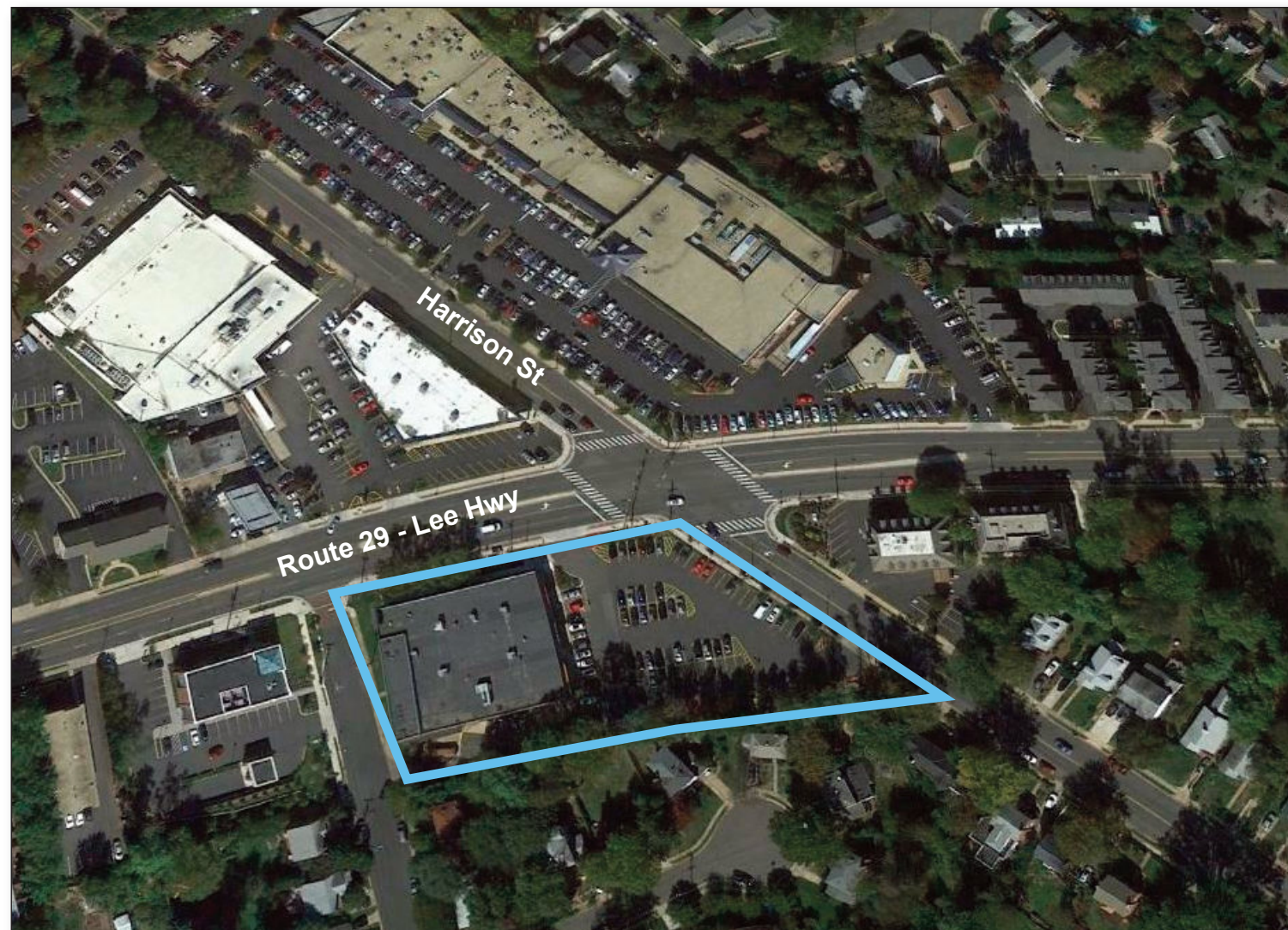


LANGSTON SHOPS Arlington, VA 22207



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

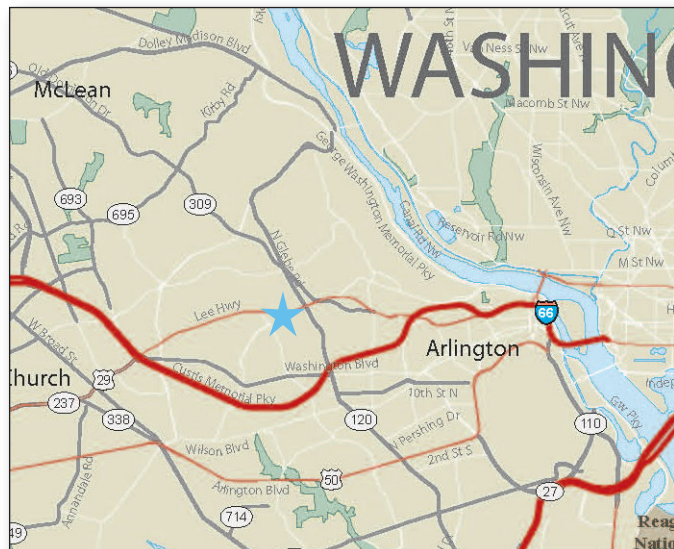
FEATURED TENANTS

CVS/pharmacy, Advance Auto, Unleashed by PETCO

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	22,647	\$283,014	7,686
3 mile	197,355	\$227,220	78,680
5 mile	554,021	\$198,793	233,119

