

1776 WILSON BOULEVARD

ARLINGTON, VA

100% LEASED

RAPPAPORT
CULTIVATING PLACES



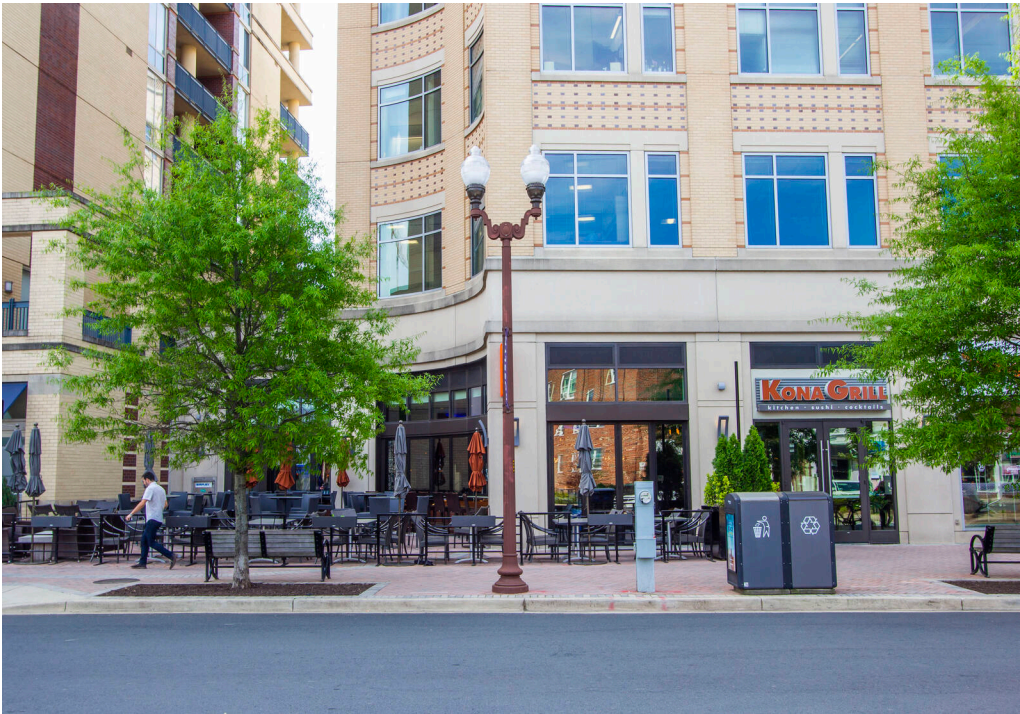
1776 WILSON BOULEVARD
ARLINGTON, VA

- | Large retail box available along Clarendon Blvd and N Quinn Street
- | Within walking distance from both the Court House and Rosslyn metro stations
- | High foot traffic area with dense daytime population and signage options
- | Retail space includes direct elevator access from the retail parking into the premises

DEMOGRAPHICS 2024

	0.5 MILE	1 MILE	3 MILES
 POPULATION	22,368	43,738	276,024
 DAYTIME POPULATION	18,929	46,922	377,260
 HOUSEHOLD INCOME	\$152,015	\$157,631	\$153,295
 TRAFFIC COUNTS	15,795 on Wilson Boulevard		

AREA RETAILERS



1776 WILSON BOULEVARD
ARLINGTON, VA

COLONIAL VILLAGE
SHOPPING CENTER

THE SIMPLE GREEK
good sweat Pho 75



1776 WILSON BOULEVARD



WILSON BOULEVARD 15,795 VPD

CLARENDON BOULEVARD



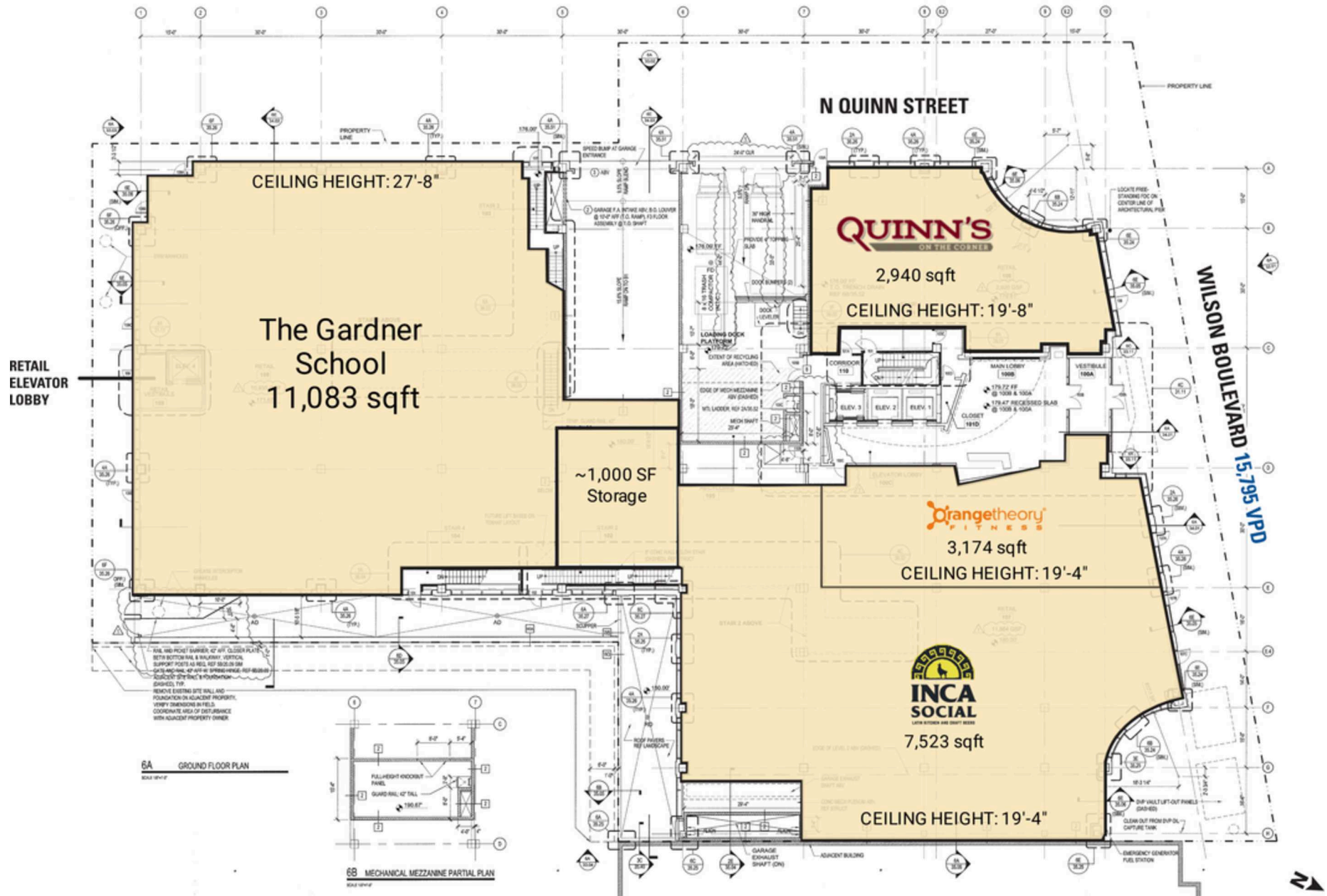
16TH STREET N

SEDONA & SLATE
LUXURY HIGH-RISE
474 APARTMENT UNITS



COLONIAL VILLAGE
1,000 MIXED UNITS

100% LEASED



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