



# 1934 Wilson Blvd Courthouse, VA

## Second Gen Retail Space in Courthouse

- **Space Available: 3,982 SF** - Brand new on market. Fully built out luxury real estate office.
- Prime corner retail space in the 19Nineteen Clarendon Boulevard mixed-use building. Join CorePower Yoga, Oasis Nail Salon, Buuz Thai, Virginia ABC, European Wax Center, BiBi Mix and Tupelo Honey in this vibrant retail setting.
- Located in a transit-oriented neighborhood in the heart of the Rosslyn-Ballston corridor, 1934 Wilson Boulevard offers a smart option for retailers looking for a great location that's rarely available.
- Space is equipped with a shaft suitable for Type I venting.
- Please do not disturb existing tenant.
- 17' 6" slab-to-slab height

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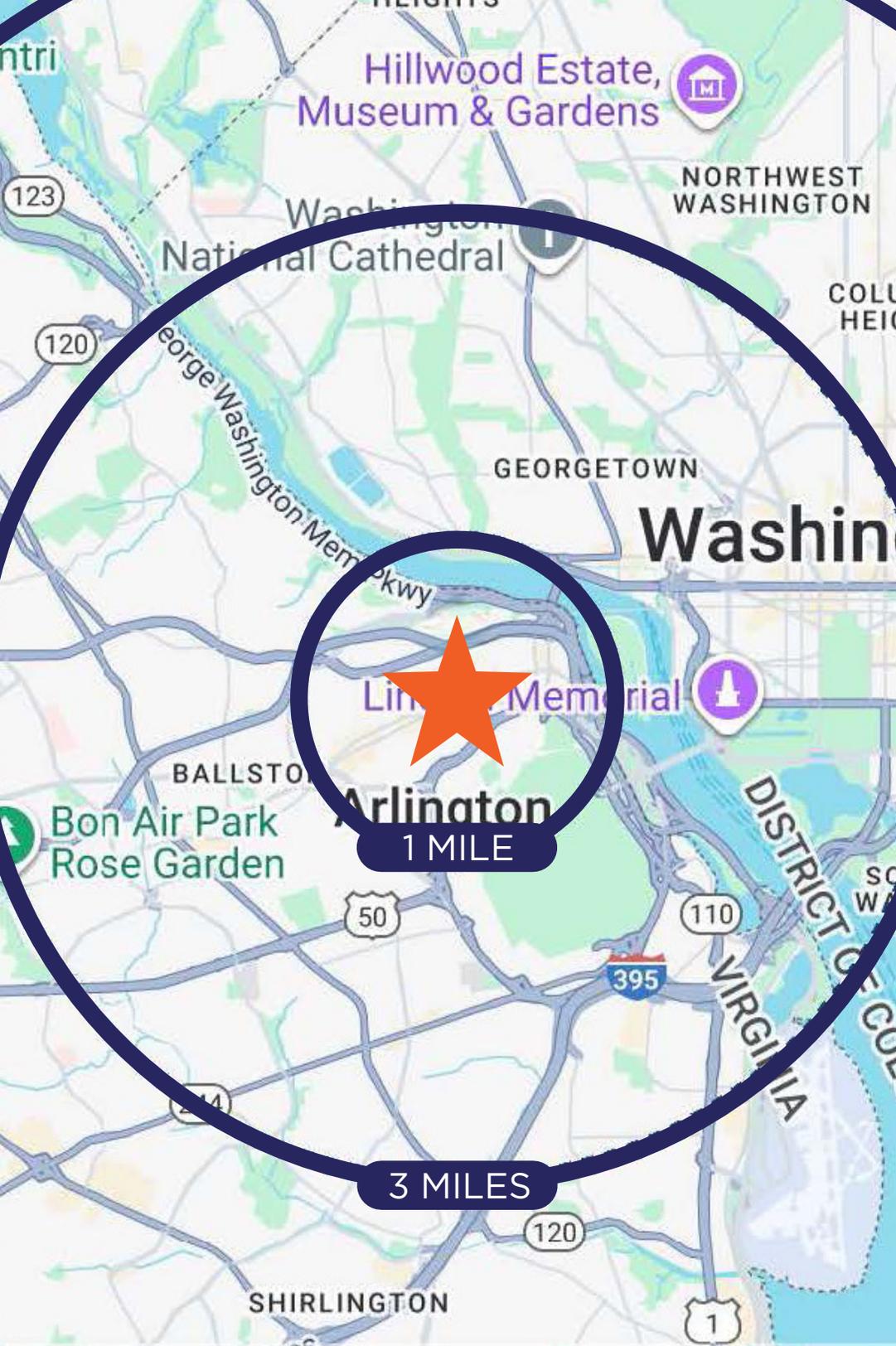
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# COURTHOUSE, VA

Courthouse is a lively neighborhood in the heart of the Rosslyn-Ballston Corridor. Courthouse is the home of Arlington County government and has seen significant new development including its most recent deliveries, The Commodore and The Wendy mixed-use buildings. Courthouse is the epitome of an urban neighborhood. Its walkable streets feature crowd-pleasing favorite restaurants, retailers, fitness facilities and social venues set among tree-lined streets. The neighborhood is dominated by Gen Zers and Millennials and its residents have a median household income exceeding \$150k. Their affluence and desire for an active, upscale lifestyle supports the thriving dining scene and retailers, making this an ideal spot for your concept.





