



For Sale or Lease

PRIME RESTAURANT/BAR LOCATION

2854 Wilson Blvd, Arlington, Virginia (Clarendon)



Location: adjacent to Market Common at Clarendon

Size*:

- Section 1: 4,100 sf 1st floor
350 sf of sidewalk seating
2,500 sf Basement
- Section 2: 3,900 sf 1st floor
800sf 1st floor patio
3,900 sf rooftop

Pricing/asking rent: upon request

Availability: upon request

*Sections 1 and 2 can be leased separately or together

For more information, please contact:
Todd Malamut Todd@NREB.net (301) 770-8586

IN THE CENTER OF THE ACTION

2854 Wilson Blvd, Arlington, Virginia



DEMOGRAPHICS (3-mile radius):

Population: 276,000

Income (ave. HH): \$136,000

Age (ave.): 36.0

Daytime Population: 27,800

Parking: 1,300 spaces

Metro: 1 block away

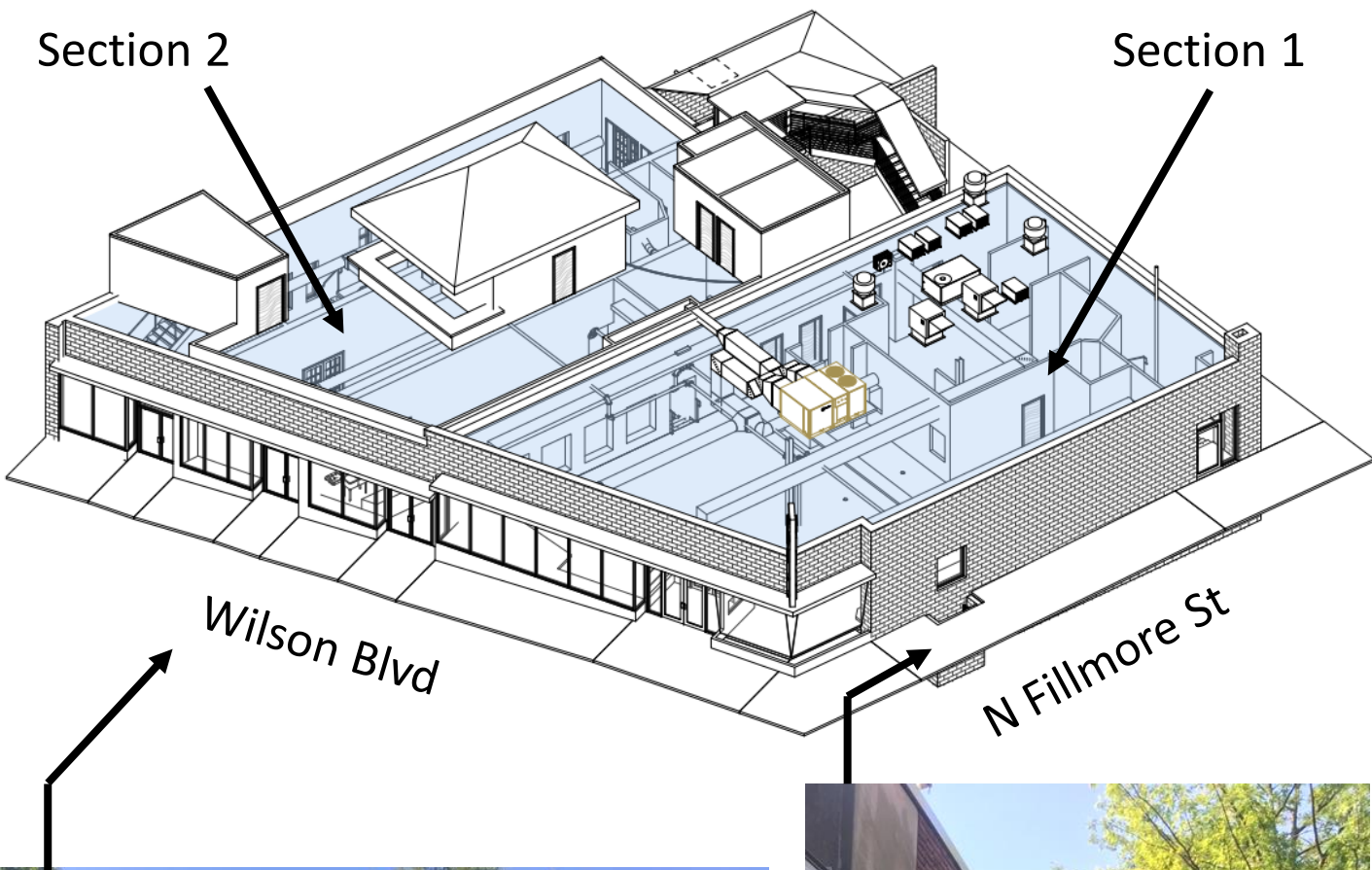
Bike Score: 84

Walk Score: 96

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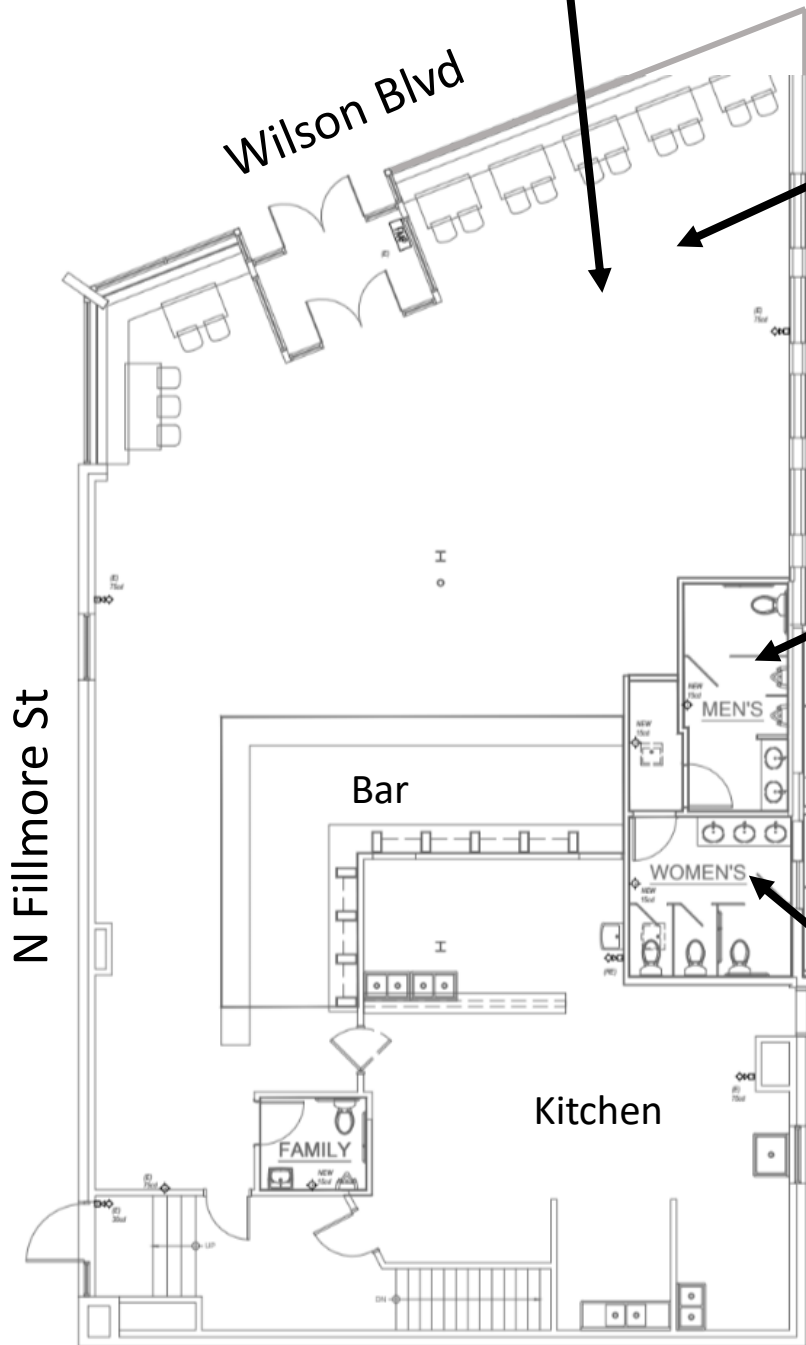
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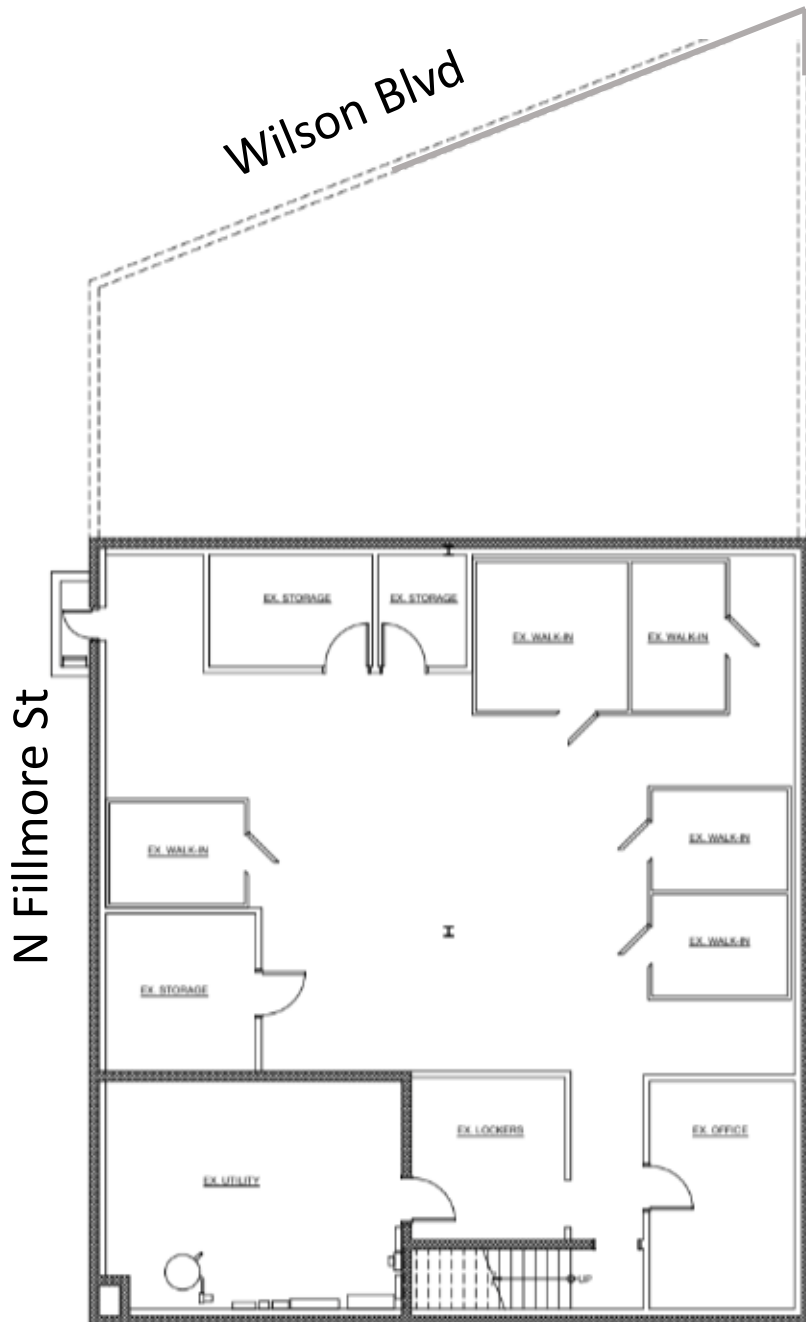
Section 1:

