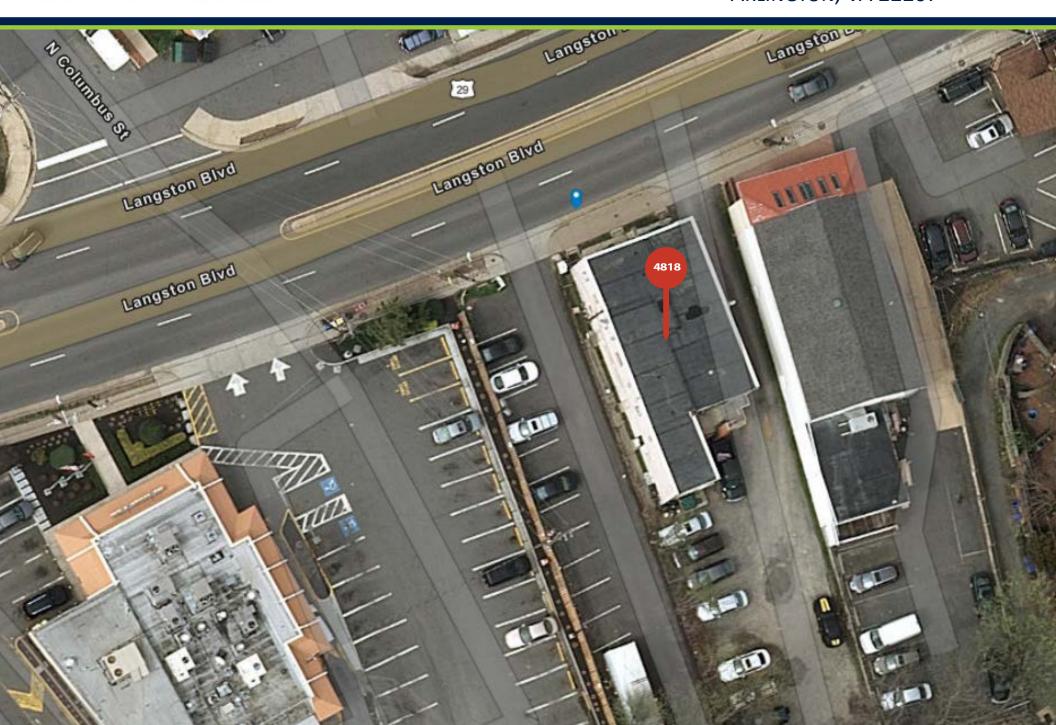


FOR SALE

4818 LANGSTON BLVD ARLINGTON, VA 22207



PROPERTY DETAILS

Listing Type Sale

Sale Price \$1,700,000

Size Lot 8,336 sf

Size Building 4,510 sf

Zoning C-2

Year Built 1935

Uses Mixed Use/Residential

Excellent location to own a classic property in the heart of Plan Langston Boulevard Area 3, Arlington VA. This C-2 zoned building, built in 1935, is perfect for a variety of businesses or re-development. Site is part of the "Plan Langston Boulevard". Proposed zoning changes support up to 7-9 stories and reduced lot line setbacks. Proposed changes could support high-rise buildings in a few locations, including Waverly Hills and North Highlands. Convenient access to the Capital Beltway (495), 66 and 395. Less than 8 miles to National Airport and convenient to many shops, hotels and restaurants.







4818 LANGSTON BLVD, ARLINGTON, VA 22007

Households

In 2018, there were **176,517** households with an average size of **2.13** people per household.

Household expenditure is \$155,226 per year, with \$7,523 spent eating out, \$16,877 on transport and \$43,945 on retail.

Household Income

Disposable income averages \$123,595 per household or \$84,464 per capita.

An estimated **7.5%** households live below the poverty line while **11.4%** have \$200,000 or more in disposable income.



388,945 people live in the area, **188,846** men and **200,099** women.

With growth of -0.1%, the population is expected to reach 386,112 by 2023

Tionie value

The median home value is \$727,236 with home ownership at 45.8%.

Of the **192,113** homes **80,854** are owner occupied and **15,596** (**8.1%**) vacant.

The median age is **36.9**.

15.4% are under 18, **70.4%** 18-65 and **14.2%** 65 or older.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

Walker's Paradise



Walk Score **85**

Very Bikeable



Bikeable **67** Some Transit

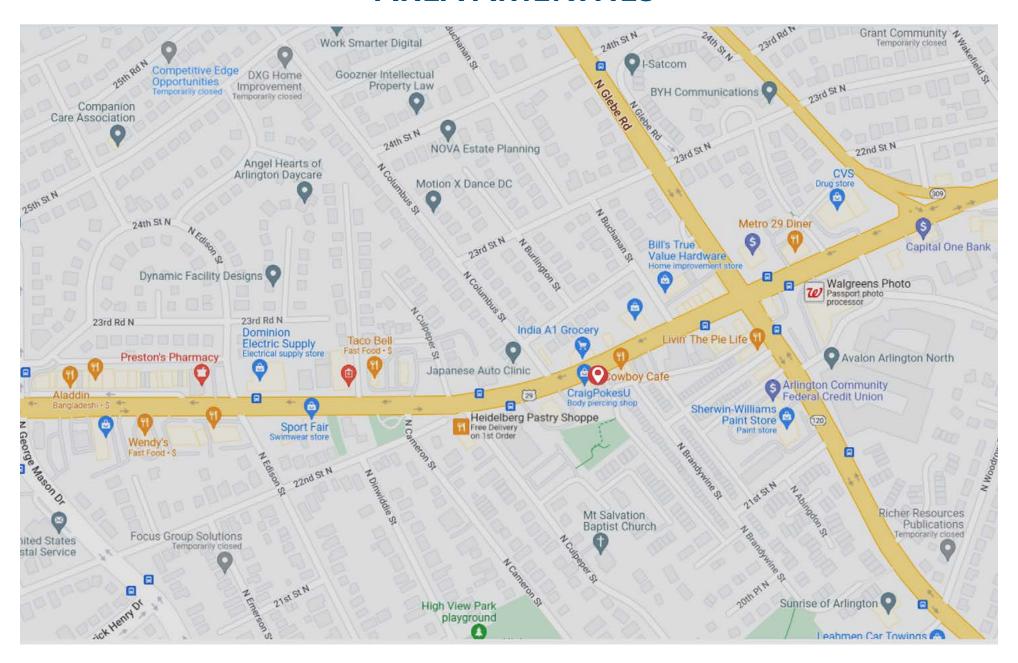


Some Transit

Walk Score®



AREA AMENITIES







ED CAVE

Mobile: 703-919-2149 Direct: 703-537-3311 ecave@mcenearney.com

510 King Street, 5th Floor Alexandria, VA 22314 703.683.2700 | McEnearneyCommercial.com



JAMIE GALLAGHER

Mobile:703-405-6489 Direct:703-549-9292

jamie@jillianhoganhomes.com

510 King Street Alexandria, VA 22314 703.683.2700 | McEnearneyCommercial.com