

Lee Harrison Shopping Center

2425-2511 North Harrison Street | 5335 Lee Highway
Arlington, VA 22207



Property Highlights

- Strategically located off of Route 29 (Lee Highway) and N. Harrison Street in Arlington, VA.
- Visibly placed in the desirable Arlington market featuring over 119,000 square feet of prime commercial and restaurant space.
- Strong demographics and an unbeatable location to attract a population of over 185,000 people in a three-mile radius of the center.

Major Tenants

- Harris Teeter
- VA ABC
- Duck Donuts
- Wild Birds
- H&R Block
- Peter Chang



23,000 Vehicles
Per Day



177,985 People
3 Mile Radius



218,803
Employees
3 Mile Radius

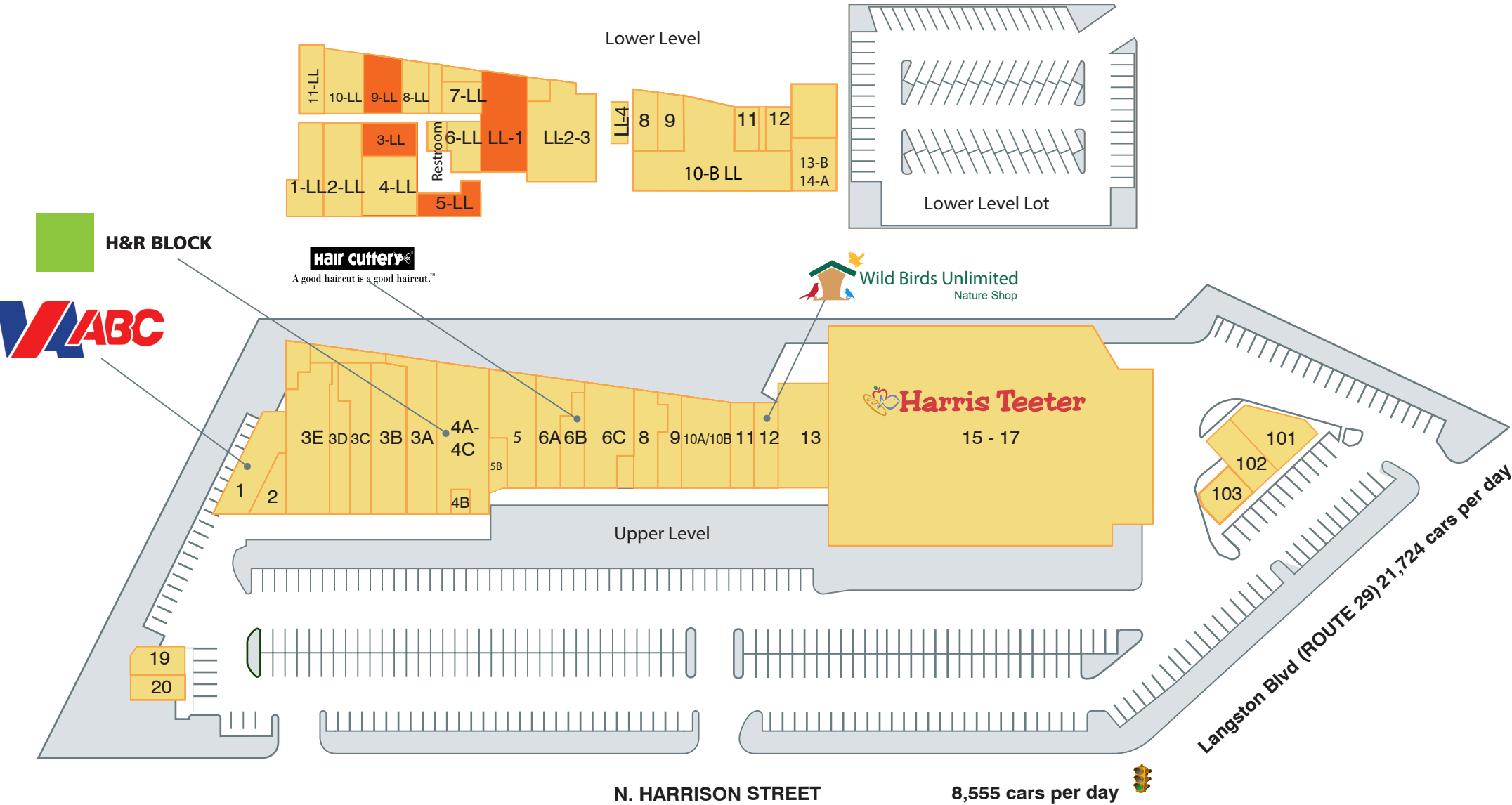


\$171,029 Avg.
HH Income
3 Mile Radius

Lee Harrison Shopping Center

Arlington, Virginia

A.J. DWOSKIN
& ASSOCIATES, INC.
Real Estate
Leasing | Management | Investment



Space	SF	Tenant
Retail Space		
Upper Level		
1	1,966	Virginia ABC
2	808	Salon DCB
3E	3,391	Peter Chang
3D	1,400	Parcel Plus
3C	2,077	American Nail Salon
3B	3,000	Pie-Tanza
3A	2,590	Taqueria Poblano, II
4	3,400	H&R Block
4B	225	Cell Depot
5	2,463	Wag N'Wash
5B	650	La Moo Creamery
6A	1,800	Sushi-Zen Japanese Restaurant
6B	1,108	Hair Cuttery
6C	2,463	Chesapeake Bagel Bakery
8	2,204	Elevation Burger
9	1,820	Verizon
10A/10B	2,394	ATI Physical Therapy
11	1,760	Crumbl Cookies
12	1,711	Wild Birds Unlimited
13	3,026	Harris Teeter
15-17	49,106	Harris Teeter
19	975	Khun Yai Thai Restaurant
20	942	Duck Donuts
Lower Level		
1-LL	1,625	Perfect Pointe Dance Studio
5-LL	900	Vacant
2-LL,4-LL,LL-2-3	7,151	Jhoon Rhee Martial Arts
LL-1	2,400	Vacant
6-LL-A	783	Kumon Math & Reading
7-LL	741	Kumon Math & Reading Center
8-LL	763	Protea Corporation
9-LL	1,239	Vacant
10-LL	1,361	Perfect Pointe Dance Studio
11-LL	980	Perfect Pointe Dance Studio
LL-4	429	Henry Hair Salon
10-B LL	3,000	Purefit
3-LL	1,000	Vacant
13-B, 14-A	3,015	Harris Teeter
Total Retail Space GLA 116,656		
Proposed New Retail		
Suite 101	1,387 SF	Commonwealth Medical Center
Suite 102	1,290 SF	Commonwealth Medical Center
Suite 103	731 SF	Commonwealth Medical Center
Total Office Space GLA 3,533		