

4901 LANGSTON BLVD

Arlington, VA 22207

Arlington County



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JOIN



Harris Teeter

SAFEWAY



Walgreens



RETAIL FOR LEASE

- Building is approximately 2,737 SF
- 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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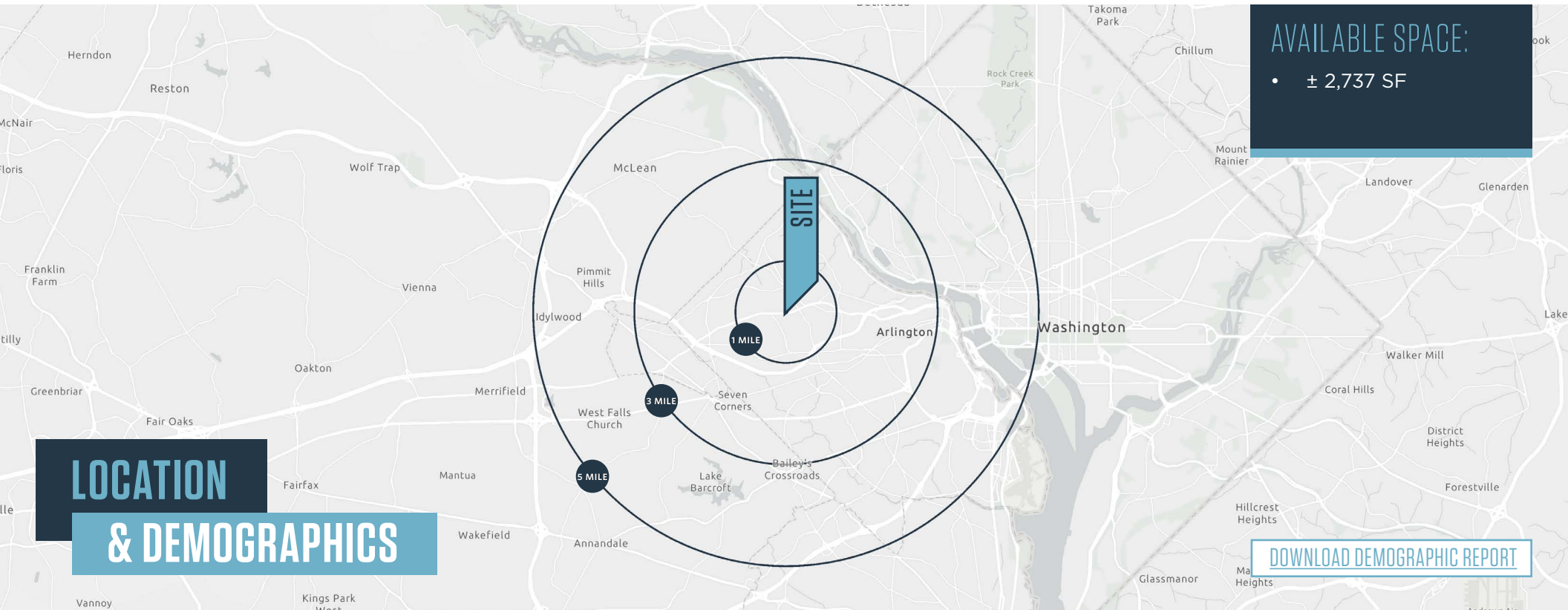
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TRAFFIC COUNTS | 2024

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

	1-MILE	3-MILES	5-MILES				
	Population 21,464	220,620	607,646		Households 7,680	91,941	266,394
	Daytime Population 24,566	238,805	771,922		Average Household Income \$286,487	\$234,680	\$213,660

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This aerial map of Arlington, Virginia, displays a dense network of retail and commercial developments. The map is overlaid with numerous callout boxes for existing and proposed stores, including Safeway, Target, Whole Foods, Trader Joe's, and others. Major roads like I-66, I-495, and I-270 are visible. The map also shows the Potomac River and the Pentagon.

Key Retail and Commercial Developments:

- Existing Stores:** Safeway, Target, Whole Foods, Trader Joe's, Giant, Harris Teeter, CVS, PetSmart, Ross, Michaels, Burlington, DSW, J.Crew, Nordstrom, Banana Republic, Rack, Marshalls, Best Buy, Costco, Alamo, National Landing, J.Crew, Nordstrom, Banana Republic, Fashion Centre at Pentagon City, J.Crew, Nordstrom, Banana Republic, Fashion Centre at Pentagon City, J.Crew, Nordstrom, Banana Republic, Fashion Centre at Pentagon City.
- Proposed Stores:** Safeway, Target, Whole Foods, Trader Joe's, Giant, Harris Teeter, CVS, PetSmart, Ross, Michaels, Burlington, DSW, J.Crew, Nordstrom, Banana Republic, Rack, Marshalls, Best Buy, Costco, Alamo, National Landing, J.Crew, Nordstrom, Banana Republic, Fashion Centre at Pentagon City, J.Crew, Nordstrom, Banana Republic, Fashion Centre at Pentagon City, J.Crew, Nordstrom, Banana Republic, Fashion Centre at Pentagon City.

Geographic Features:

- Roads:** I-66, I-495, I-270, Langston Blvd, Clarendon Blvd, Arlington Blvd, 2nd St S, 3rd St S, 4th St S, 5th St S, 6th St S, 7th St S, 8th St S, 9th St S, 10th St S, 11th St S, 12th St S, 13th St S, 14th St S, 15th St S, 16th St S, 17th St S, 18th St S, 19th St S, 20th St S, 21st St S, 22nd St S, 23rd St S, 24th St S, 25th St S, 26th St S, 27th St S, 28th St S, 29th St S, 30th St S, 31st St S, 32nd St S, 33rd St S, 34th St S, 35th St S, 36th St S, 37th St S, 38th St S, 39th St S, 40th St S, 41st St S, 42nd St S, 43rd St S, 44th St S, 45th St S, 46th St S, 47th St S, 48th St S, 49th St S, 50th St S, 51st St S, 52nd St S, 53rd St S, 54th St S, 55th St S, 56th St S, 57th St S, 58th St S, 59th St S, 60th St S, 61st St S, 62nd St S, 63rd St S, 64th St S, 65th St S, 66th St S, 67th St S, 68th St S, 69th St S, 70th St S, 71st St S, 72nd St S, 73rd St S, 74th St S, 75th St S, 76th St S, 77th St S, 78th St S, 79th St S, 80th St S, 81st St S, 82nd St S, 83rd St S, 84th St S, 85th St S, 86th St S, 87th St S, 88th St S, 89th St S, 90th St S, 91st St S, 92nd St S, 93rd St S, 94th St S, 95th St S, 96th St S, 97th St S, 98th St S, 99th St S, 100th St S.
- Water Bodies:** Potomac River, Arlington Park, Crystal Lake, Lake Arlington.
- Landmarks:** Pentagon, Lincoln Memorial, George Washington University, The White House, Arlington National Cemetery.

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PROPERTY SURVEY



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PHOTOS



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For More Information, Please Contact:

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