





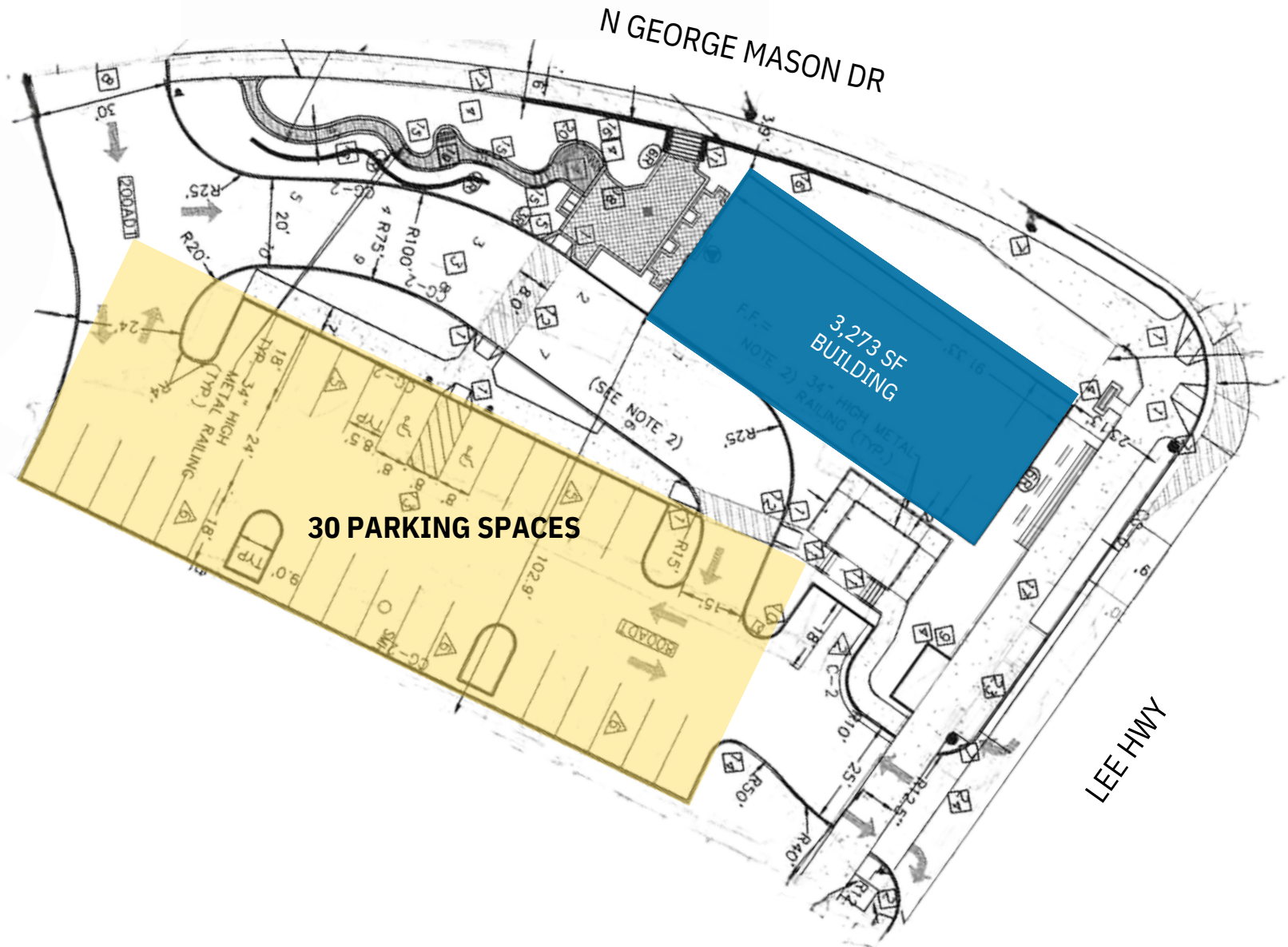
OVERVIEW

Address:	5222 Lee Hwy (Langston Blvd)
Lease Rate:	Negotiable
Building Size:	3,273 SF
Lot Size:	.91 AC
Zoning	C-1
Property Type:	Retail
Parking:	30 Spaces

