



8,620 SF
RETAIL/RESTAURANT

NEARBY RETAILERS



RETAIL FOR LEASE

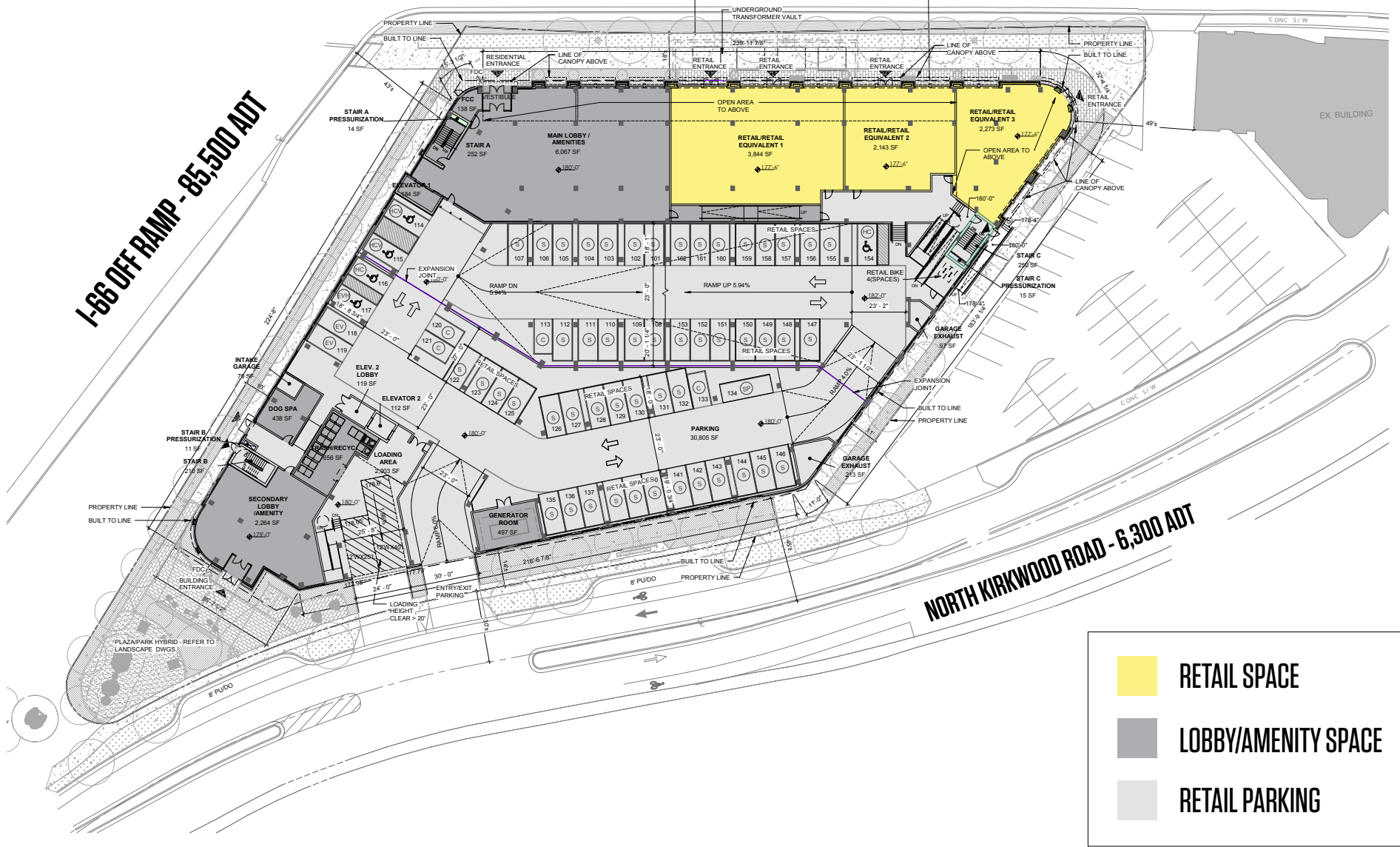
- 12 story mixed-use development consisting of 296 apartment units and 8,602 SF of Retail/Restaurant space
- Billboard location at the intersection of Langston Blvd (30,500 ADT) and I-66 (85,500 ADT)
- Dedicated at grade retail parking
- Fantastic residential and daytime office demographics

SITE DETAILS

SPACE	8,602 SF (Divisible)
RATE	Negotiable
CONDITION	Cold Dark Shell
DELIVERY	2029

