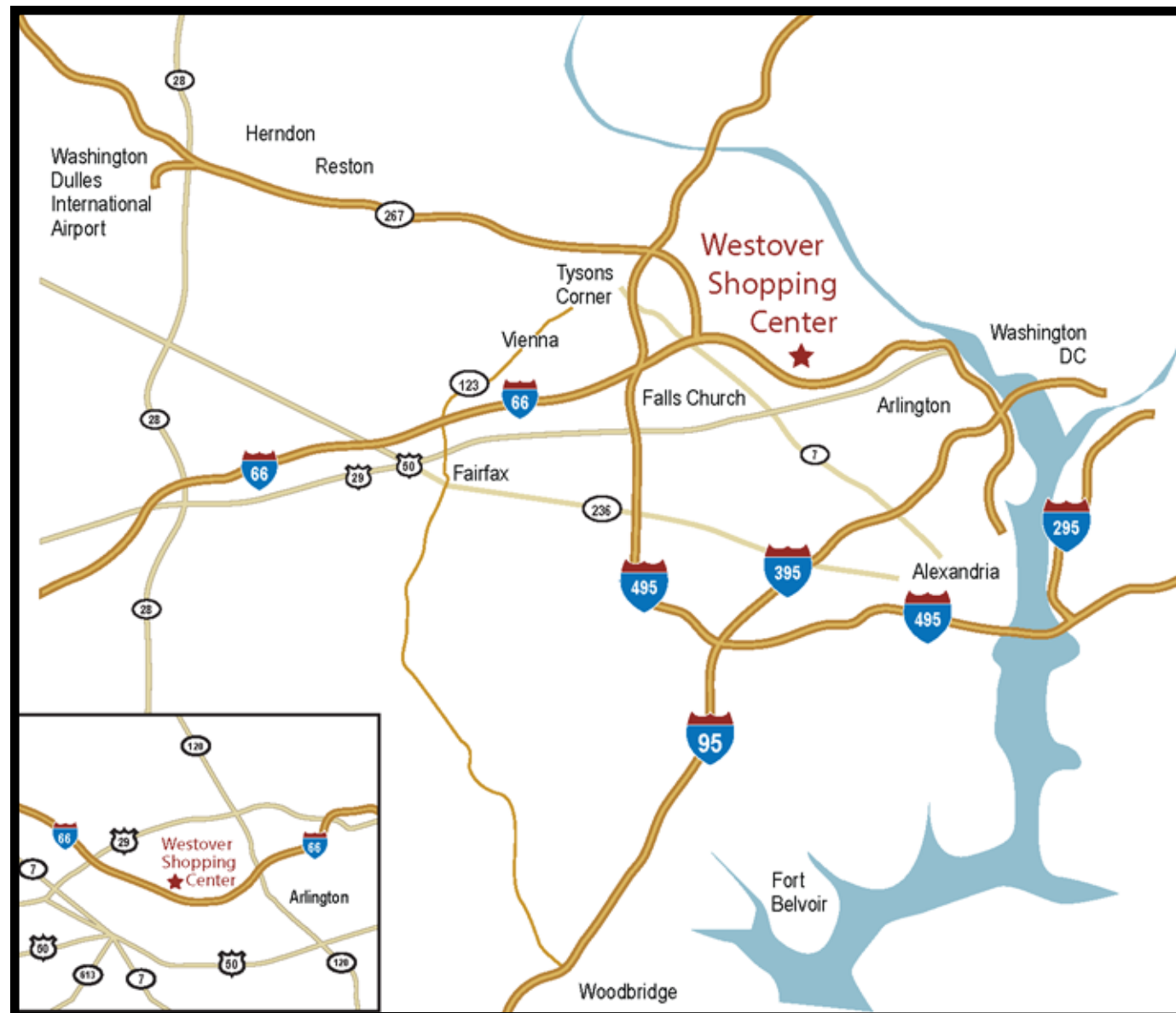


Van Metre

RETAIL SPACE AVAILABLE

WESTOVER SHOPPING CENTER

5841 N. Washington Blvd. | Arlington, VA 22205



Van Metre

WESTOVER SHOPPING CENTER | 5841 N. WASHINGTON BLVD.



PROPERTY HIGHLIGHTS

- KEY LOCATION:**
Conveniently located on busy Washington Boulevard in the densely populated Westover neighborhood, one mile east of I-66 and the East Falls Church Metro.
- AVAILABILITY:**
One 7,550 SF inline space available (approximately 5,400 SF first floor and 2,150 SF basement)
- EXCELLENT CO-TENANCY:**
Iconic location adjacent to numerous long-term businesses, including The Italian Store, Westover Market & Beer Garden, Westover Taco, Lost Dog Café, Lebanese Taverna, US Post Office, and Arlington County Public Library.

	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimate	22,902	220,034	581,957
2031 Projection	23,112	227,419	597,706
2026-2031 Annual Rate	0.18%	0.66%	0.54%
HOUSEHOLDS			
2026 Estimate	8,031	87,338	245,030
2031 Projection	8,094	90,252	252,224
2026-2031 Annual Rate	0.16%	0.66%	0.58%
2026 Median Household Income	\$204,295	\$158,807	\$140,827
2026 Total Employees	8,287	93,963	297,987
2024 AADT Washington Boulevard	8,700		

Learn more at vanmetrecommercial.com

For more information please contact: Ty Hausch | thausch@vanmetrecompanies.com | 703.272.2680

SITE PLAN

