

# 2039 WILSON BOULEVARD

ARLINGTON, VA

2,001 - 2,396 SF AVAILABLE

**RAPPAPORT**  
CULTIVATING PLACES









## 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 2024

	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

LYON VILLAGE  
850 RESIDENTIAL UNITS



DUNKIN'



2039 WILSON BOULEVARD



CVS/pharmacy



BAYOU  
BREWERY



AMC  
THEATRES



GNC  
LIVE WELL



verizon  
wireless



RAY'S THE STEAKS

WILSON BOULEVARD 12,000 VPD

CLARENDON BOULEVARD



MARKET COMMON CLARENDON



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**

**BAYOU**

**BASIC BURGER**



**hair cuttery**

**XTEND BARRE**



**corepower  
YOGA**



## SITE PLAN

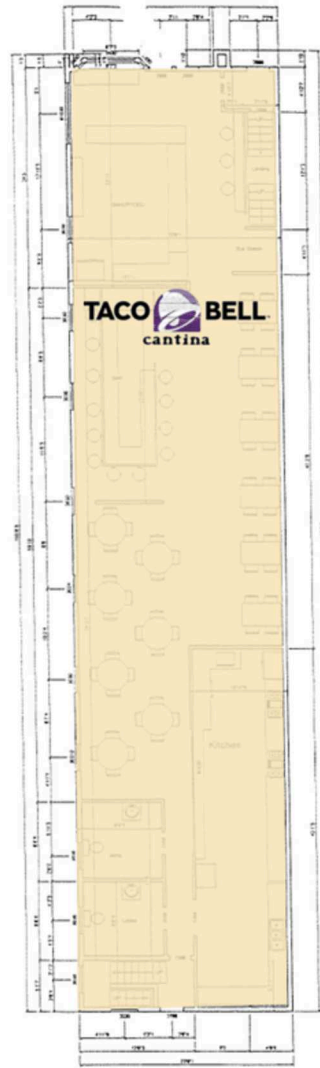
2039 WILSON BOULEVARD | ARLINGTON, VA

2,001 - 2,396 SF AVAILABLE

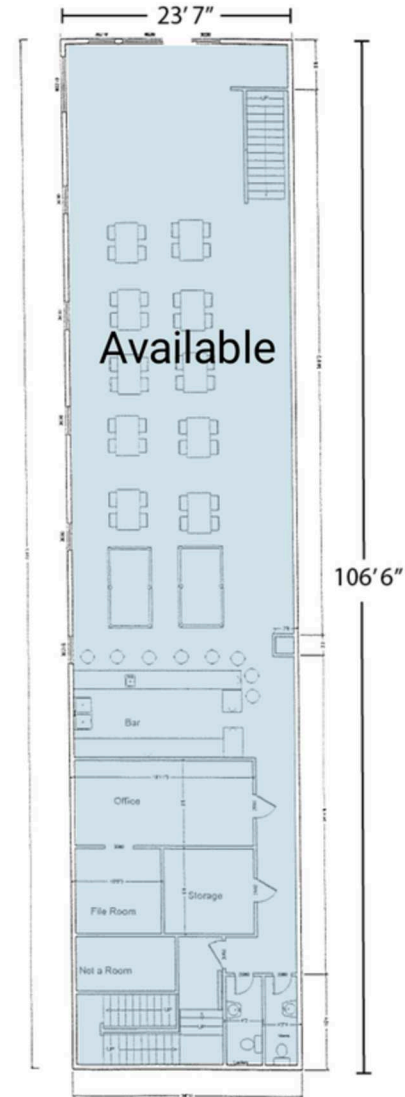
WILSON BOULEVARD 12,000 VPD



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



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



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



**2039 WILSON BOULEVARD, ARLINGTON, VA**

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