

# 2039 WILSON BOULEVARD

ARLINGTON, VA

7,538 SF FULL BUILDING AVAILABLE

RAPPAPORT



**YOUR SIGN HERE**





UNITED STATES POST OFFICE  
COURTHOUSE STATION  
ARLINGTON, VA  
22216

2039

## 2039 WILSON BOULEVARD ARLINGTON, VA

- | Second generation restaurant available in highly walkable downtown Courthouse
- | Located in the middle of a strong restaurant market with good evening crowd
- | Dense office market with 26.6 million SF of office within 2 miles of the site
- | Just 0.1 mile from the Courthouse Metro Station, which serves 6,630 people daily, along a dense commuter route from the 7,000 surrounding residential units
- | 11 dedicated parking spaces located alongside and behind building

### DEMOGRAPHICS 2018

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	43,738	276,024	747,504
 <b>DAYTIME POPULATION</b>	46,922	377,260	773,533
 <b>HOUSEHOLD INCOME</b>	\$157,631	\$153,295	\$143,736
 <b>TRAFFIC COUNTS</b>	12,000 on Wilson Boulevard		

### AREA RETAILERS



2039 WILSON BOULEVARD  
ARLINGTON, VA

N. VEITCH STREET

California TORTILLA™

KABOB HOUSE

TUPELO HONEY

IRELAND'S FOUR COURTS

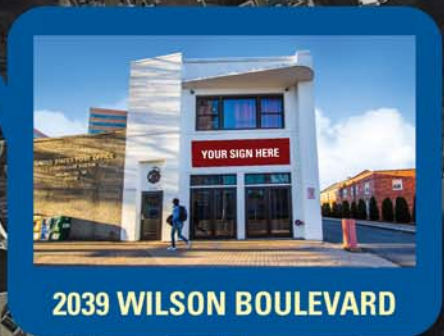
UNITED STATES POSTAL SERVICE®

corner bakery CAFE

DUNKIN' DONUTS

HYATT PLACE

LYON VILLAGE  
850 RESIDENTIAL UNITS



M metro

COURTHAUS SOCIAL

CVS/pharmacy

SUNTRUST

STRAYER UNIVERSITY

WHOLE FOODS MARKET

WILSON BOULEVARD 12,000 VPD

CLARENDON BOULEVARD

RAY'S THE STEAKS

GOLDBE GYM

BAYOU MARKET

verizon wireless

BB&T

Sweet Leaf

ups

Starbucks

GNC LIVE WELL

WELLS FARGO

AMC THEATRES

Hilton Garden Inn

MARKET COMMON CLARENDON

Apple

south moon under

WILLIAMS SONOMA

LOFT

POTTERY BARN

Crate&Barrel

ANN TAYLOR

**2039 WILSON BOULEVARD  
ARLINGTON, VA**

**COLONIAL PLACE  
AT COURTHOUSE METRO**  
758,672 SF OF CLASS-A OFFICE SPACE

11 Dedicated Retail  
Parking Spaces



**2039 WILSON BOULEVARD**

**WILSON BOULEVARD 12,000 VPD**

**CLARENDON BOULEVARD 11,000 VPD**



**N WHELE STREET**

**N COURTHOUSE ROAD**

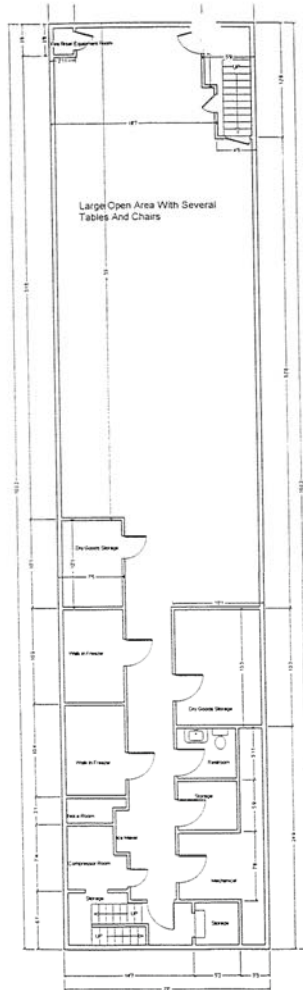
**15TH STREET N**



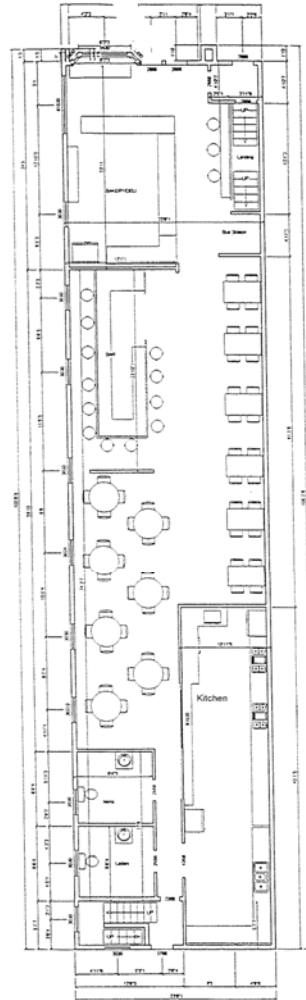
# SPACE PLAN

2039 WILSON BOULEVARD | ARLINGTON, VA  
7,538 SF FULL BUILDING AVAILABLE

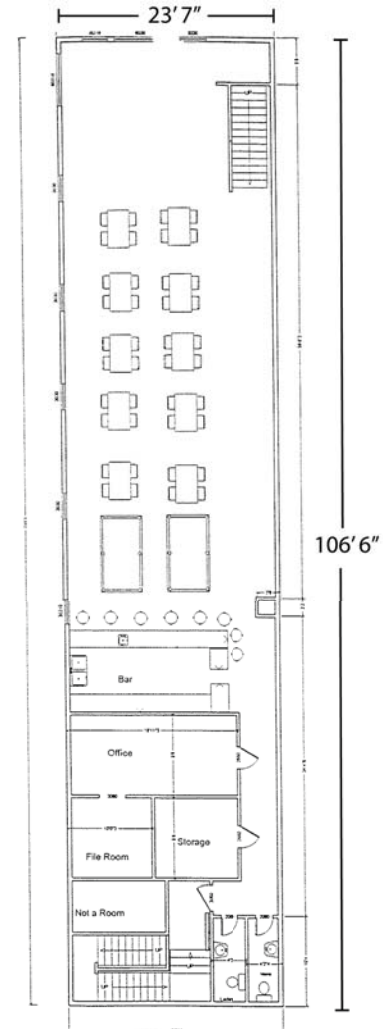
## WILSON BOULEVARD 12,000 VPD



**BASEMENT LEVEL**  
2,373 SF  
Ceiling: 8' 6"



**STREET LEVEL**  
2,477 SF  
Ceiling: 12' 9"



**UPPER LEVEL**  
2,688 SF  
Ceiling: 11' 6"

# RAPPAPORT

**2039 WILSON BOULEVARD**

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