



**2039 Wilson Boulevard**  
Arlington, VA

2,001 - 2,396 SF available





# Arlington

Virginia

- Second floor retail and office space available with direct access from Wilson Boulevard
- 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 4,471 people daily, along a dense commuter route from the 7,000 surrounding residential units
- 4 dedicated parking spaces located alongside and behind building



## 2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	45,614	278,585	775,093
Daytime Population	54,344	399,272	837,223
Household Income	\$172,726	\$189,227	\$186,037
Traffic Counts	7,000 on Wilson Boulevard		

## Area Retailers











2039 Wilson Blvd

11 Dedicated Retail  
Parking Spaces

INNOVATION  
ELEMENTARY SCHOOL

N VEITCH ST

WILSON BOULEVARD 7,000 VPD

CLARENDON BOULEVARD

15TH ST N





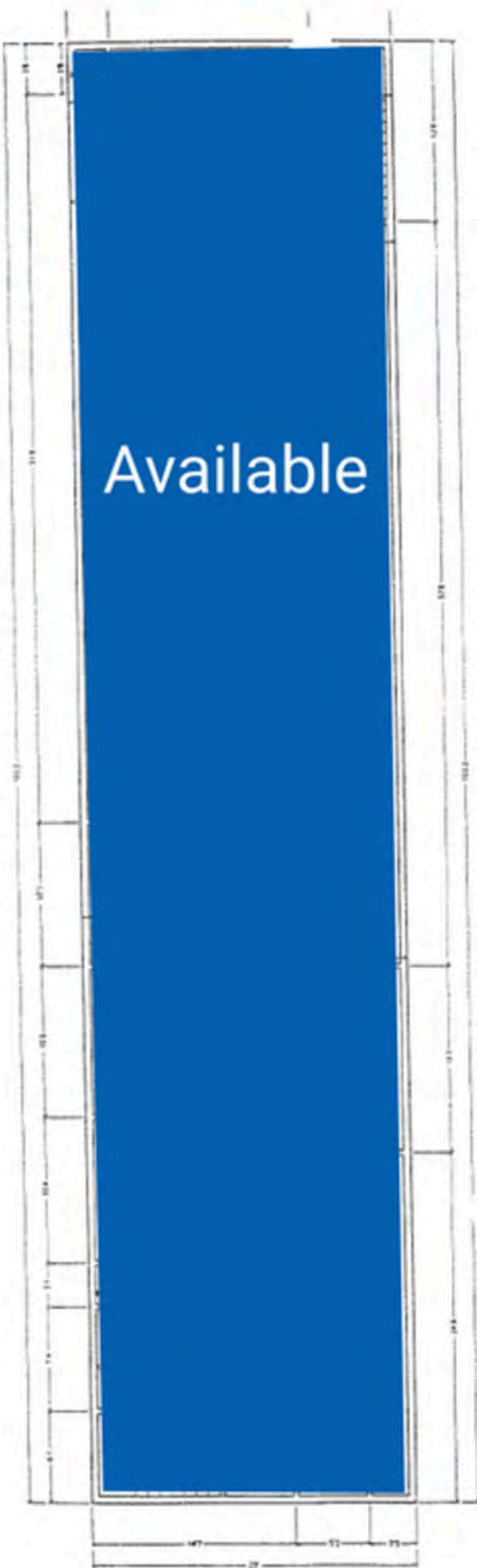
# Site Plan

2,001 - 2,396 SF available

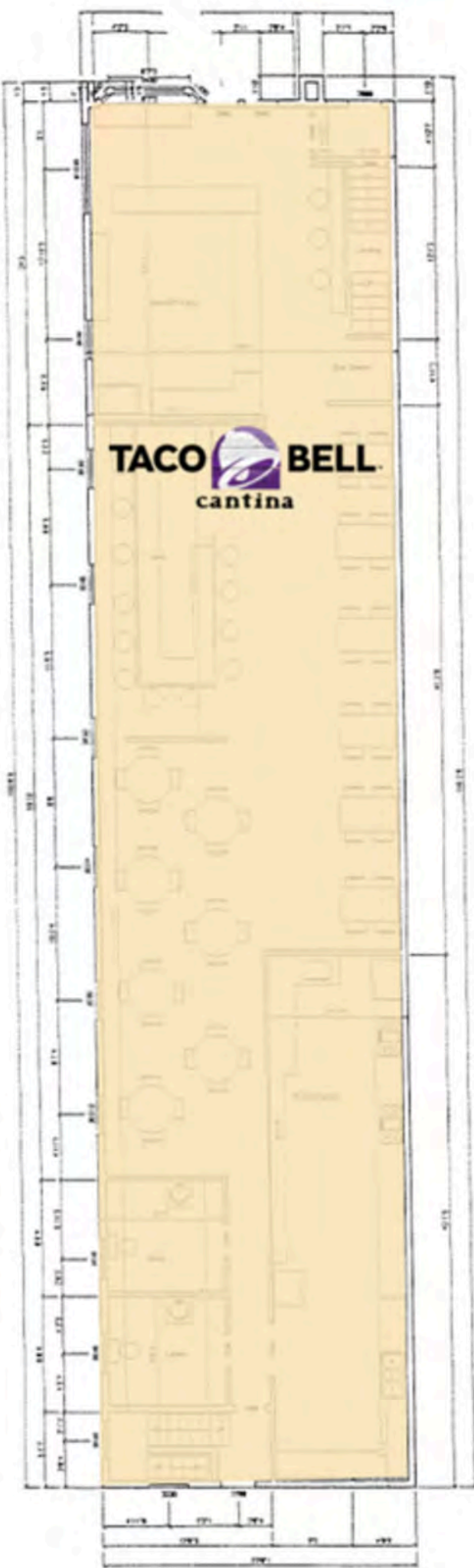
Space #	Sq. Ft.	Tenant
BASEMENT	2,001	Available
UPPER	2,396	Available
1	2,540	Taco Bell Cantina

● Space Available

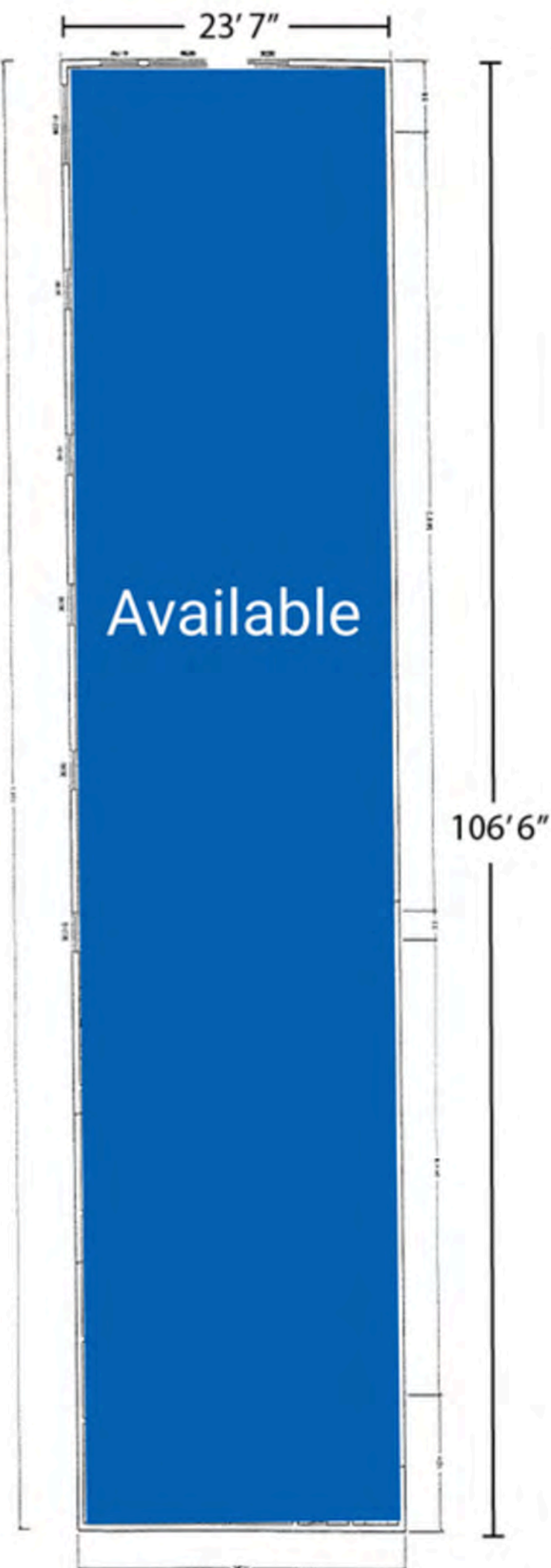
WILSON BOULEVARD 12,000 VPD



**BASEMENT LEVEL**  
2,001 SF  
Ceiling: 8' 6"



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



**UPPER LEVEL**  
2,396 SF  
Ceiling: 11' 6"

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**2039 WILSON BOULEVARD, ARLINGTON, VA**

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