

# 3028 WILSON BLVD

ARLINGTON, VA

FULLY LEASED

RAPPAPORT  
CULTIVATING PLACES









## 3028 WILSON BLVD ARLINGTON, VA

- | Prominent endcap with visibility to both Wilson Blvd and Clarendon Blvd as well as being located above the Clarendon Metro Station (approximately 4,220 riders per day)
- | 2nd-generation restaurant opportunity with direct access to the kitchen located in the basement
- | Located at the epicenter of Clarendon, which consists of a great confluence of local and national retailers and restaurants
- | 2nd floor opportunity ideal for fitness, medical, or office uses

### DEMOGRAPHICS 2025

|  | 1 MILE                | 3 MILES   | 5 MILES   |
|--|-----------------------|-----------|-----------|
|  <b>POPULATION</b>          | 51,561                | 263,213   | 722,914   |
|  <b>DAYTIME POPULATION</b> | 61,529                | 354,680   | 982,636   |
|  <b>HOUSEHOLD INCOME</b>  | \$171,305             | \$167,046 | \$161,258 |
|  <b>TRAFFIC COUNTS</b>    | 12,000 on Wilson Blvd |           |           |

### AREA RETAILERS



**ambar.**



**TRADER JOE'S**





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N GARFIELD STREET

WILSON BLVD 16,000 VPD



CLARENDON BLVD



WASHINGTON BLVD

N HIGHLAND STREET

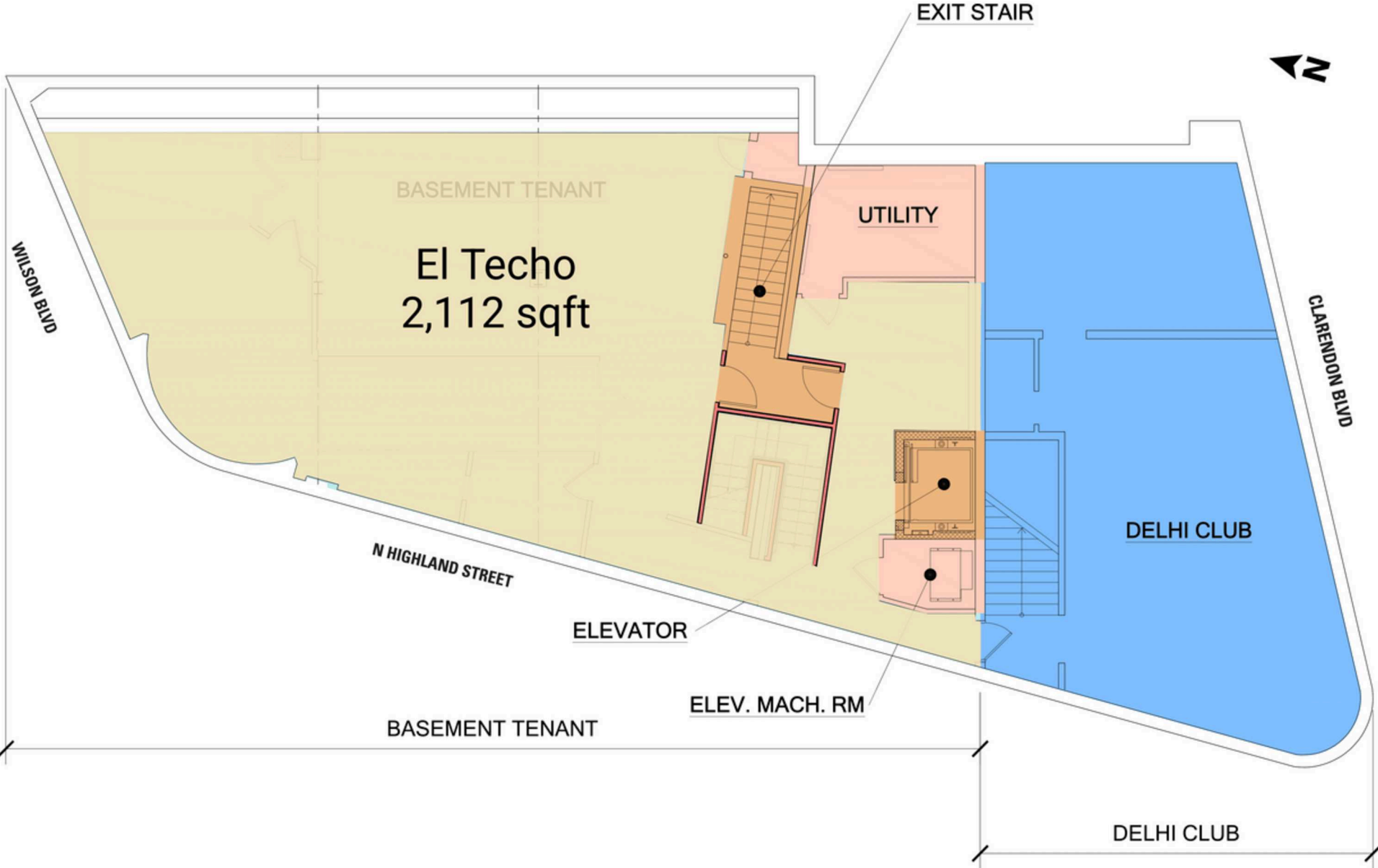
N FILMORE STREET



# SITE PLAN: BASEMENT

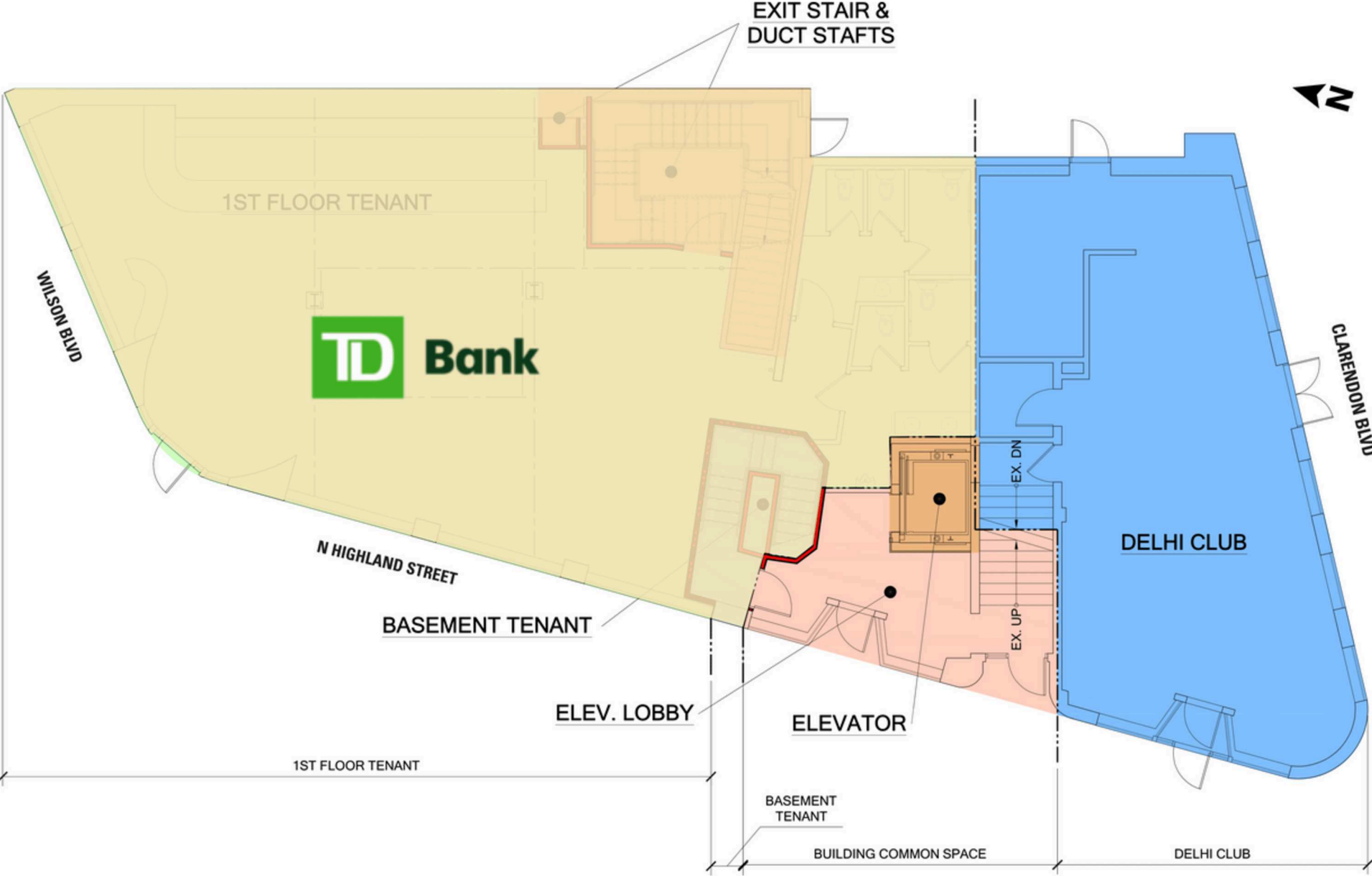
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# SITE PLAN: 1ST FLOOR

