

# 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 2025

	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**

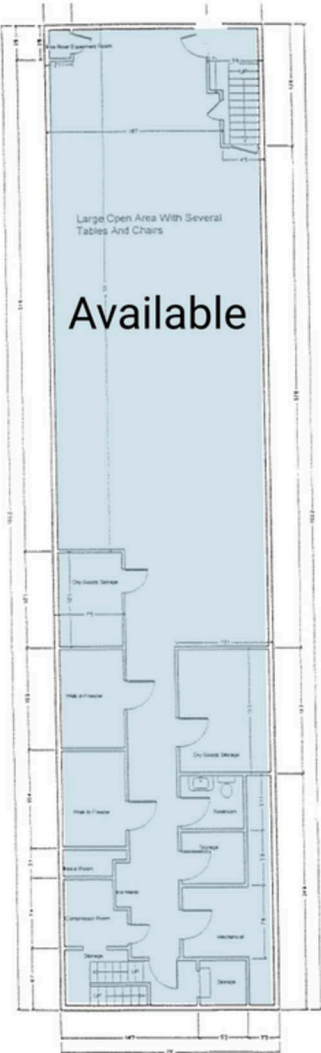
**15TH STREET N**

# SITE PLAN

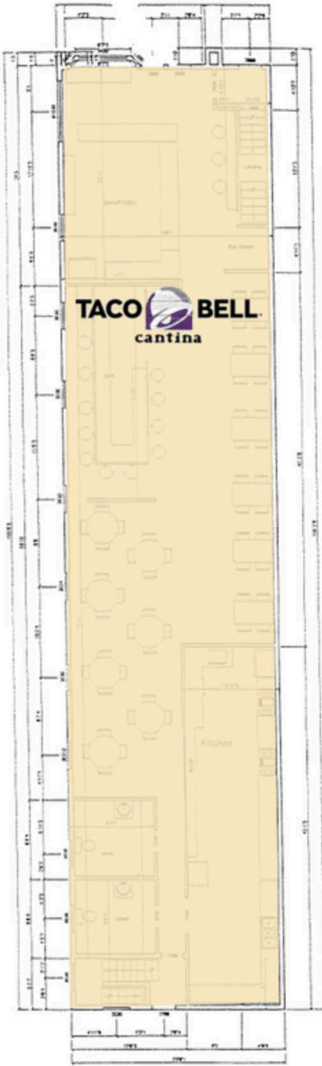
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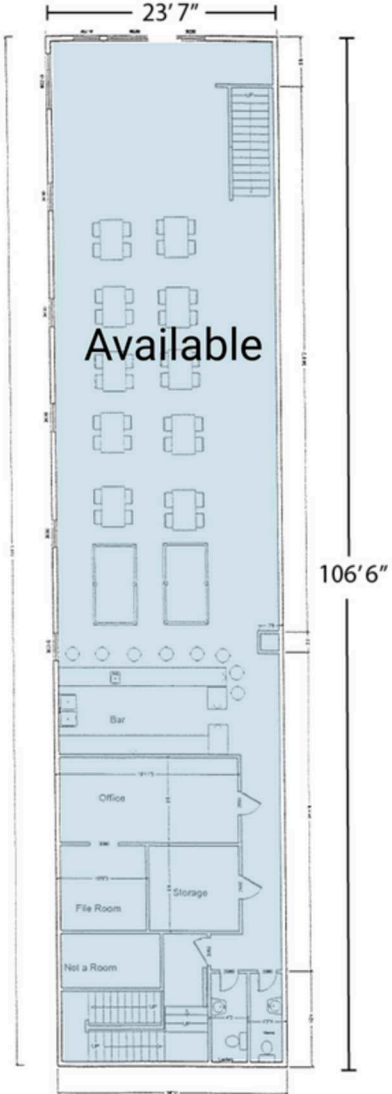
## WILSON BOULEVARD 12,000 VPD



**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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