# COURTHOUSE, VA

PROVIDENCE REALTY ADVISORS

## DEMOGRAPHICS



**133,601**

Households in 2024 Within 3 Miles



**50%**

Millennial/Gen Z Population between Ages of 25-44



**\$829,288**

Average Home Value Within 3 Miles



**35%**

Bachelor's Degree or Above



**50%**

Workers Who Live Within a 30 Minute Drive



**29%**

Households Earning More Than \$200K



**29,471**

Employees in Courthouse 2024



**43,603**

Residents in Courthouse 2020



**97**

Walk Score

DEMOGRAPHICS - 2024	1 MILE	3 MILE	5 MILES
POPULATION	43,603	267,660	730,267
AVG. HOUSEHOLD INCOME	\$153,441	\$155,067	\$122,975
DAYTIME POPULATION	29,471	78,218	168,830

# Aerial Map



Wilson Boulevard

**19 NINETEEN**  
CLARENDON APARTMENTS



Troy Street

Clarendon Boulevard

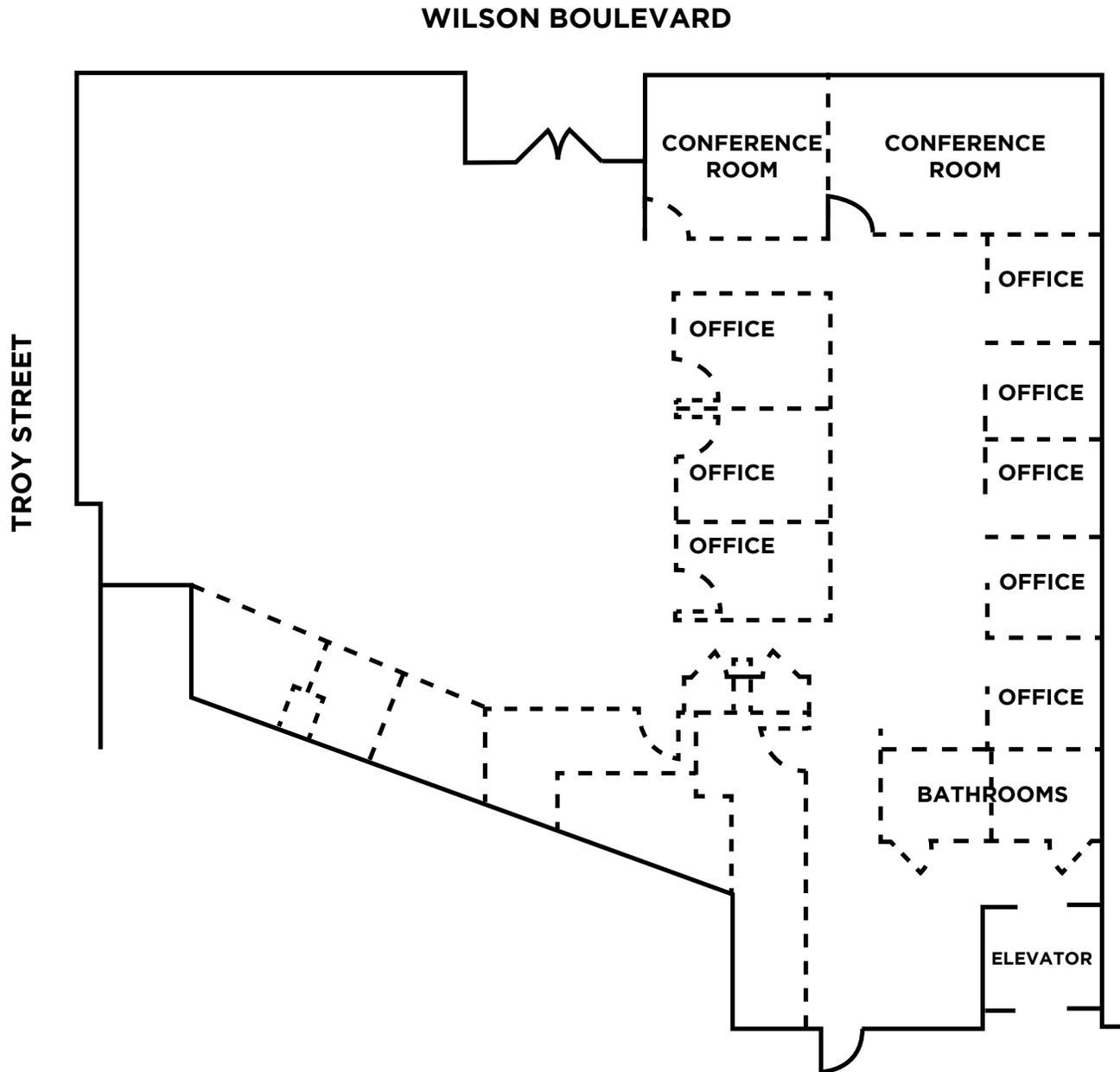
2001  
CLARENDON BLVD

THE Wendy

# Retail Map

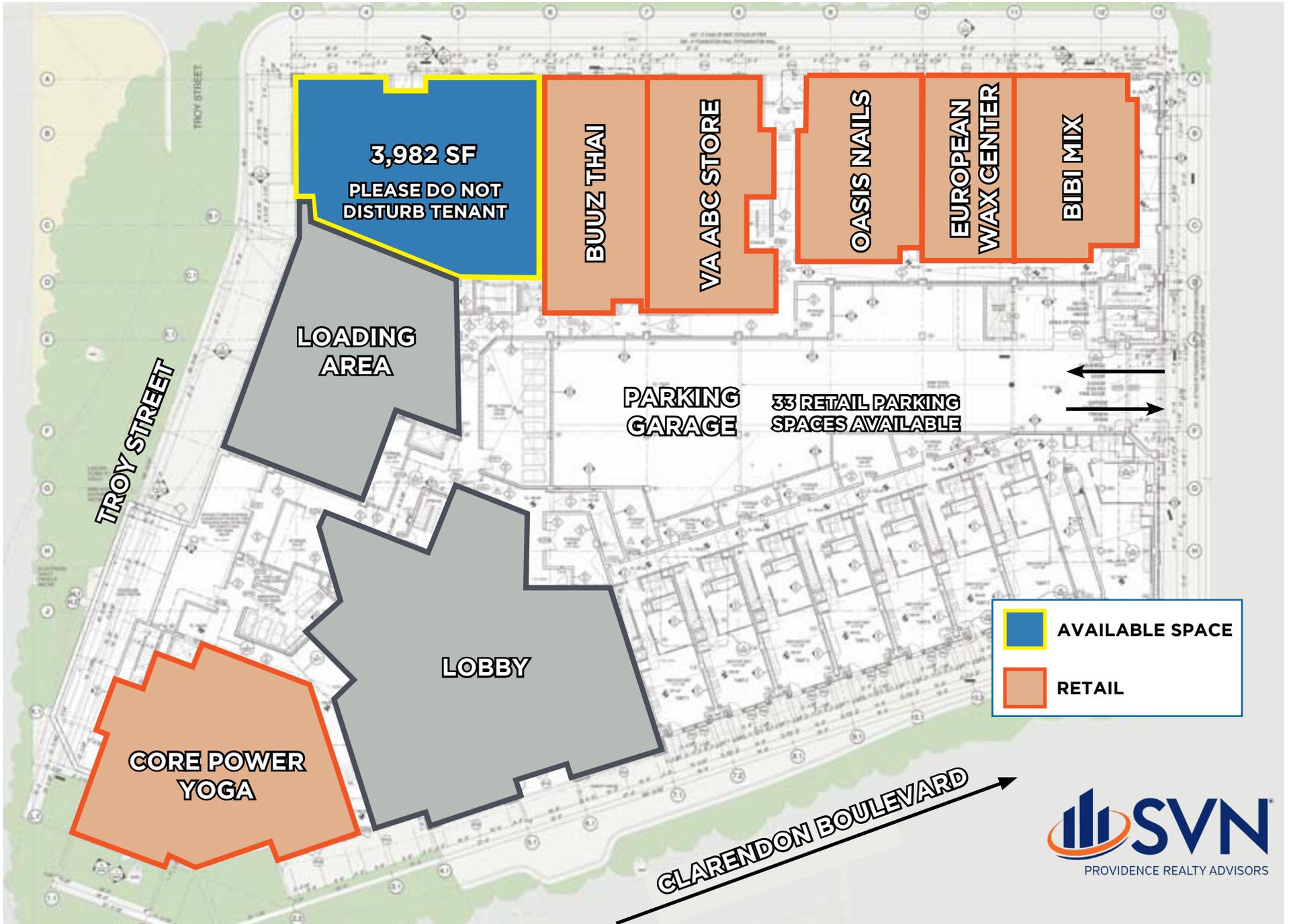


# Floor Plan



# Site Plan

← WILSON BOULEVARD



	AVAILABLE SPACE
	RETAIL

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