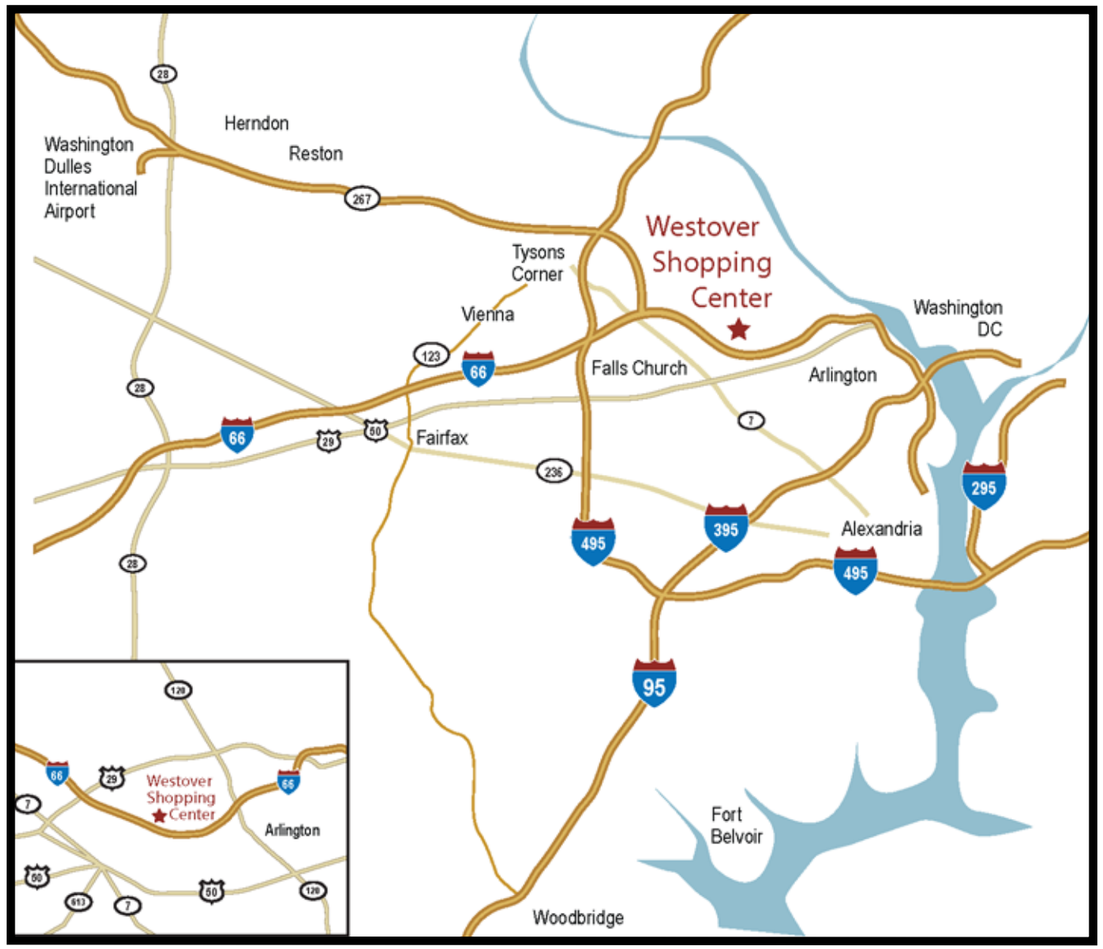
Van Metre

RETAIL SPACE AVAILABLE

## WESTOVER SHOPPING CENTER

5841 N. Washington Blvd. | Arlington, VA 22205

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WESTOVER SHOPPING CENTER | 5841 N. WASHINGTON BLVD.

