## LANGSTON SHOPS Arlington, VA 22207



2025 ESRI



#### **GLA: 19,750 SF**

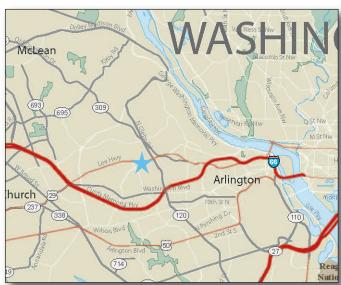
- Neighborhood center with ample parking
- Center is located in affluent Arlington County where the HH median income is \$128,145 and ranks as the 6th wealthiest county in the U.S. (Forbes, 2021)
- ▶ Shopping center is located less than a mile from Route 66
- > 75.3% of county residents have a Bachelor's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

#### **FEATURED TENANTS**

CVS/pharmacy, Advance Auto, Unleashed by PETCO

#### 2025 DEMOGRAPHICS

	Population I A	vg HH Income I	<u>Households</u>
1 mile	22,610	\$289,702	7,674
3 mile	200,128	\$240,177	79,857
5 mile	562,368	\$211,485	237,347



LOCATION

202.736.2827 | Andrew Iszard@combined.biz



Langston Blvd & Harrison Street - Arlington, VA **LEASING CONTACT** Andrew Iszard



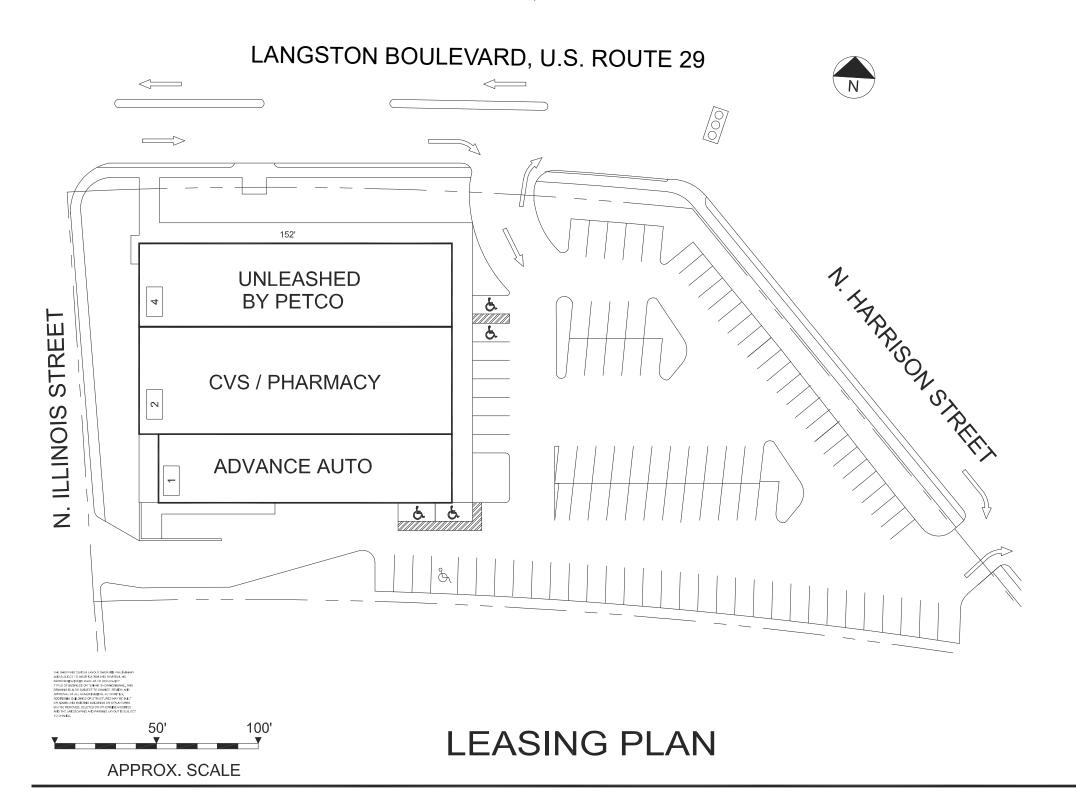


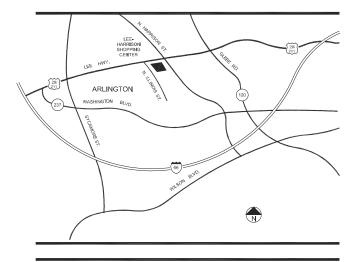




# LANGSTON SHOPS

ARLINGTON, VIRGINIA





#### 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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