



**RENAUD**  
CONSULTING  
COMMERCIAL REAL ESTATE

# Cherrydale Center

4001-4003 Langston Boulevard, Arlington, VA 22207

**Retail Space For Lease**



## Quick Facts

**PROJECT SIZE**

5,986 SF

**AVAILABILITY**

Fully leased

**DEMOGRAPHICS**

POPULATION AVG. INCOME

Distance	Population	Avg. Income
1 mile	24,670	\$263,460
3 mile	236,406	\$227,021
5 mile	669,183	\$208,621

**Henry Renaud**

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4,406 SF of Prime Retail space in sought-after Cherrydale neighborhood on busy Langston Boulevard ( former Lee Highway ), just off signalized Military Road and Quincy Street intersection. High visibility with traffic counts of 16,849 VPD on Langston Boulevard and 7,613 VPD on Military Road.

[Click For Street View](#)



**JOIN THESE RETAILERS:**



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | [renaudconsulting.net](http://renaudconsulting.net)

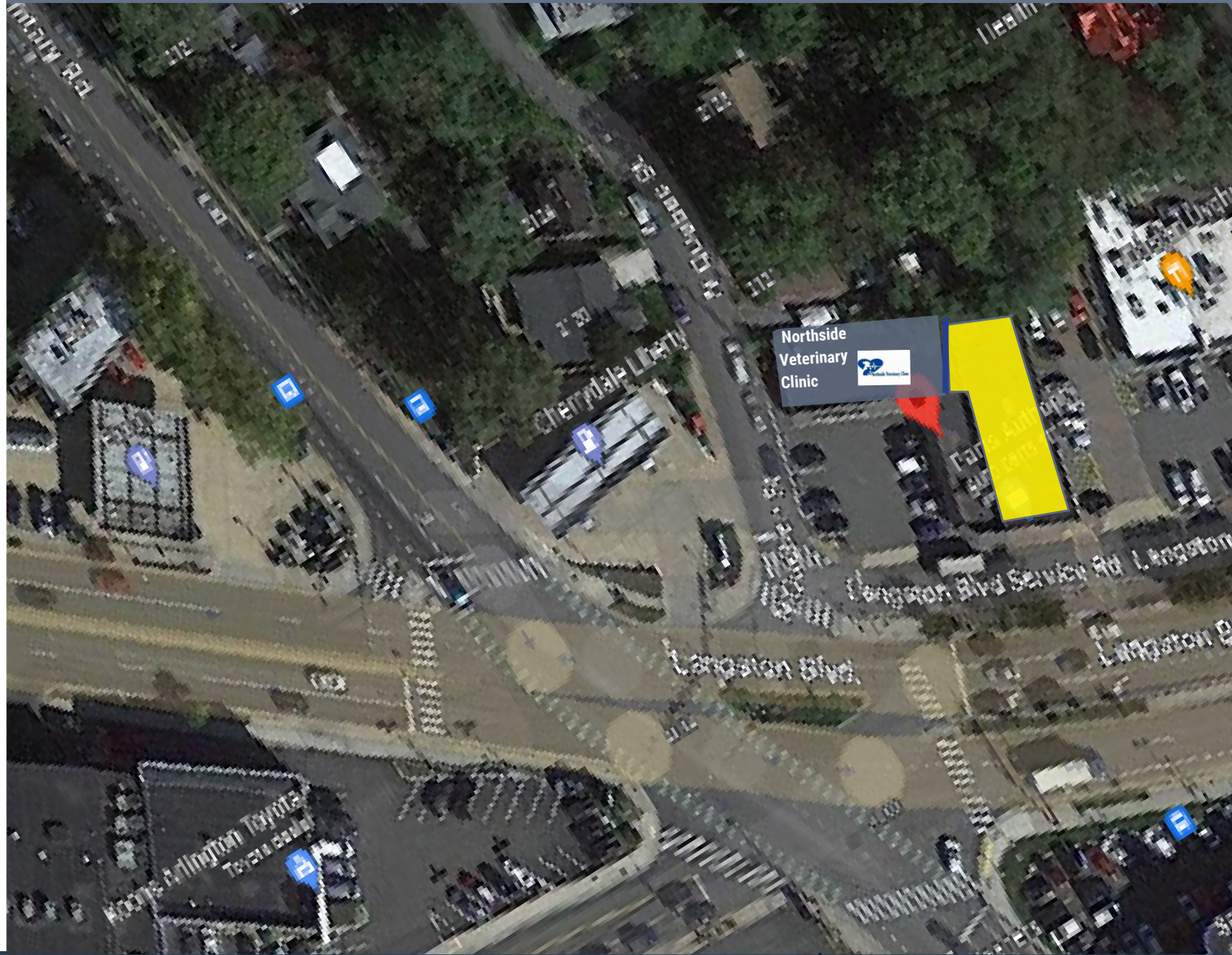


# Leasing Plan

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## Tenants

Northside Veterinary Clinic	1,580
Parts Authority	4,406
<i>Total Site</i>	5,986

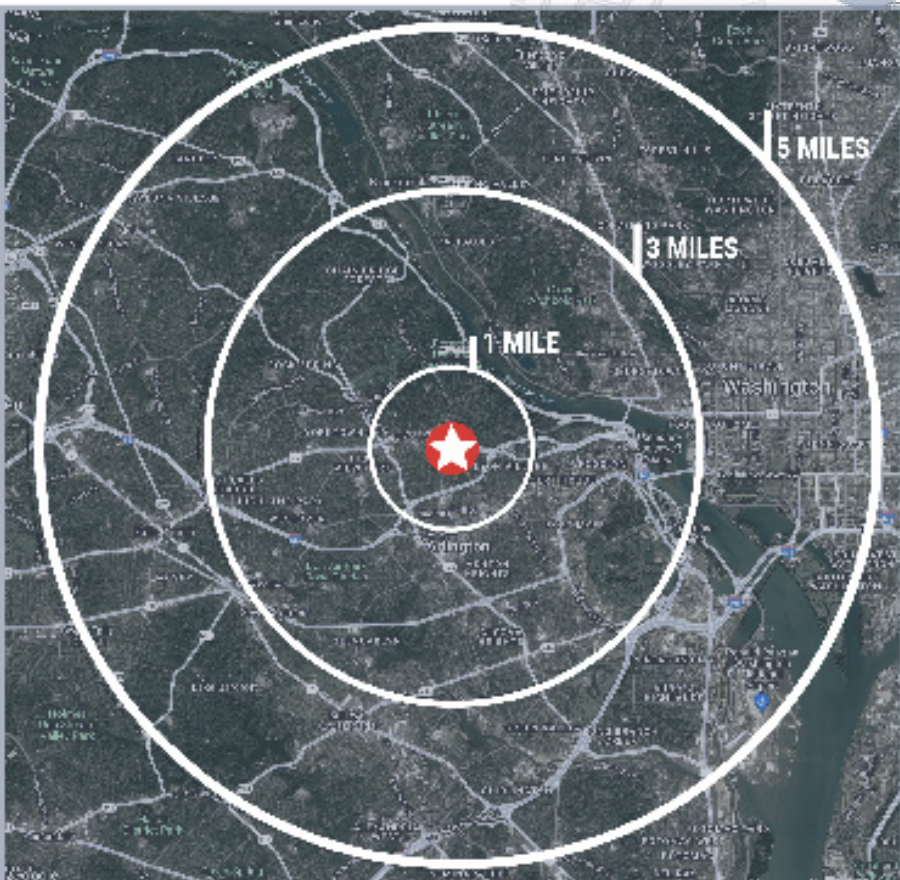
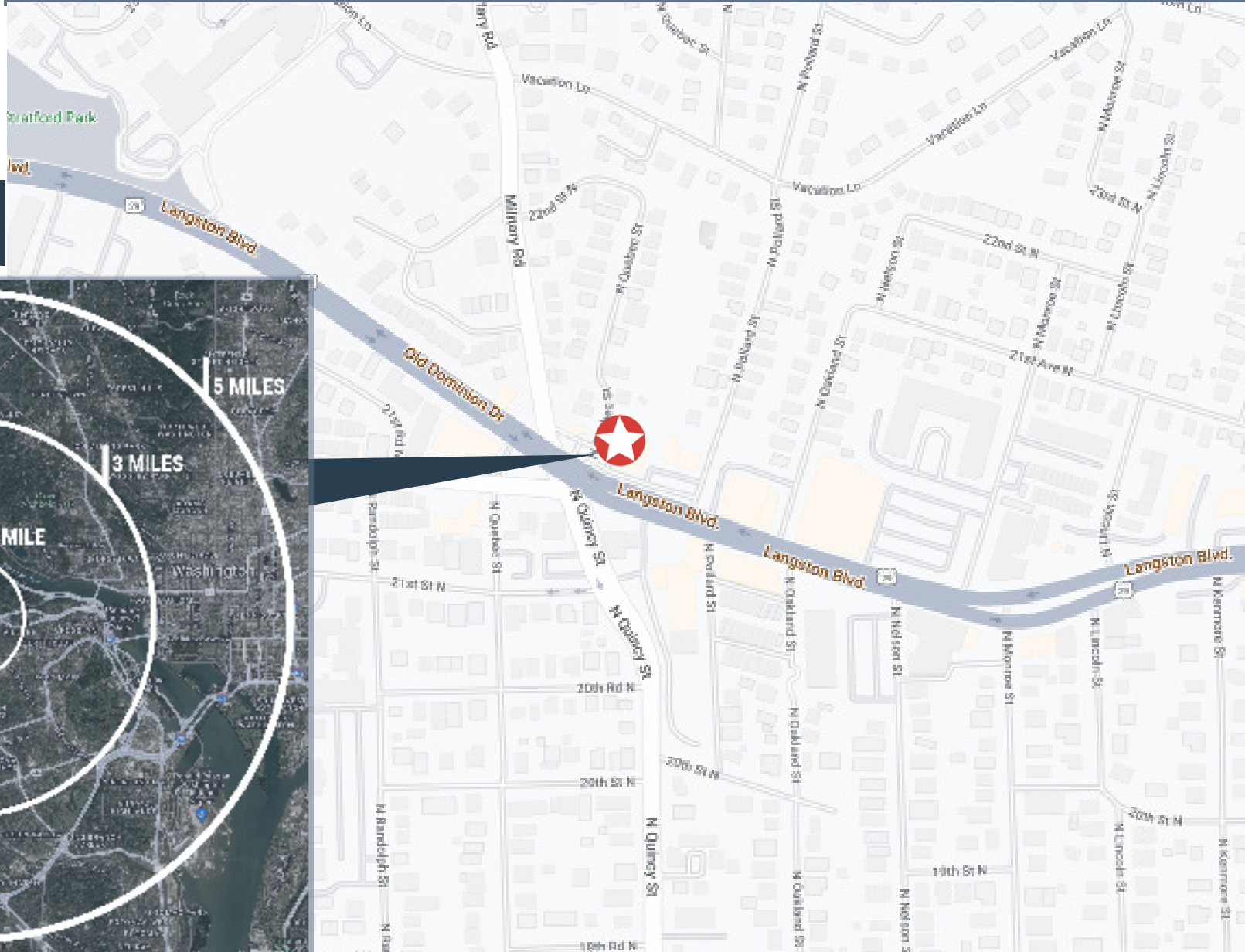




# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Safeway
- Starbucks
- ExxonMobil
- Dunkin' Donuts
- Inns of Virginia
- Shell
- Walgreens
- Pines of Florence
- Toyota
- CVS
- Giant