LANGSTON BLVD - 30,500 ADT

I-66 OFF RAMP - 85,500 ADT

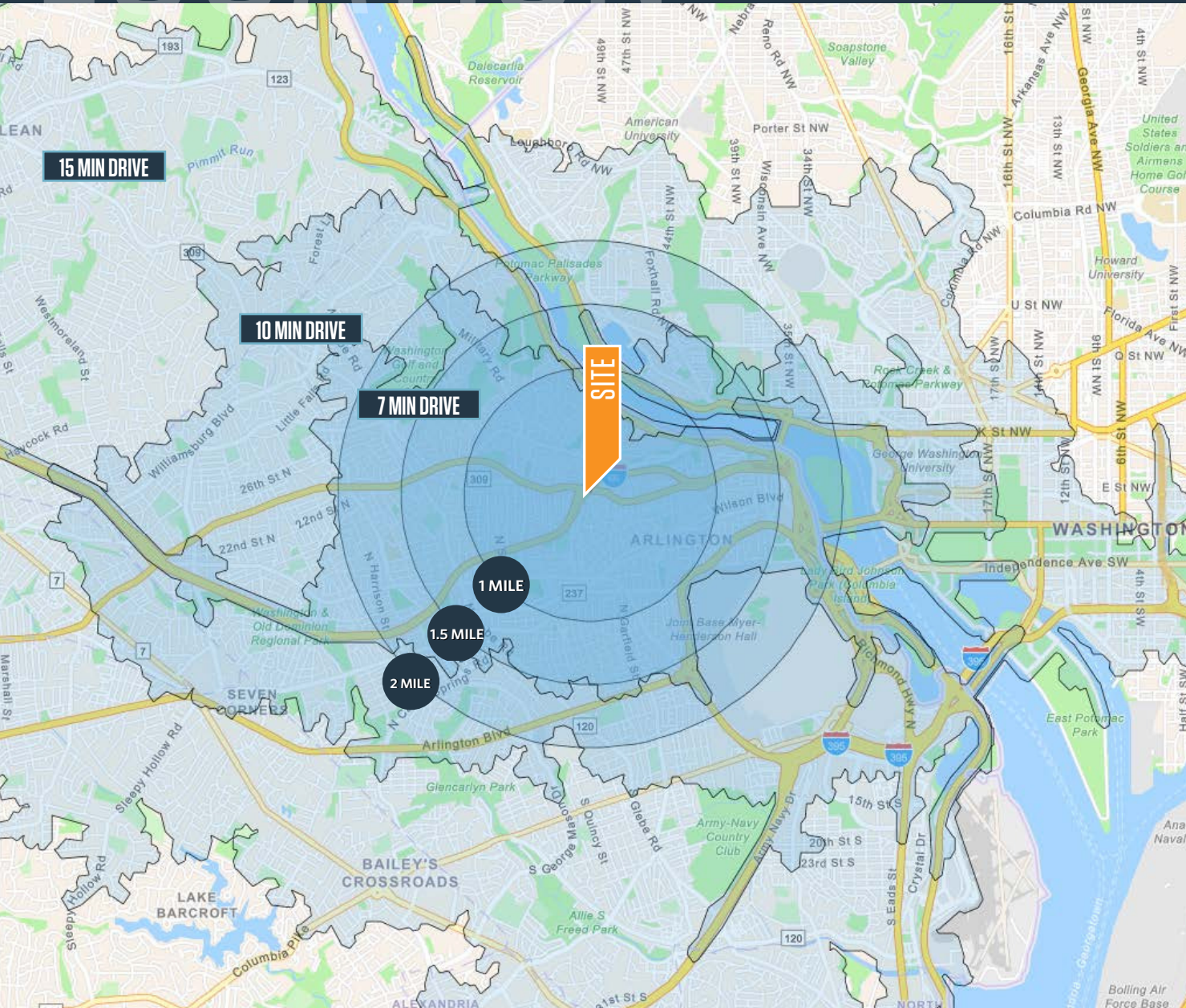


- RETAIL SPACE
- LOBBY/AMENITY SPACE
- RETAIL PARKING

LOCATION

3130 LANGSTON BLVD

3130 LANGSTON BLVD, ARLINGTON, VA



DEMOGRAPHICS | 2024:

	1-MILE	1.5-MILE	2-MILE
Population	37,961	94,268	130,904
Daytime Population	50,777	136,465	191,572
Households	18,687	46,698	60,020
Average HH Income	\$209,217	\$201,724	\$207,041
7 MIN DRIVE			
Population	107,045	208,662	574,820
Daytime Population	168,058	332,291	1,009,060
Households	52,352	92,188	258,444
Average HH Income	\$205,662	\$206,744	\$192,943

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023

I-66	85,500 ADT
Langston Blvd	30,500 ADT
North Kirkwood	6,300 ADT

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MARKET

3130 LANGSTON BLVD

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AERIAL

3130 LANGSTON BLVD

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LYON VILLAGE SHOPPING CENTER

- CVS
- The Italian Store
- Starbucks
- SPROUTS FARMERS MARKET
- BGR
- COLD STONE CREAMERY
- big wheel bikes

SAFeway



THE CROSSING CLARENDON

- Apple
- BARNES & NOBLE
- WHOLE FOODS MARKET
- Crave & Barrel
- WILLIAMS SONOMA
- Tatte BAKERY & CAFE
- ETHAN ALLEN
- The Cheesecake Factory
- The Container Store
- LIFETIME THE HEALTHY WAY OF LIFE COMPANY™
- lululemon

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BIRDS EYE

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RENDERINGS

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