



Centro Arlington

Arlington, VA

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



Kevin Allen

Leasing Representative

(410) 427-4434

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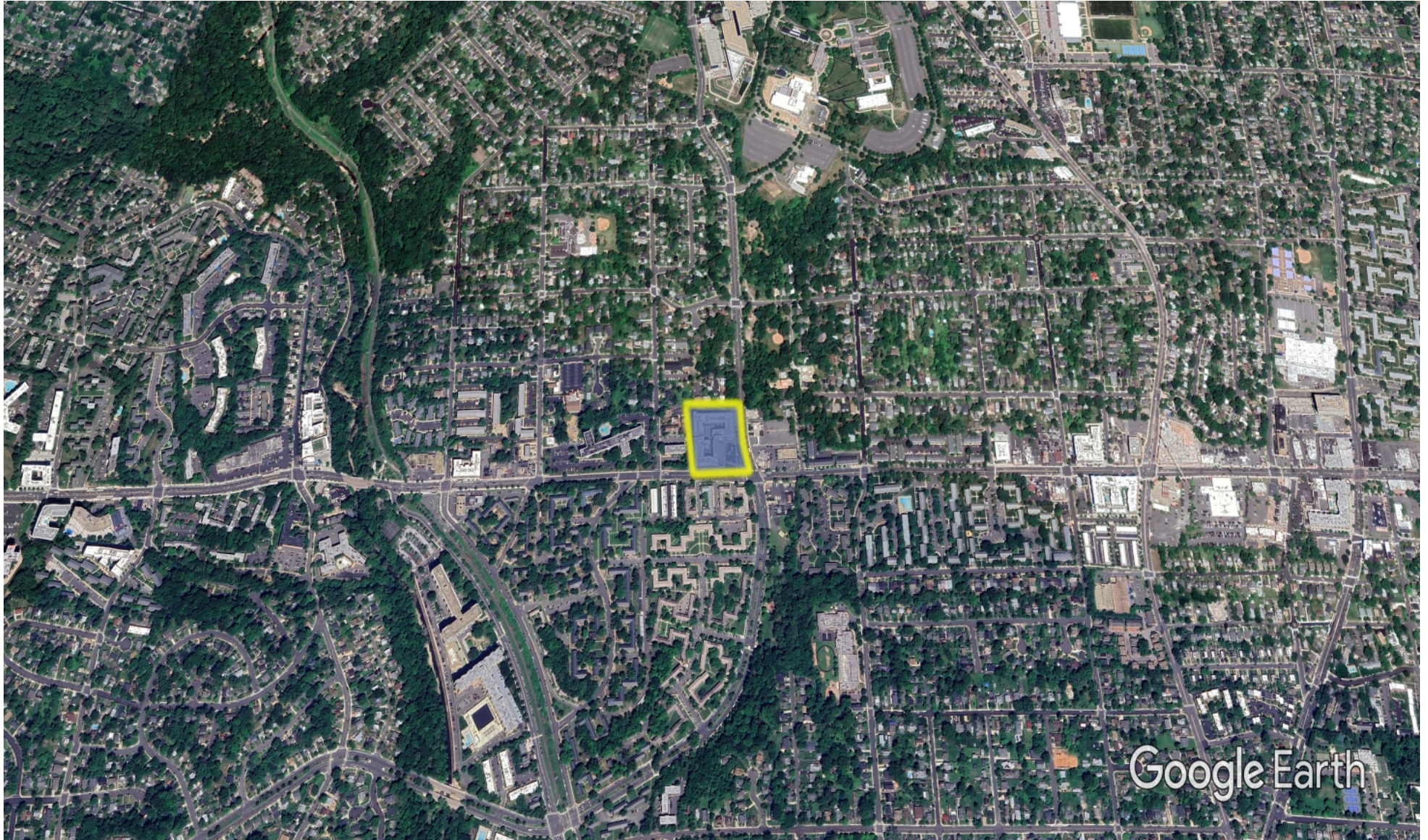
AERIAL



GROSS LEASABLE AREA (GLA)	72,367 SF
PARKING SPACES	1,967
PARKING RATIO	27.18 per 1,000 SF

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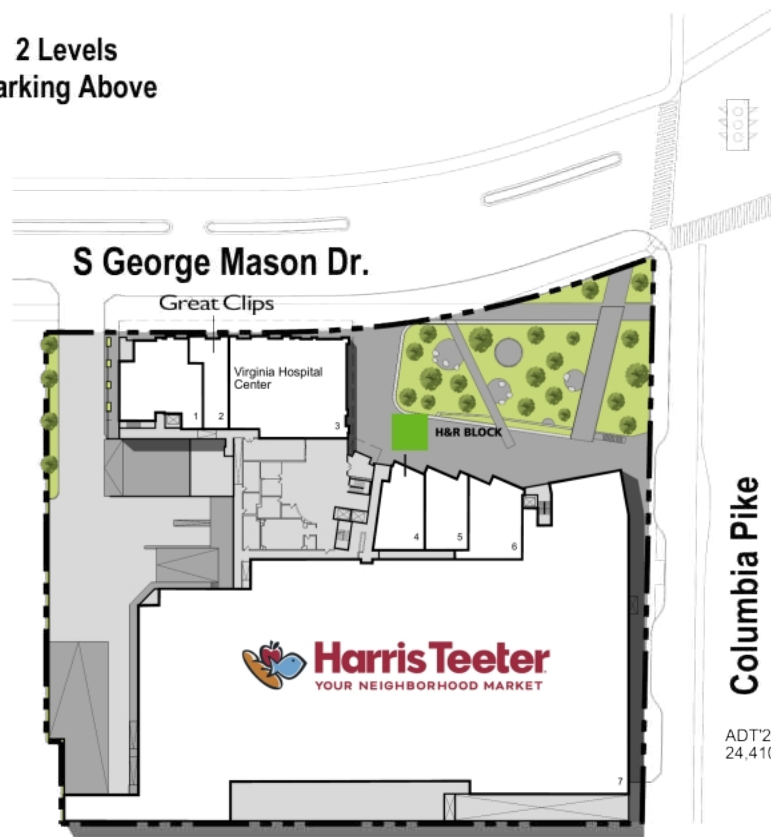
DENSITY AERIAL

