

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

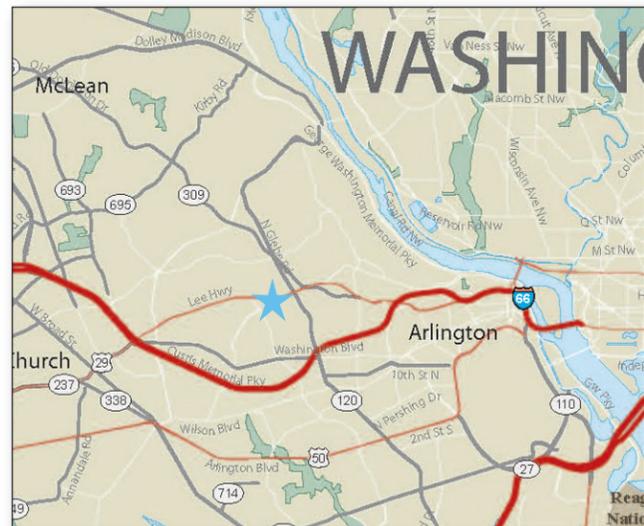
FEATURED TENANTS

CVS/pharmacy, Advance Auto, Unleashed by PETCO

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	22,610	\$289,702	7,674
3 mile	200,128	\$240,177	79,857
5 mile	562,368	\$211,485	237,347

2025 ESRI



LOCATION

Langston Blvd & Harrison Street - Arlington, VA

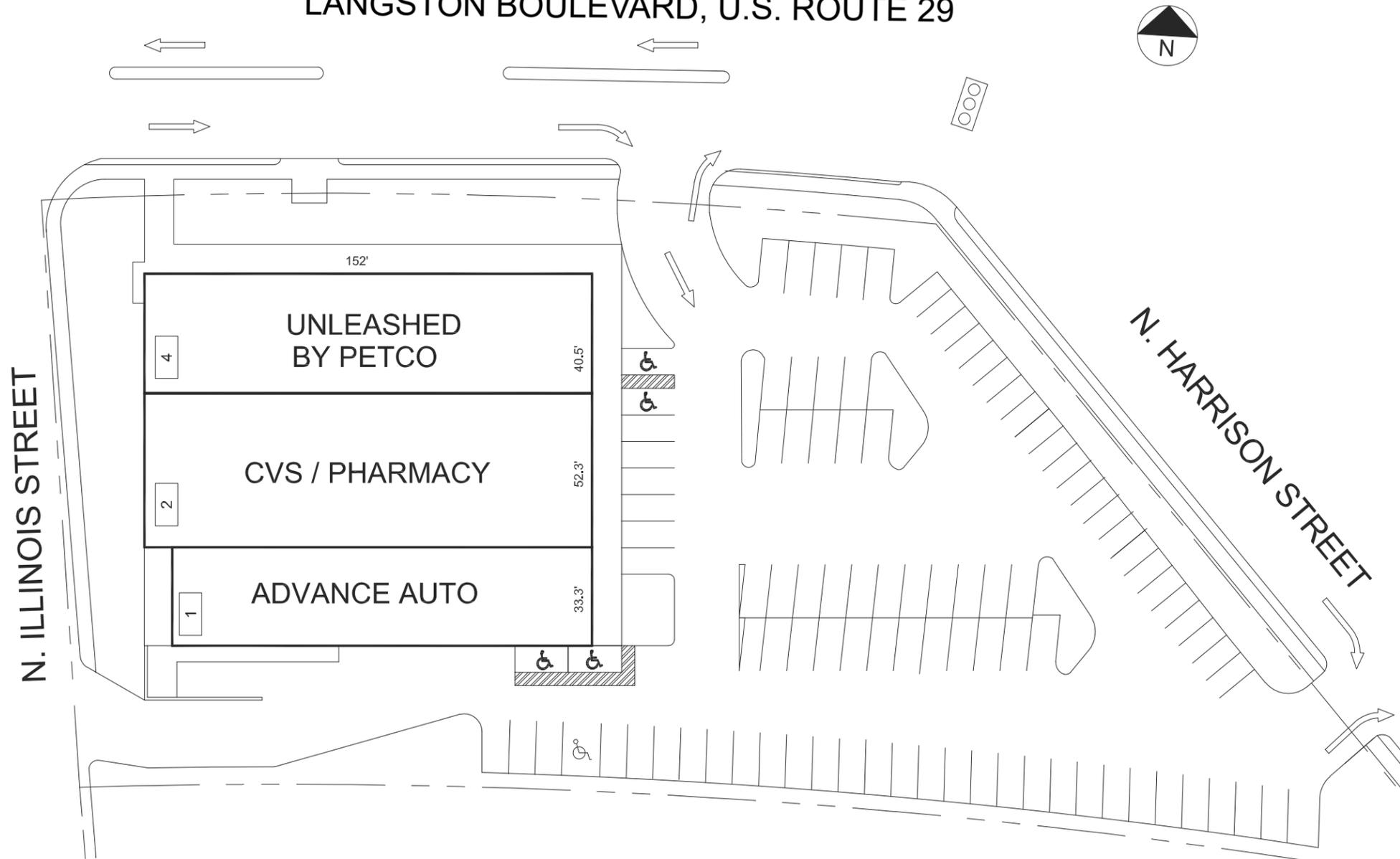
LEASING CONTACT

Andrew Iszard
202.736.2827 | Andrew.Iszard@combined.biz

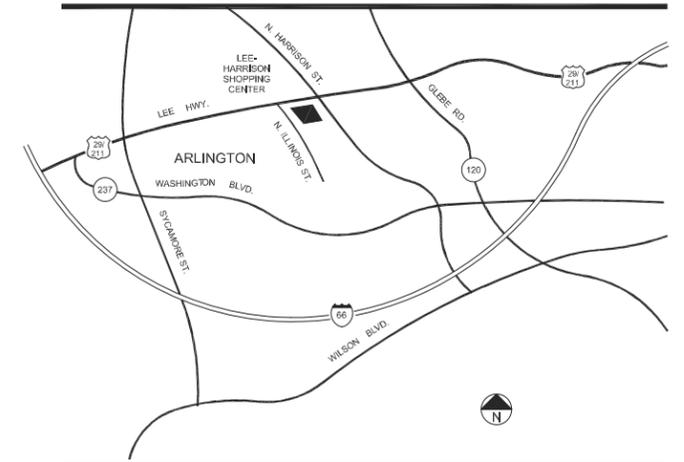
LANGSTON SHOPS

ARLINGTON, VIRGINIA

LANGSTON BOULEVARD, U.S. ROUTE 29



LEASING PLAN



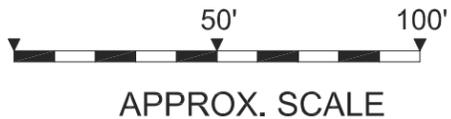
TENANT ROSTER

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 2026

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

THE SHOPPING CENTER LAYOUT SHOWN IS AN APPROXIMATE REPRESENTATION AND IS NOT TO BE CONSIDERED A GUARANTEE OF ANY KIND. THE DRAWING IS ALSO SUBJECT TO CHANGE, PERMIT AND APPROVAL OF ALL GOVERNING AUTHORITIES. ADDED BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, SELECTED OR OTHERWISE MODIFIED AND THE APPROXIMATE LAYOUT IS SUBJECT TO CHANGE.



COMBINED PROPERTIES INCORPORATED

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