## PROPERTY HIGHLIGHTS

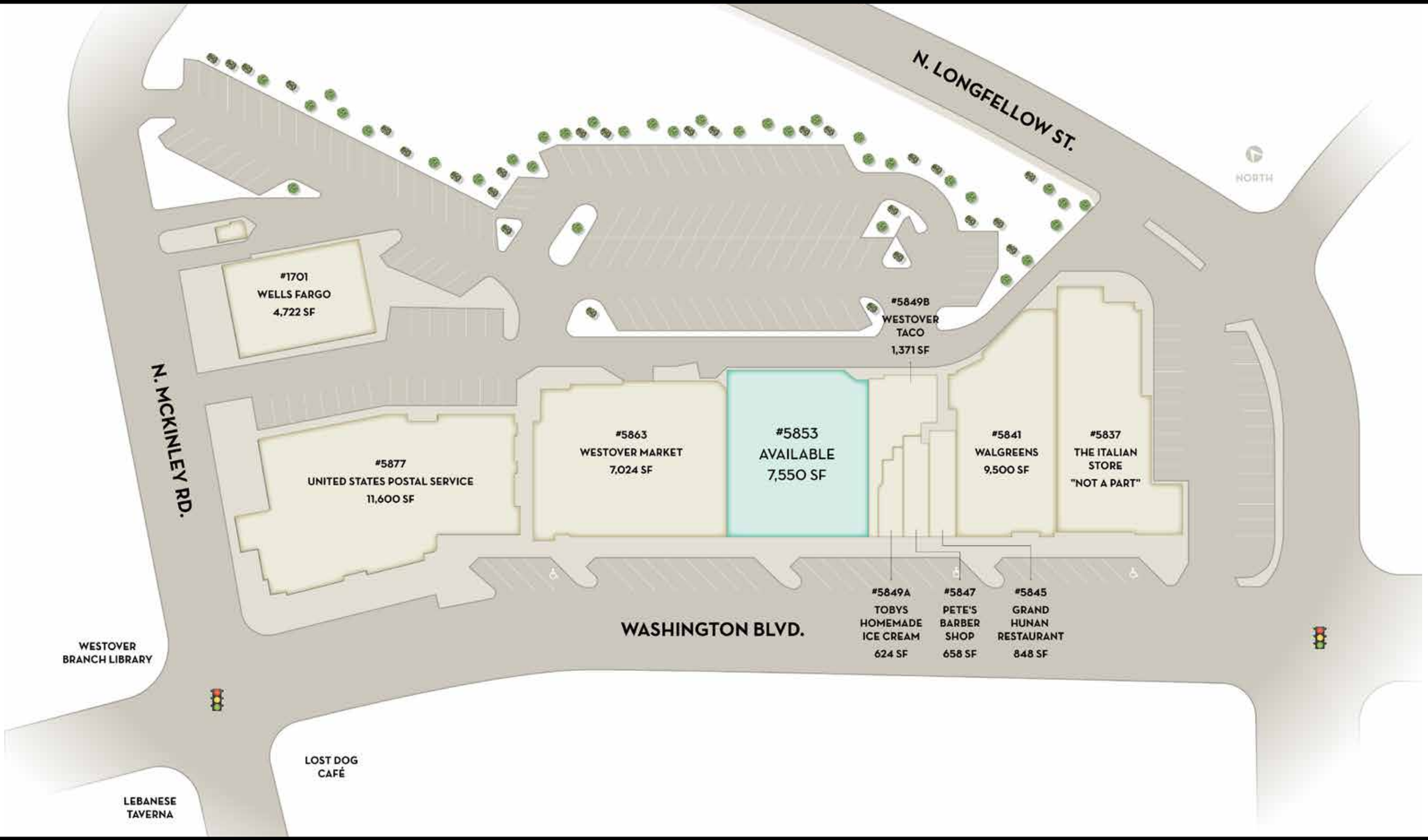
- **KEY LOCATION:**
  Conveniently located on busy Washington Boulevard in the densely populated Westover neighborhood, one mile east of I-66 and the East Falls Church Metro.
- **AVAILABILITY:**
  One 7,550 SF inline space available (approximately 5,400 SF first floor and 2,150 SF basement)
- **EXCELLENT 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** | | | |
| 2022 Estimate | 23,155 | 216,481 | 573,887 |
| 2027 Projection | 22,479 | 213,646 | 569,783 |
| 2022-2027 Annual Rate | -0.80% | 0.53% | 0.72% |
| **HOUSEHOLDS** | | | |
| 2022 Estimate | 8,136 | 85,668 | 270,387 |
| 2027 Projection | 7,997 | 85,322 | 241,117 |
| 2022-2027 Annual Rate | -0.34% | -0.08% | 0.64% |
| 2022 Median Household Income | $181,410 | $140,703 | $124,730 |
| 2022 Total Employees | 8,743 | 95,741 | 319,779 |
| 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



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