

# Lee Harrison Shopping Center

2425-2511 Lee Highway  
Arlington, VA 22207



## Property Highlights:

- Strategically located just off of Route 29 (Lee Highway) and N. Harrison Street in Arlington, VA.

- This highly visible location is seen by more than 24,000 vehicles per day and benefits from high household incomes of over \$180,000 within one mile.

- Diverse mix of tenants including Harris Teeter, Hair Cuttery, Duck Donuts, Starbucks, VA ABC, Elevation Burger and more!



24,000  
(Lee Highway)  
VPD



Population  
183,186  
(3mi radius)



Avg. HH Income  
\$181,372  
(1mi radius)



94,874  
Employees  
(3mi radius)

For More Information  
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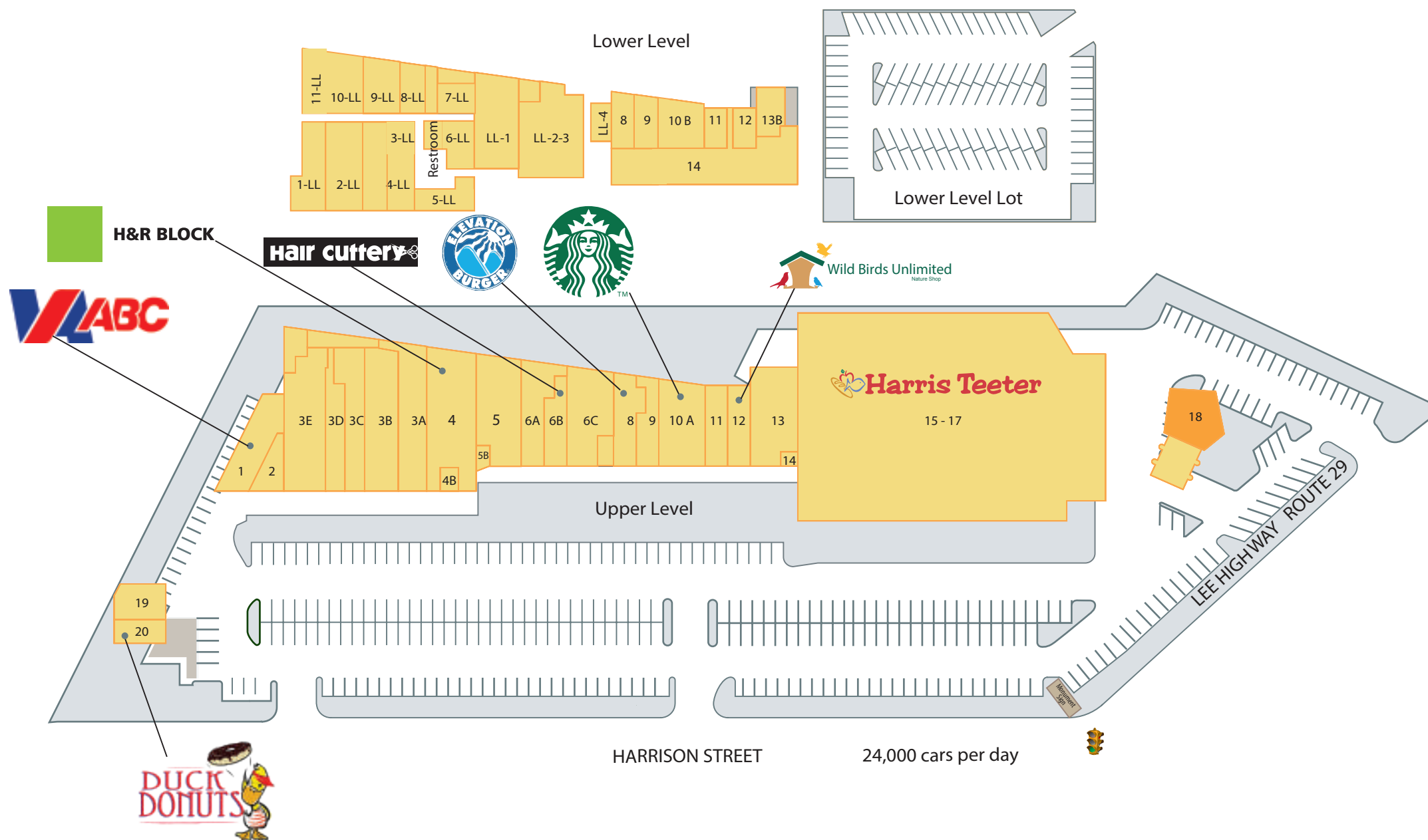
# Lee Harrison

Arlington, Virginia

**A.J. DWOSKIN**  
& ASSOCIATES, INC.  
Real Estate Development & Management



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| Space                                 | SF     | Tenant                        |
|---------------------------------------|--------|-------------------------------|
| <b>Retail Space</b>                   |        |                               |
| <b>Upper Level</b>                    |        |                               |
| 1                                     | 1,966  | Virginia ABC                  |
| 2                                     | 808    | Greener Cleaner               |
| 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  | Kriser's Natural Pet Store    |
| 5B                                    | 650    | La Moo Creamery               |
| 6A                                    | 1,800  | Sushi-Zen Japanese Restaurant |
| 6B                                    | 1,108  | Hair Cuttery                  |
| 6C                                    | 2,452  | Chesapeake Bagel Bakery       |
| 8                                     | 2,204  | Elevation Burger              |
| 9                                     | 1,820  | Verizon                       |
| 10A                                   | 3,527  | Starbucks                     |
| 11                                    | 1,760  | Commonwealth Medical Center   |
| 12                                    | 1,711  | Wild Birds Unlimited          |
| 13                                    | 2,815  | Harris Teeter                 |
| 15-17                                 | 48,337 | Harris Teeter                 |
| 19                                    | 975    | Ghin Na Ree Restaurant        |
| 20                                    | 942    | Duck Donuts                   |
| <b>Lower Level</b>                    |        |                               |
| 1-LL,5-LL                             | 2,525  | Perfect Pointe Dance Studio   |
| 2-LL,4-LL, LL-2                       | 7,151  | Jhoon Rhee Martial Arts       |
| LL-1                                  | 3,400  | J.W. Tumbles                  |
| 6-LL-A                                | 793    | Kumon Math & Reading          |
| 7-LL                                  | 741    | Kumon Math & Reading Center   |
| 8-LL                                  | 763    | Protea Corporation            |
| 9-LL                                  | 1,239  | Educational Outfitters        |
| 10-LL                                 | 1,361  | Sweet Lime Studios            |
| 10B                                   | 3,527  | Starbucks                     |
| 11-LL                                 | 980    | Perfect Pointe                |
| LL-4                                  | 429    | Educational Outfitters        |
| 13-B,14&14-A                          | 6,039  | Dominion Floors               |
| 3-LL                                  | 1,000  | Starfit                       |
| <b>Total Retail Space GLA 116,858</b> |        |                               |
| <b>3 Story Office Building</b>        |        |                               |
| 18                                    | 4,312  | Available                     |
| <b>Total Office Space GLA 4,312</b>   |        |                               |