With a European-style promenade flanked by dozens of restaurants, the Arlington Public Library, and Signature Theatre, it’s easy to understand why Shirlington is a regional destination. Combined with a grown-up demographic, the neighborhood is the ideal home for unique shops like Cheesetique, Dogma Bakery, and Le Village Marche.

**SHIRLINGTON RETAIL PROFILE**

- **CULTURED**
  - 449 Signature Theatre Seats
  - 260,000 Annual Library Visitors

- **MATURE**
  - 28% Residents Between 40–59
  - $104,927 Median Household Income

- **MIXED-USE**
  - 580,626 Existing Office SF
  - 223,912 Existing Retail SF

ArlingtonEconomicDevelopment.com/Retail
SHIRLINGTON HIGHLIGHTS

73.5% Bachelor’s Degree or Higher

7,779 Residents Within ½ Mile

142 Hotel Rooms

7 Screens at AMC Shirlington

One of Shirlington’s calling cards is its well-rounded dining scene, which recently grew with the addition of Dudley’s Sport & Ale and their spacious rooftop bar.

1. Busboys & Poets
   Big Buns Burgers
   Ichiban Sushi & Ramen
   Peet’s Coffee & Tea
   Robeks

2. Dogma Bakery
   Dudley’s Sport and Ale
   Moby Dick
   Palette 22
   Shirlington Animal Hospital
   Subway

3. Cookery Marketplace
   Copperwood Tavern
   Reflexology Spa
   T.H.A.I. in Shirlington

4. Best Buns Bread Co.
   Carlyle Grand Cafe
   Cheesetique
   One, Two, Kangaroo Toys
   Yogi Castle

5. CVS
   DAK Chicken
   Guapo’s
   Hula Girl Bar & Grill

6. Adara Skin Care Spa
   Café Pizzaiolo
   Hardwood Artisans
   Le Village Marche
   Samuel Beckett’s Irish Pub

7. Hair Cuttery
   I-CE-NY
   Massage Forever
   Signature Theatre

8. Energy Club
   Osteria da Nino

<table>
<thead>
<tr>
<th></th>
<th>1/4 Mile</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
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<tbody>
<tr>
<td>Total Population</td>
<td>2,274</td>
<td>7,779</td>
<td>33,749</td>
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<tr>
<td>Daytime Population</td>
<td>5,547</td>
<td>9,113</td>
<td>23,833</td>
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<tr>
<td>Bachelor’s Degree or Higher</td>
<td>67.7%</td>
<td>73.5%</td>
<td>72.3%</td>
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<tr>
<td>Median HH Income</td>
<td>$91,625</td>
<td>$104,927</td>
<td>$105,598</td>
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<tr>
<td>Average HH Income</td>
<td>$121,008</td>
<td>$132,395</td>
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<tr>
<td>Age 20-29</td>
<td>22.3%</td>
<td>16.0%</td>
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<td>Age 30-39</td>
<td>24.1%</td>
<td>26.8%</td>
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<tr>
<td>Age 40-49</td>
<td>17.1%</td>
<td>15.9%</td>
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<tr>
<td>Age 50-59</td>
<td>10.6%</td>
<td>12.1%</td>
<td>12.0%</td>
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<tr>
<td>Median Age</td>
<td>35.1</td>
<td>37.1</td>
<td>36.8</td>
</tr>
</tbody>
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Source: ESRI (2019) - Radius from intersection of Campbell Avenue/Randolph Street