



# Pentagon Centre

Pentagon City, VA

Washington-Arlington-Alexandria (DC-VA-MD-WV)



**Kevin Allen**

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA) 343,444 SF

PARKING SPACES 1,333

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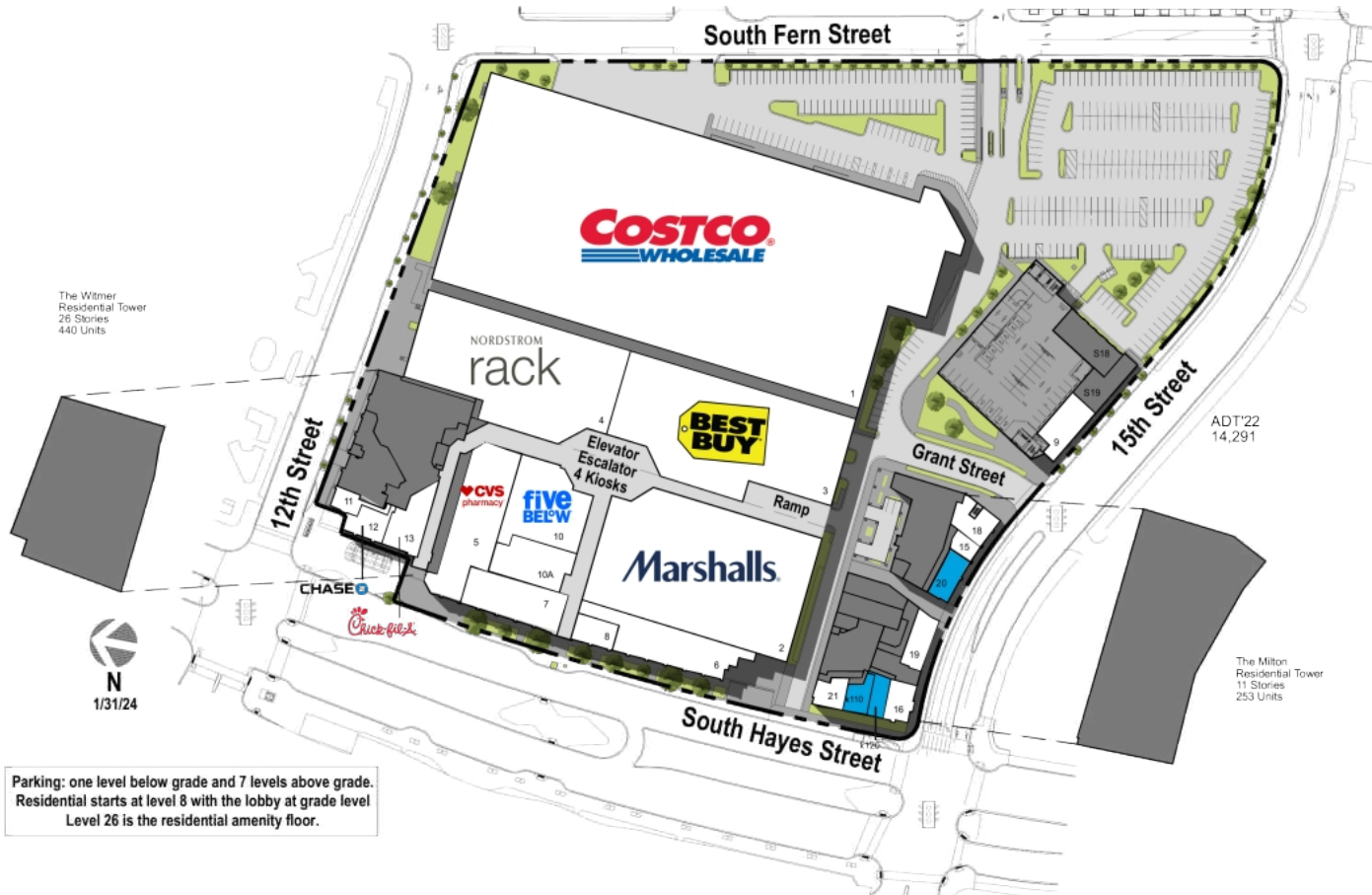
DENSITY AERIAL

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■ Available ■ Non-Controlled



	TENANT	SQ FT
1	Costco	171,286
2	Marshalls	42,142
3	Best Buy	36,532
4	Nordstrom Rack	34,295
5	CVS	13,339
6	Chevys Fresh Mex	8,638
7	California Pizza Kitchen	6,000
8	Bubbles	1,659
9	Sleep Number	2,988
10	Five Below	9,475
10A	IKEA	5,012
11	Wiseguy Pizza	1,119
12	JPMorgan Chase Bank	1,872
13	Chick-fil-A	3,360
15	Sparkle & Pop Nails	1,086
16	Tenant	0
18	First National Bank of [...]	2,083
19	Yunnan by Potomac Noodle House	2,015
20	Available	1,586
21	Crumbl Cookies	0
	k110Available	1,676
	k120Available	3,763