2024 ESRI



LOCATION

Langston Blvd & Harrison Street - Arlington, VA

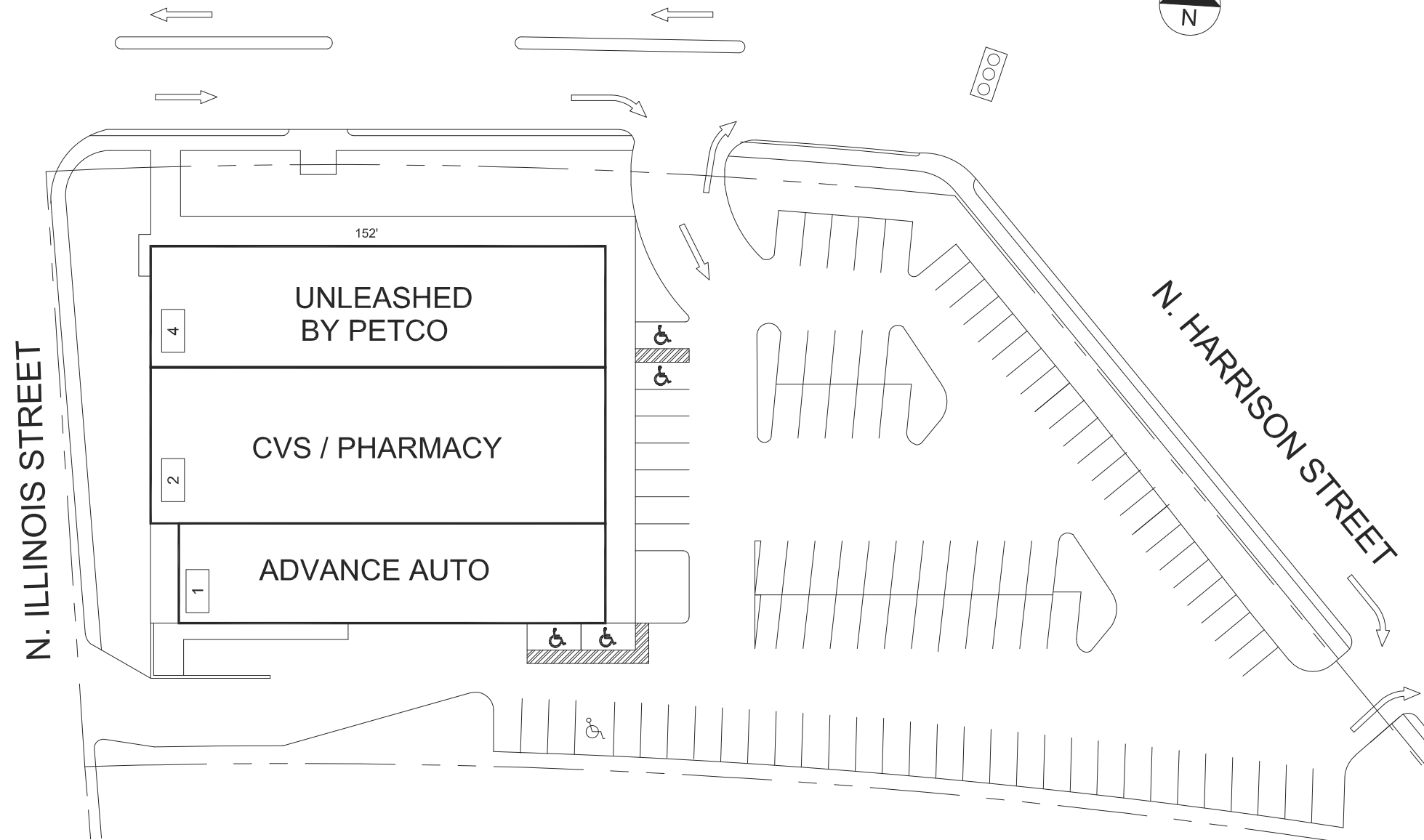
LEASING CONTACT

Andrew Iszard
202.736.2827 | Andrew.Iszard@combined.biz

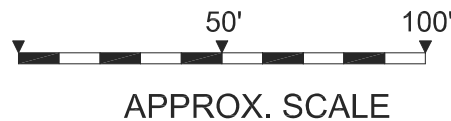
LANGSTON SHOPS

ARLINGTON, VIRGINIA

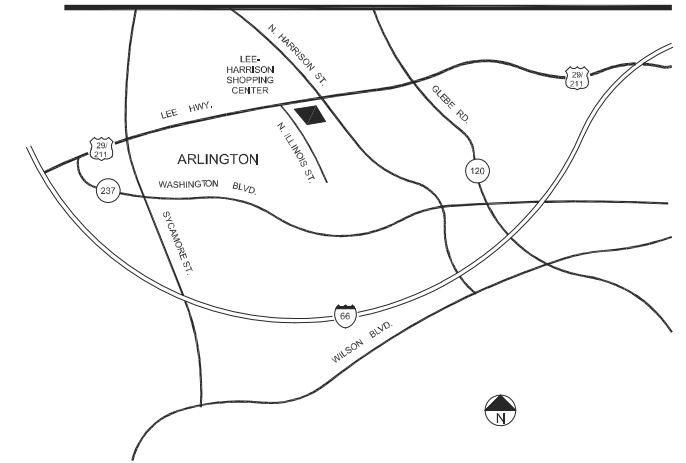
LANGSTON BOULEVARD, U.S. ROUTE 29



THE SHOWN LAYOUT IS SUBJECT TO CHANGE AND SUBJECT TO LOCAL AND STATE HOA REGULATIONS. THE SHOWN LAYOUT IS NOT TO BE USED FOR CONSTRUCTION. THE SHOWN LAYOUT IS NOT TO BE USED FOR CONSTRUCTION. THE SHOWN LAYOUT IS NOT TO BE USED FOR CONSTRUCTION.



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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