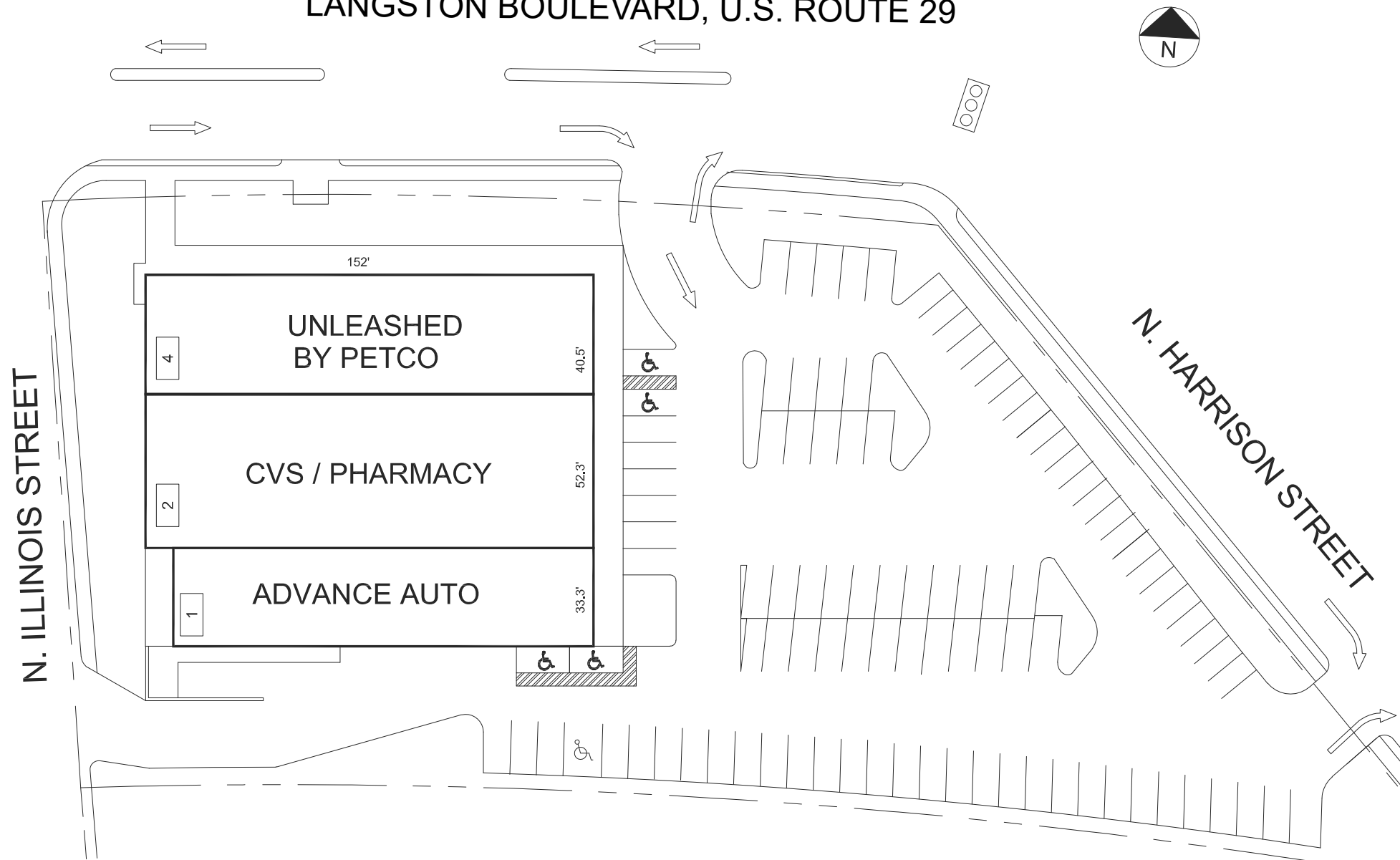
## LEASING CONTACT

Andrew Iszard  
202.736.2827 | Andrew.Iszard@combined.biz

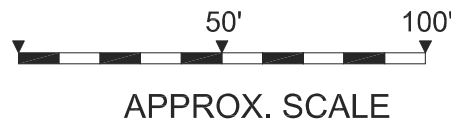
# LANGSTON PLAZA

ARLINGTON, VIRGINIA

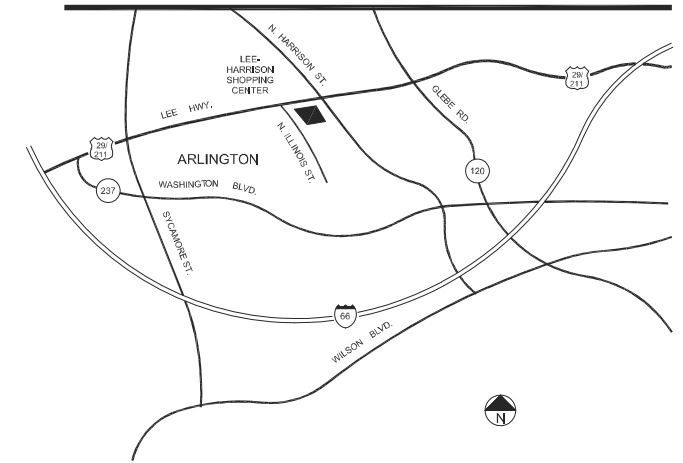
LANGSTON BOULEVARD, U.S. ROUTE 29



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## 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