

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

LYON VILLAGE
850 RESIDENTIAL UNITS



DUNKIN'



2039 WILSON BOULEVARD



CVS/pharmacy



WILSON BOULEVARD 12,000 VPD

CLARENDON BOULEVARD

RAY'S THE STEAKS



GNC
LIVE WELL



AMC
THEATRES

BAYOU
BREWERY



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



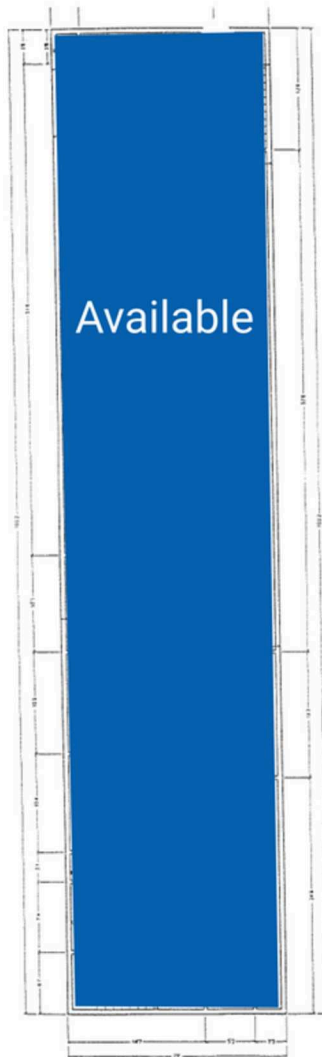
**corepower
YOGA**

SITE PLAN

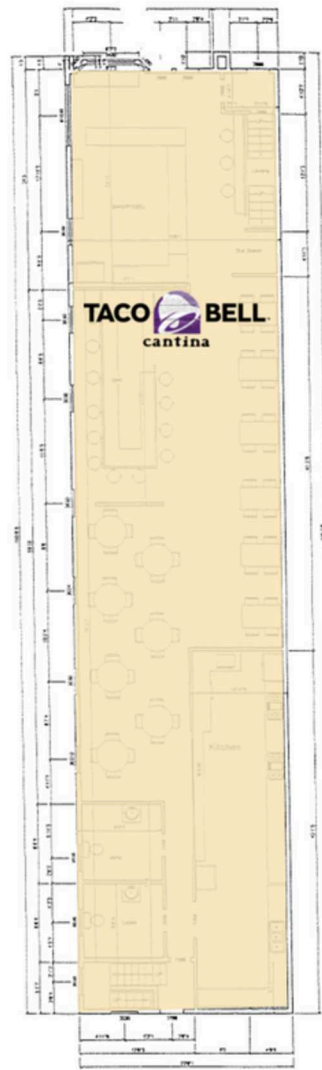
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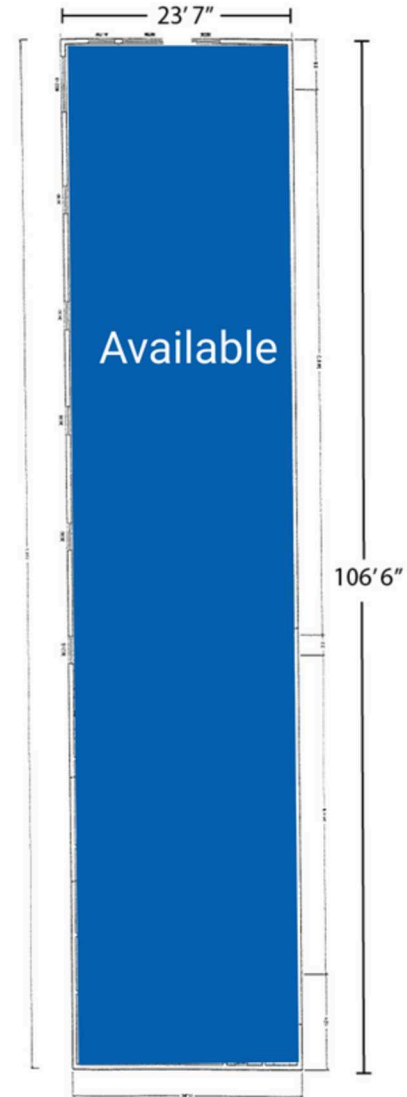
WILSON BOULEVARD 12,000 VPD



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



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



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



2039 WILSON BOULEVARD, ARLINGTON, VA

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