

2039 WILSON BOULEVARD

ARLINGTON, VA

2,001 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	45,614	278,585	775,093
 DAYTIME POPULATION	54,344	399,272	837,223
 HOUSEHOLD INCOME	\$172,726	\$189,227	\$186,037
 TRAFFIC COUNTS	7,000 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

BAYOU
BREWERY



AMC
THEATRES



GNC
LIVE WELL



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



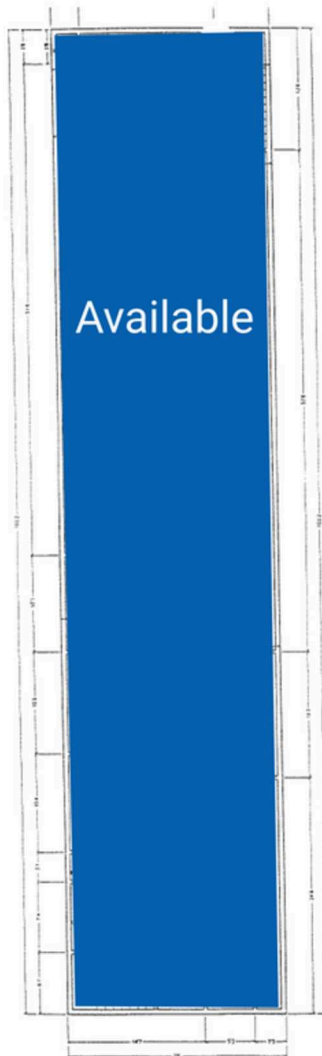
**corepower
YOGA**

SITE PLAN

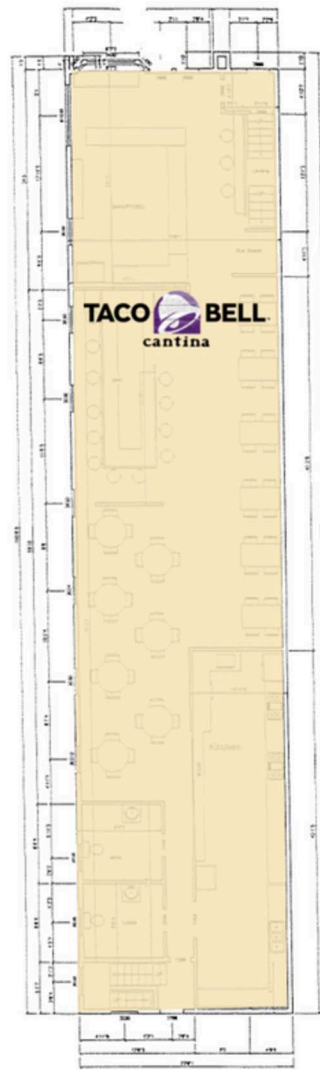
2039 WILSON BOULEVARD | ARLINGTON, VA

2,001 SF AVAILABLE

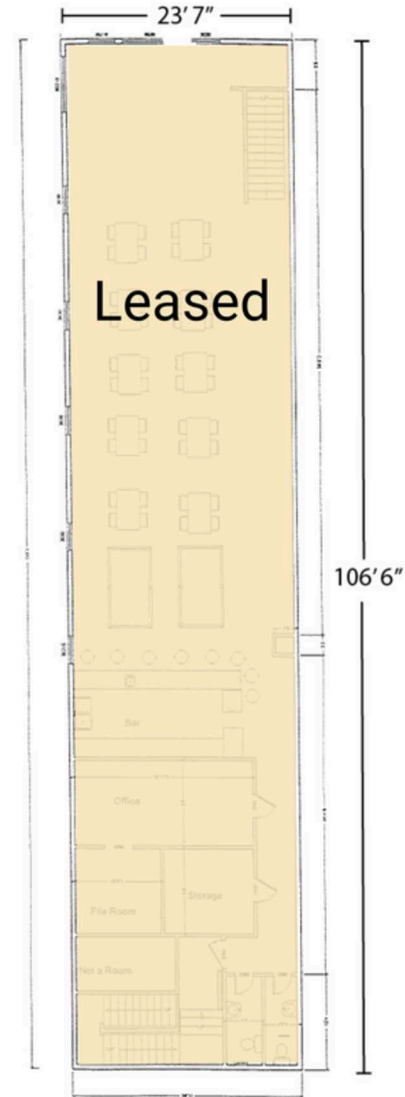
WILSON BOULEVARD 12,000 VPD



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

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Mike Howard | mhoward@rappaportco.com | 571.382.1219

rappaportco.com