

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
 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

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

TUPELO HONEY

corner bakery CAFE

DUNKIN'

HYATT PLACE

LYON VILLAGE
850 RESIDENTIAL UNITS



M metro

WILSON BOULEVARD 12,000 VPD
CLARENDON BOULEVARD

COURTHAUS SOLARIA

CVS/pharmacy
TRUIST STRAYER UNIVERSITY

WHOLE FOODS MARKET

RAY'S THE STEAKS

BAYOU BRYERY

verizon wireless
TRUIST Sweet Leaf ups

Starbucks
GNC LIVE WELL
WELLS FARGO

AMC THEATRES

Hilton Garden Inn

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

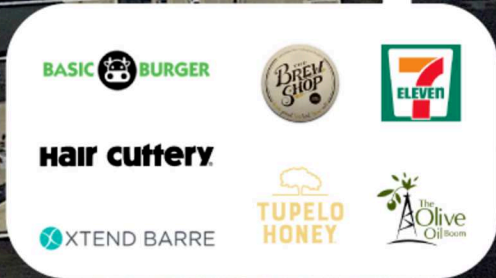
11 Dedicated Retail
Parking Spaces



2039 WILSON BOULEVARD

WILSON BOULEVARD 12,000 VPD

CLARENDON BOULEVARD 11,000 VPD



N UHLE STREET

N COURTHOUSE ROAD

15TH STREET N

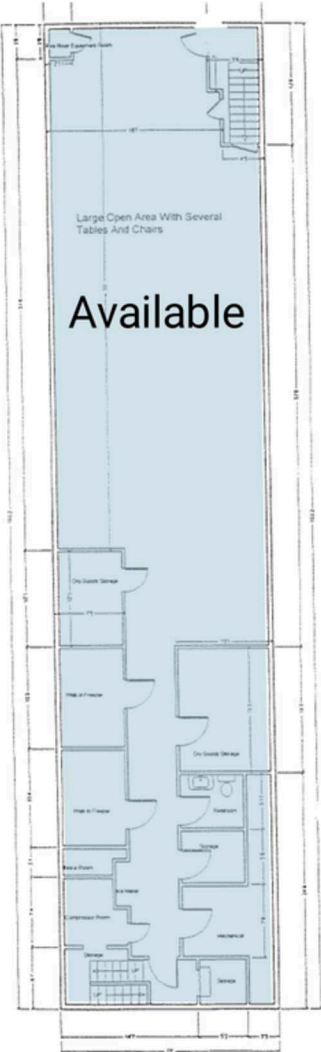


SITE PLAN

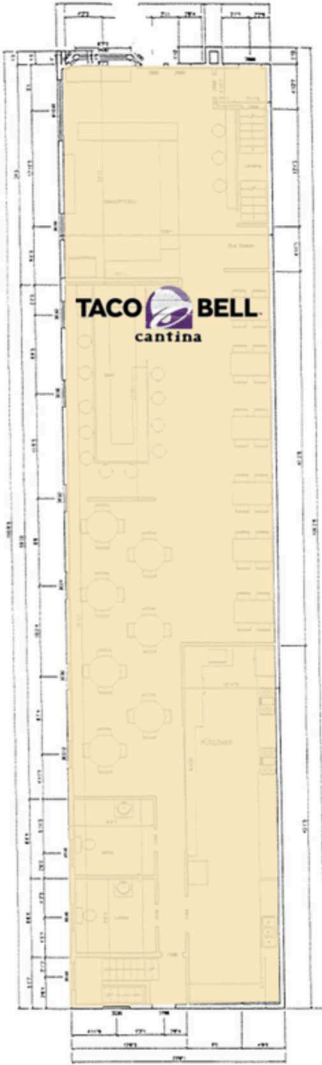
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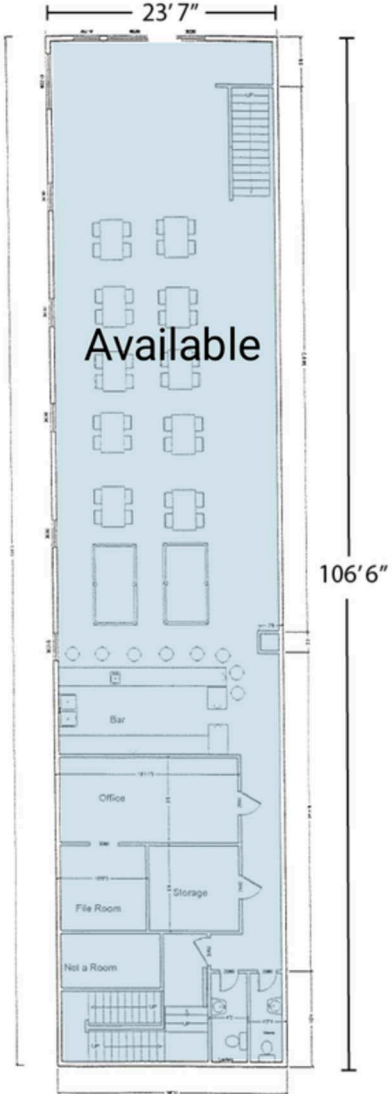
WILSON BOULEVARD 12,000 VPD



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
CULTIVATING PLACES

2039 WILSON BOULEVARD, ARLINGTON, VA

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