

# 4901 LANGSTON BLVD

Arlington, VA 22207

Arlington County



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JOIN



## RETAIL FOR LEASE

- Building is approximately 2,737 SF
- Available 10/1/26, currently occupied by KFC
- Prime retail location on Langston Blvd
- Existing drive-thru infrastructure
- Monument signage available
- Excellent visibility along a high-traffic corridor
- Easy access to I-66 and major commuter routes
- Extremely high barriers of entry to the Arlington submarket

LEASED BY:

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## TRAFFIC COUNTS | 2024

|               |             |
|---------------|-------------|
| Langston Blvd | 20,731 ADT  |
| Route 66      | 109,559 ADT |

|                                                                                     | 1-MILE                       | 3-MILES | 5-MILES |                                                                                       |                                       |           |           |
|-------------------------------------------------------------------------------------|------------------------------|---------|---------|---------------------------------------------------------------------------------------|---------------------------------------|-----------|-----------|
|  | Population<br>21,376         | 222,602 | 606,374 |  | Households<br>7,614                   | 92,270    | 265,115   |
|  | Daytime Population<br>24,534 | 239,784 | 771,577 |  | Average Household Income<br>\$285,822 | \$230,681 | \$208,805 |

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**Map of Arlington, Virginia, showing retail and commercial developments.**

**Key Locations and Developments:**

- 4901 Langston Blvd:** Harris Teeter (20,625 sq ft, 2024 ADT)
- Williston Centre I & II (127,449 sq ft):** Safeway, PetSmart, CVS (2024 ADT)
- SEVEN CORNERS CENTER (415,208 sq ft):** Ross Dress for Less, Michaels, Off Broadway Shoe Warehouse, Giant, Burlington, Barnes & Noble, Chipotle (2024 ADT)
- CROSSROADS CENTER (634,402 sq ft):** Marshalls, Staples, Amazon Fresh, Ross Dress for Less, Ashley Furniture, Old Navy, Ulta, First Watch (2024 ADT)
- BAILEY'S CROSSROADS SHOPPING CENTER (166,549 sq ft):** Petco, Trader Joe's, Kmart, Best Buy, Five Below, ROR's (2024 ADT)
- CROSSROADS PLACE (386,248 sq ft):** Giant, HomeGoods, TJ Maxx, World Market, Burlington, L'Oréal Paris (2024 ADT)
- HYDE PARK PLAZA:** Target, Harris Teeter (2024 ADT)
- FAIRFAX DR:** Giant, Ballston Quarter (Macy's, CVS, Oneille, Regal, etc.), Pottery Barn, Crate & Barrel, Apple, The Container Store, lululemon, athletica, Tarte Sephora, Crossing Clarendon (176,985 sq ft) (2024 ADT)
- 2nd St S:** Giant, Westpost (296,000 sq ft), Harris Teeter, Target, Ulta, DSW, Loft, TJ Maxx (2024 ADT)
- PENTAGON CENTRE:** Rack, Marshalls, Best Buy, Costco Wholesale (2024 ADT)
- NATIONAL LANDING:** Alamo Drafthouse Cinema (2024 ADT)
- TRADER JOE'S PROPOSED:** Located near the Pentagon and National Landing.
- Other locations:** Safeway, Target, Whole Foods, Giant, Harris Teeter, Sprouts Farmers Market, Lyon Village Shopping Center, Lee Harrison Shopping Center (114,200 sq ft), MARYMOUNT UNIVERSITY, THE WHITE HOUSE, LINCOLN MEMORIAL, ARLINGTON NATIONAL CEMETERY, J.CREW, NORDSTROM, BANANA REPUBLIC, FASHION CENTRE AT PENTAGON CITY, ARLINGTON RIDGE (84,502 sq ft), CRYSTAL & CLARK, GEORGE WASHINGTON UNIVERSITY, STEAK 'N SHAKES Market, WHOLE FOODS, THE WHITE HOUSE, 14th St NW, K St NW, 18th St NW, 19th St NW, 20th St NW, 21st St NW, 22nd St NW, 23rd St NW, 24th St NW, 25th St NW, 26th St NW, 27th St NW, 28th St NW, 29th St NW, 30th St NW, 31st St NW, 32nd St NW, 33rd St NW, 34th St NW, 35th St NW, 36th St NW, 37th St NW, 38th St NW, 39th St NW, 40th St NW, 41st St NW, 42nd St NW, 43rd St NW, 44th St NW, 45th St NW, 46th St NW, 47th St NW, 48th St NW, 49th St NW, 50th St NW, 51st St NW, 52nd St NW, 53rd St NW, 54th St NW, 55th St NW, 56th St NW, 57th St NW, 58th St NW, 59th St NW, 60th St NW, 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CLOSE-UP AERIAL



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# PROPERTY SURVEY



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PHOTOS



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