

Prime 3,273 SF Retail Space in Arlington

5222 Lee Highway, Arlington, VA 22207



LONG & FOSTER
REAL ESTATE
COMMERCIAL DIVISION

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Property Highlights:

- 3,273 SF building on .91 acre corner pad
- The site boasts a high parking ratio of almost 8 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 median household income is over \$103,000 and a majority of market segmentation is Top Tier segment - "the nation's wealthiest consumers"
- Located .9 miles from Virginia Hospital on George Mason
- North Arlington is home to one of the top public school districts in the country

Space Details:

Available: 3,273 SF on .91 acre corner pad

Parking: 30 parking spaces (9.22/1000)

Lease Rate: Negotiable

Zoning: Ideal for Retail, Medical and Restaurants

Demographics:

	1 Mile	3 Mile	5 Mile
Total Households:	8,197	85,386	237,317
Total Population:	21,791	202,535	545,751
Avg HH Income:	\$204,026	\$165,772	\$150,587

Traffic Counts:

Lee Highway	23,000 VPD	George Mason Drive	17,000 VPD
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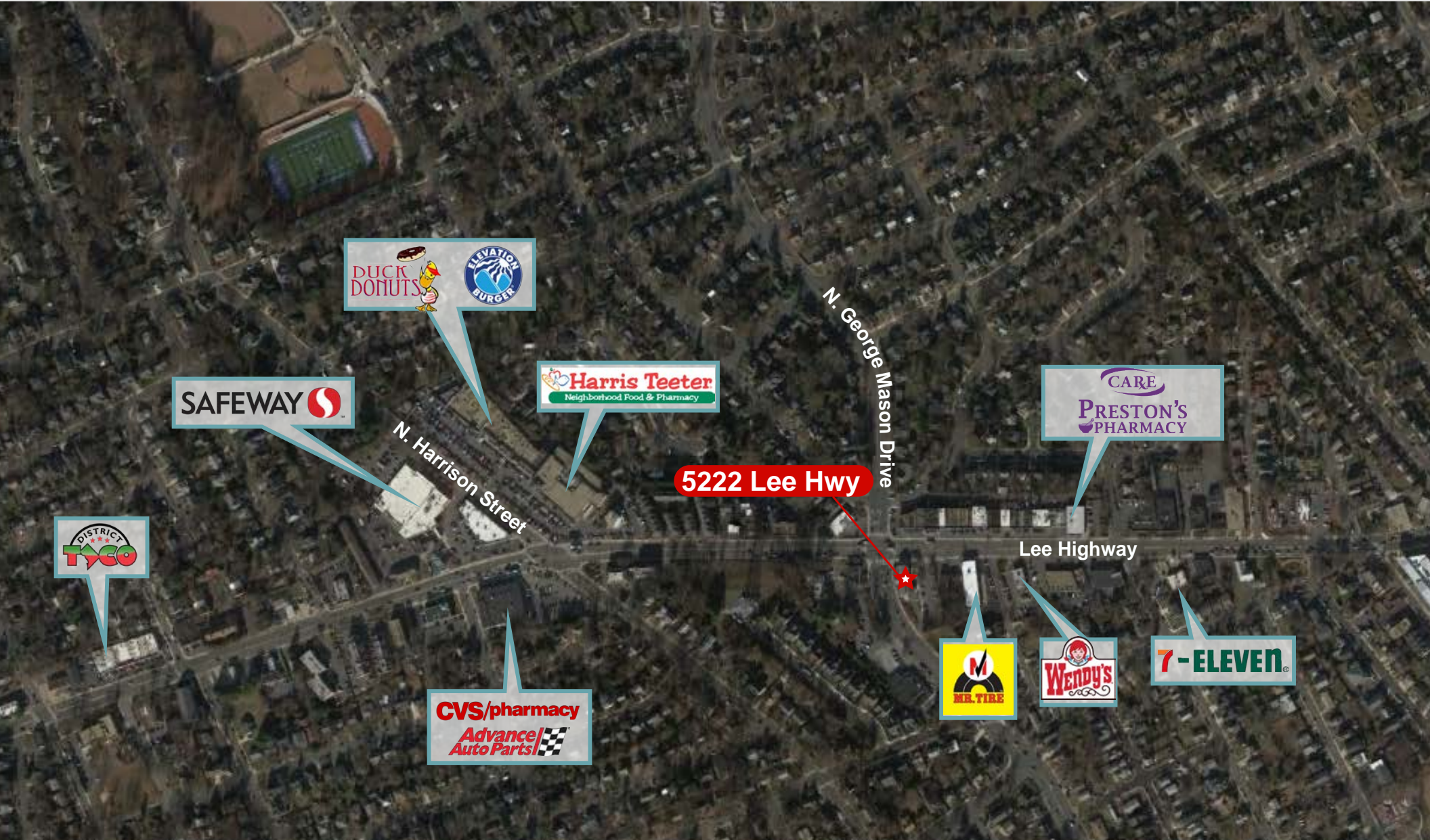
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