1st floor: approx. 3,900sf
Contains a full kitchen
Ceiling Height: 11'11"



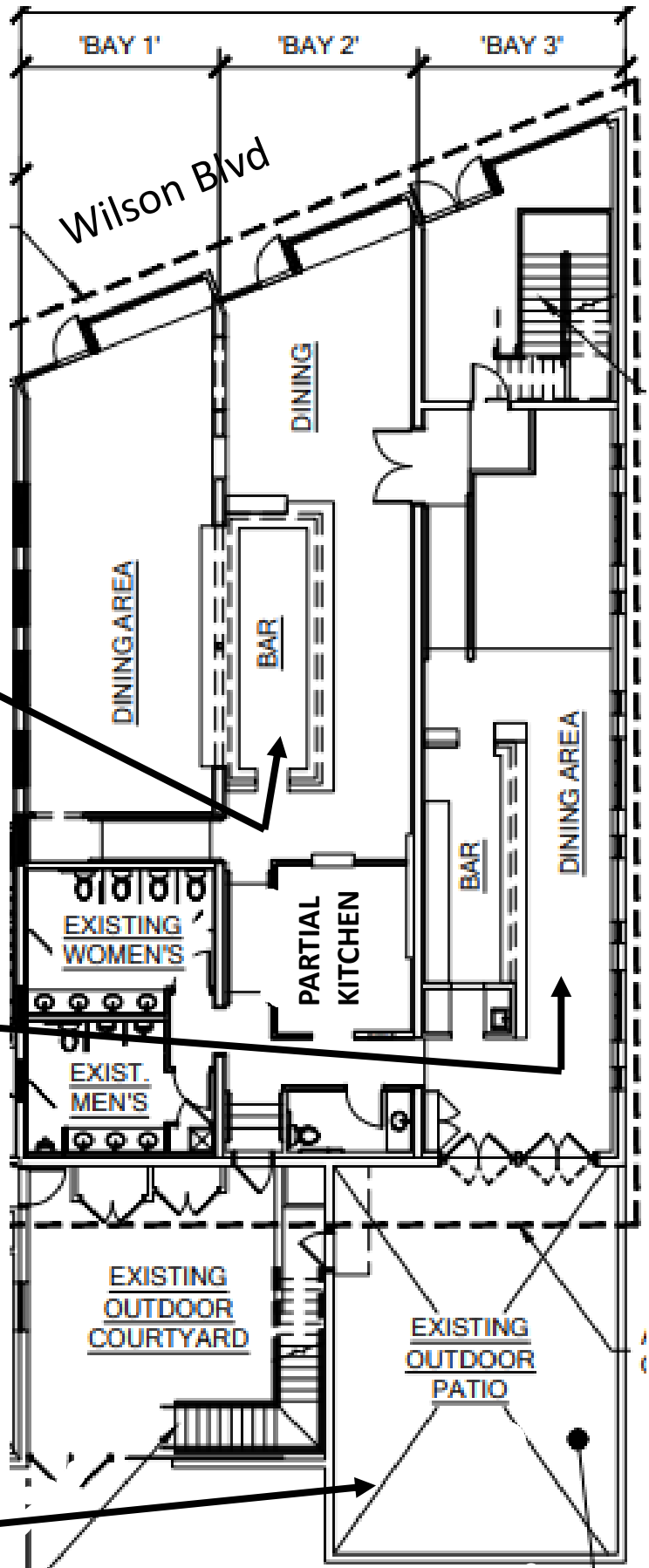
Section 1:

Basement: approx. 2,500sf
Contains walk-ins and storage
Ceiling Height: 10'



Section 2:

1st floor: approx. 3,900sf
Contains a partial kitchen
Ceiling Height: 10' to 11'



Section 2:

Rooftop: approx. 3,900sf
Contains 2 restrooms