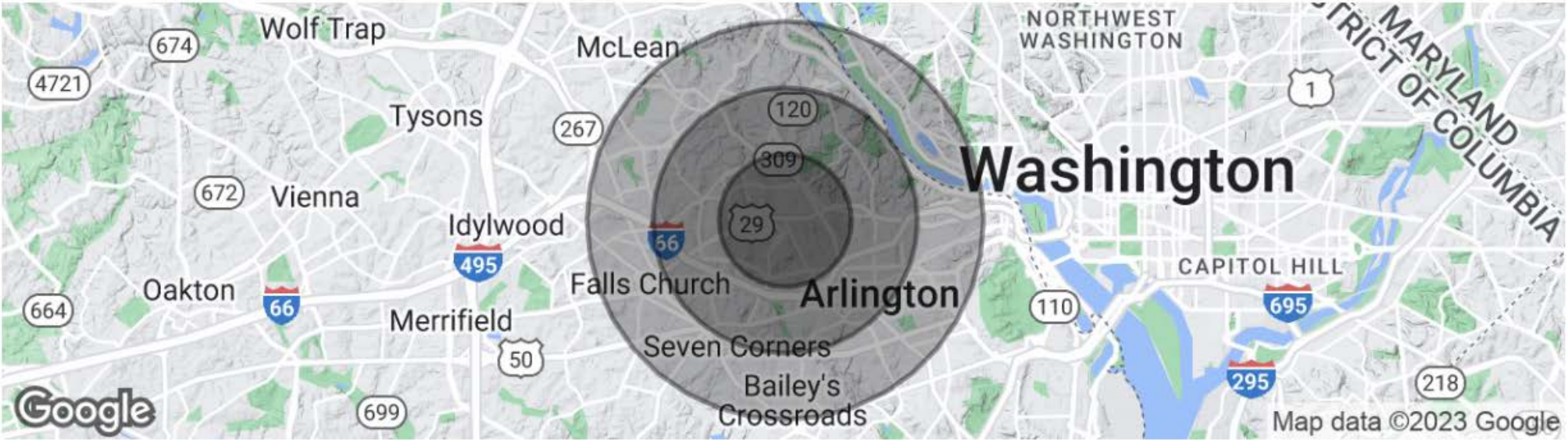
HIGHLIGHTS

- 3,273 SF building on .91 acre corner pad
- The site boasts a high parking ratio of almost 9 per 1,000 which is very rare on the Lee Highway commercial corridor
- Situated on a prominent crossroads of Lee Highway & George Mason Drive at a traffic light
- The average household income is over \$168k
- Located .9 miles from Virginia Hospital Center on George Mason
- North Arlington is home to one of the top public school districts in the country

PARKING MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	19,111	75,977	167,672
Average Age	38.8	38.4	37.9
Average Age (Male)	39.5	38.1	37.5
Average Age (Female)	38.0	38.6	38.3

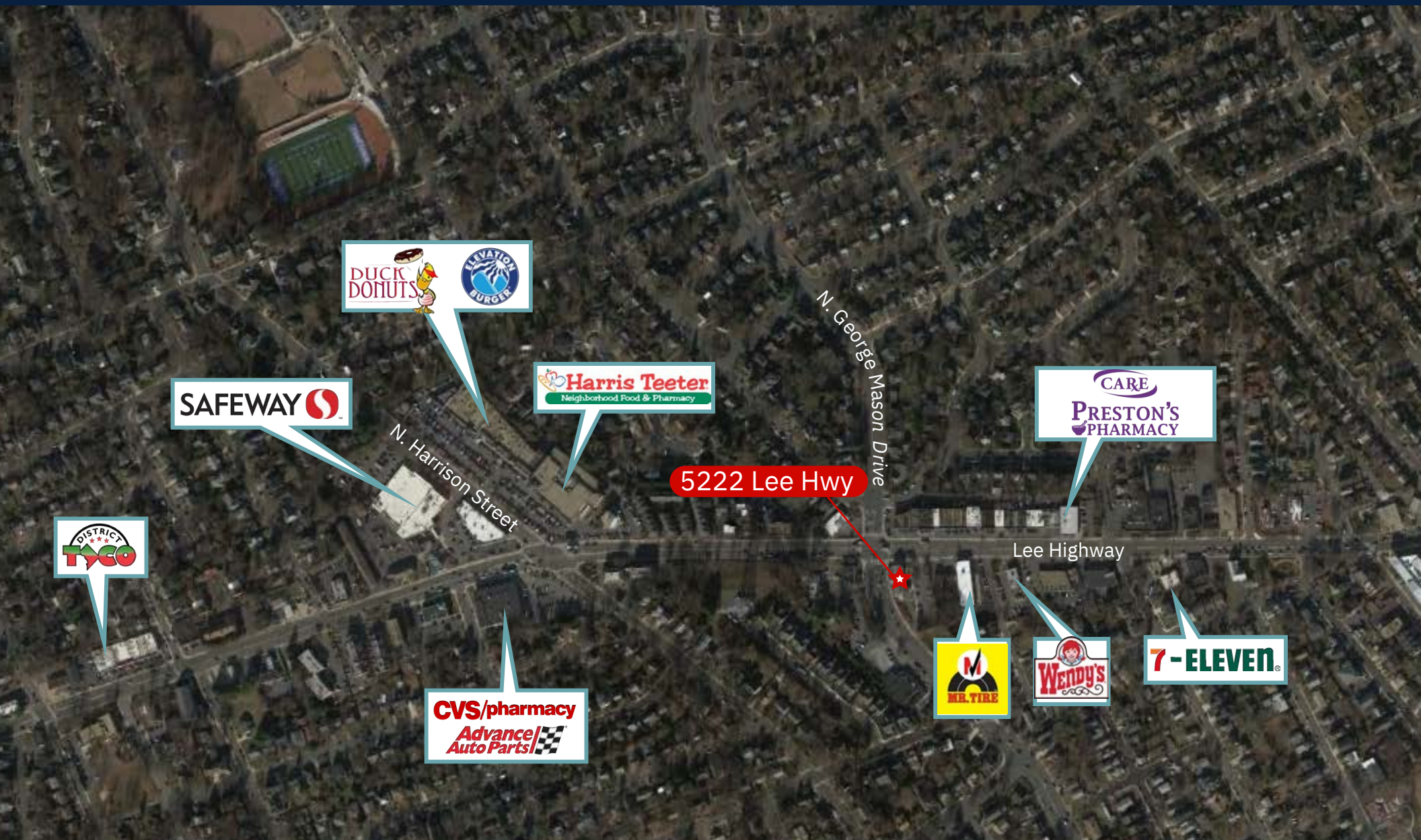
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,217	31,045	69,919
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$168,214	\$163,819	\$146,795
Average House Value	\$751,362	\$737,801	\$699,779

* Demographic data derived from 2020 ACS - US Census

LONG & FOSTER
COMMERCIAL DIVISION

AERIAL MAP



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