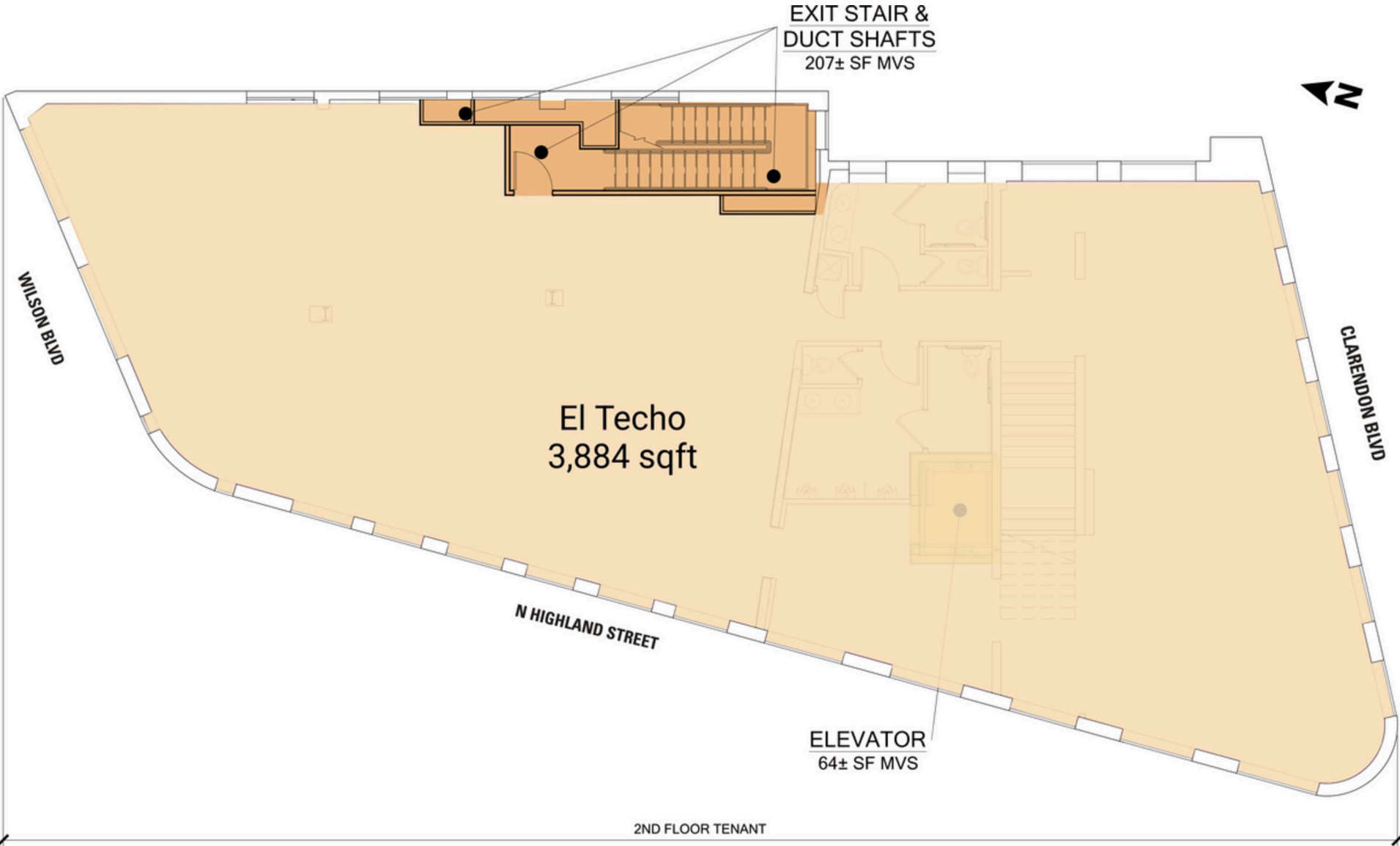
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# SITE PLAN: 2ND FLOOR

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Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218

Zach Elcano | [zelcano@rappaportco.com](mailto:zelcano@rappaportco.com) | 571.382.1228

[rappaportco.com](http://rappaportco.com)