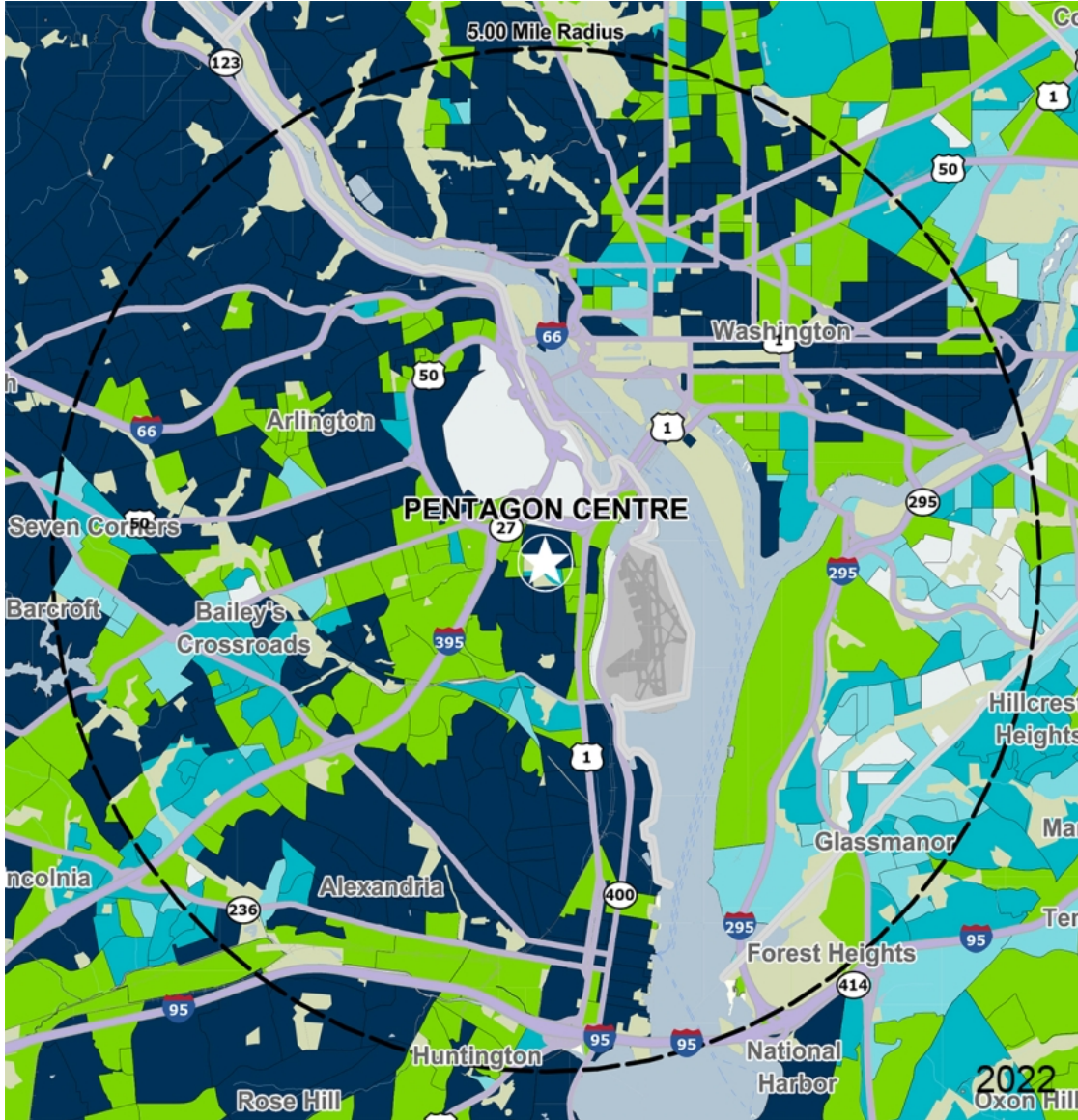
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



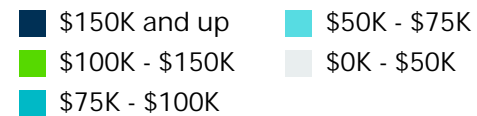
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	26,770	221,945	783,348
Daytime Pop	64,870	415,825	1,309,785
Households	15,409	111,486	372,344
Average HH Income	\$145,723	\$145,862	\$149,554
Median HH Income	\$125,391	\$117,592	\$110,714
Per Capita Income	\$84,235	\$74,961	\$72,739

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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S. Hayes St. & 12th St. South, Pentagon City, VA



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