

2039 WILSON BOULEVARD

ARLINGTON, VA

2,001 - 2,396 SF AVAILABLE

RAPPAPORT







2039 WILSON BOULEVARD

ARLINGTON, VA

- | 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 6,630 people daily, along a dense commuter route from the 7,000 surrounding residential units
- | 4 dedicated parking spaces located alongside and behind building

DEMOGRAPHICS 2022

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

AREA RETAILERS



2039 WILSON BOULEVARD
ARLINGTON, VA

N. VEITCH STREET

LYON VILLAGE
850 RESIDENTIAL UNITS

WILSON BOULEVARD 12,000 VPD

CLARENDON BOULEVARD

HYATT PLACE

DUNKIN'

corner bakery CAFE

California TORTILLA
KABOB HOUSE
IRELAND'S FOUR COURTS
UNITED STATES POSTAL SERVICE

TUPELO HONEY



M metro

COURTHAUS

CVS/pharmacy
TRUIST
STRAYER UNIVERSITY

WHOLE FOODS

RAY'S THE STEAKS

BAYOU

verizon wireless
TRUIST
Sweet Leaf
ups

Starbucks
GNC
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 UHLE STREET

N COURTHOUSE ROAD

15TH STREET N

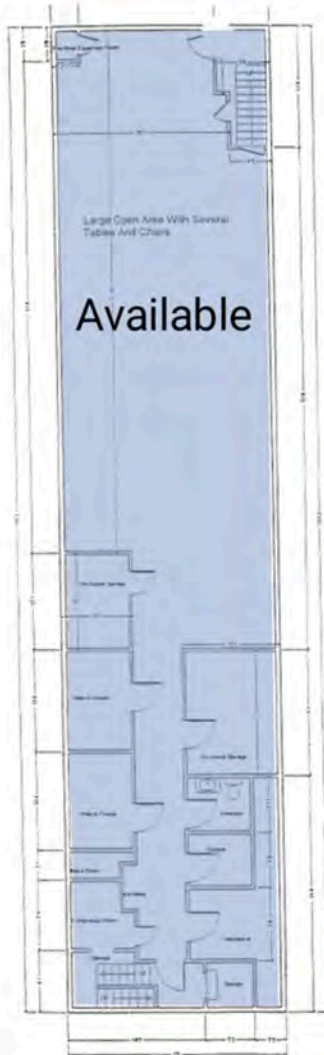


SITE PLAN

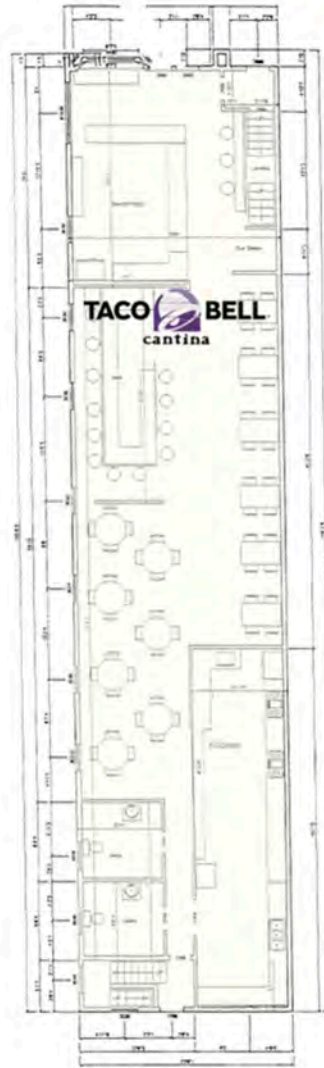
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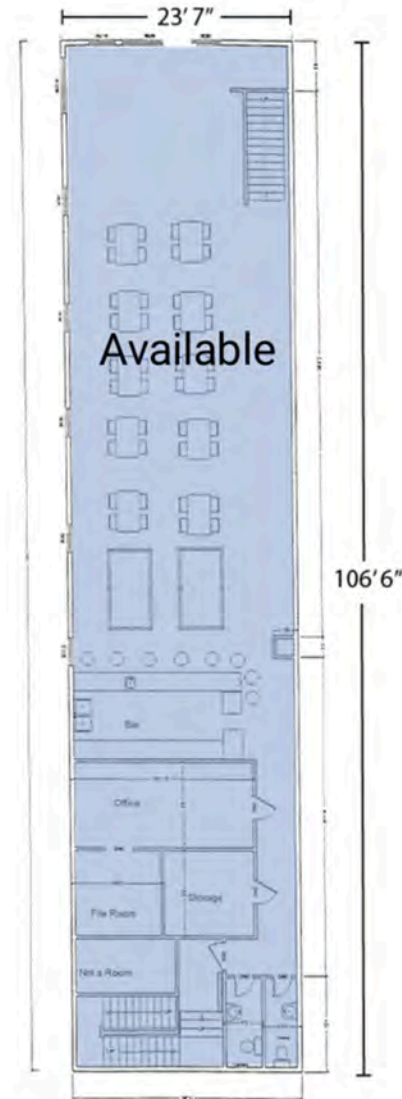
WILSON BOULEVARD 12,000 VPD



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



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



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

RAPPAPORT

2039 WILSON BOULEVARD, ARLINGTON, VA

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