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2 Levels
Parking Above



10/18/23



	TENANT	SQ FT
1	Midwest Veterinary Partners	2,634
2	Great Clips	1,127
3	Virginia Hospital Center [...]	4,979
4	H&R Block	1,592
5	Bluefish Bistro	1,450
6	Pho Saigon Pearl	1,870
7	Harris Teeter	51,518
8	Eye Smile Dental	1,544
9	Eye Smile Optometry	1,208
10	The Nail Bar	1,231
11	Orangetheory Fitness	3,214

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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www.kimcorealty.com/120820

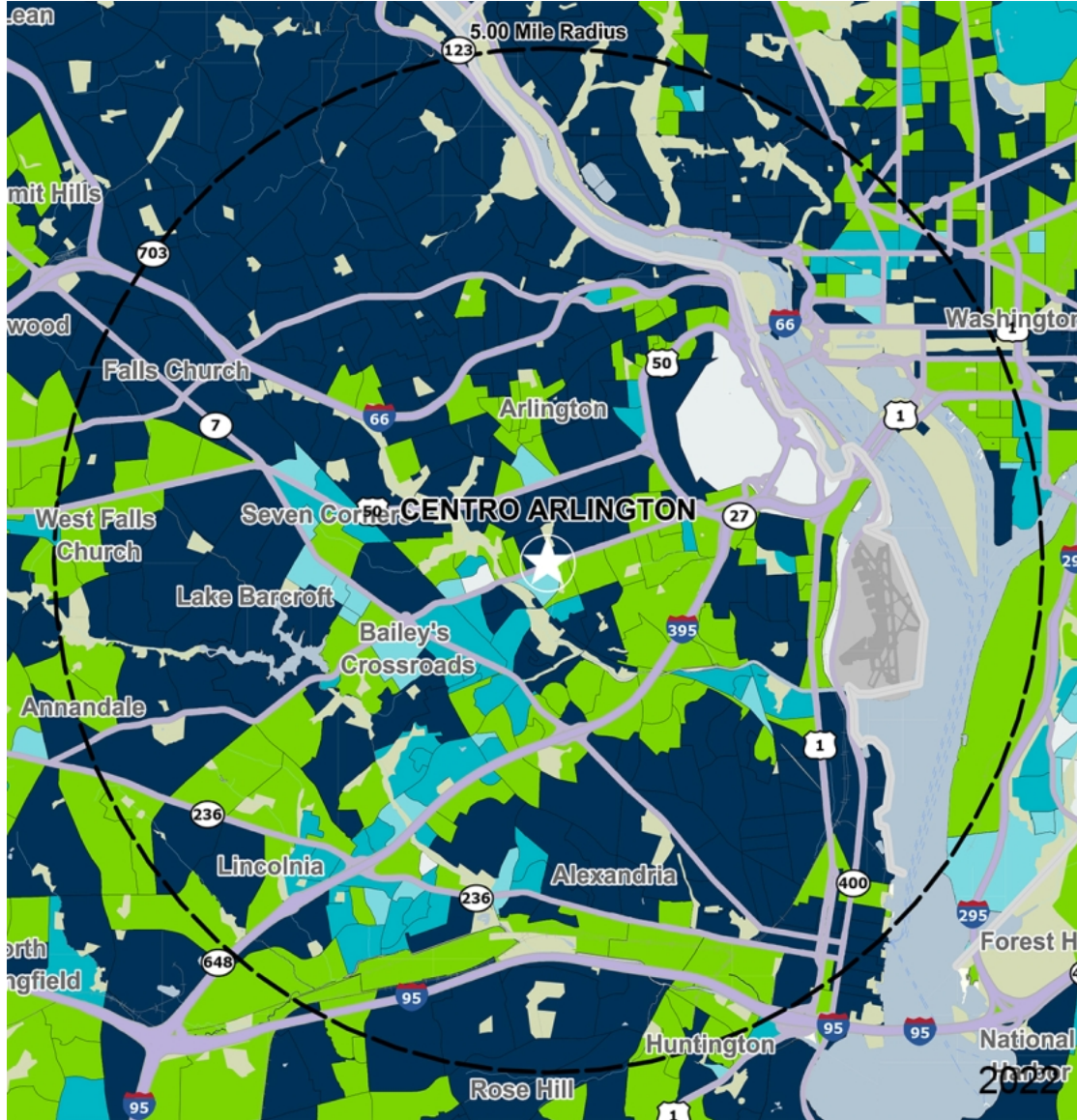


COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	38,734	297,020	583,404
Daytime Pop	32,374	351,174	1,025,005
Households	15,946	140,486	269,164
Average HH Income	\$125,803	\$143,706	\$159,113
Median HH Income	\$96,195	\$111,541	\$118,082
Per Capita Income	\$51,874	\$68,638	\$74,724

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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S George Mason Dr. & Columbia Pike, Arlington, VA



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