

# 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



3028 WILSON BLVD  
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N GARFIELD STREET

WILSON BLVD 16,000 VPD



CLARENDON BLVD



WASHINGTON BLVD

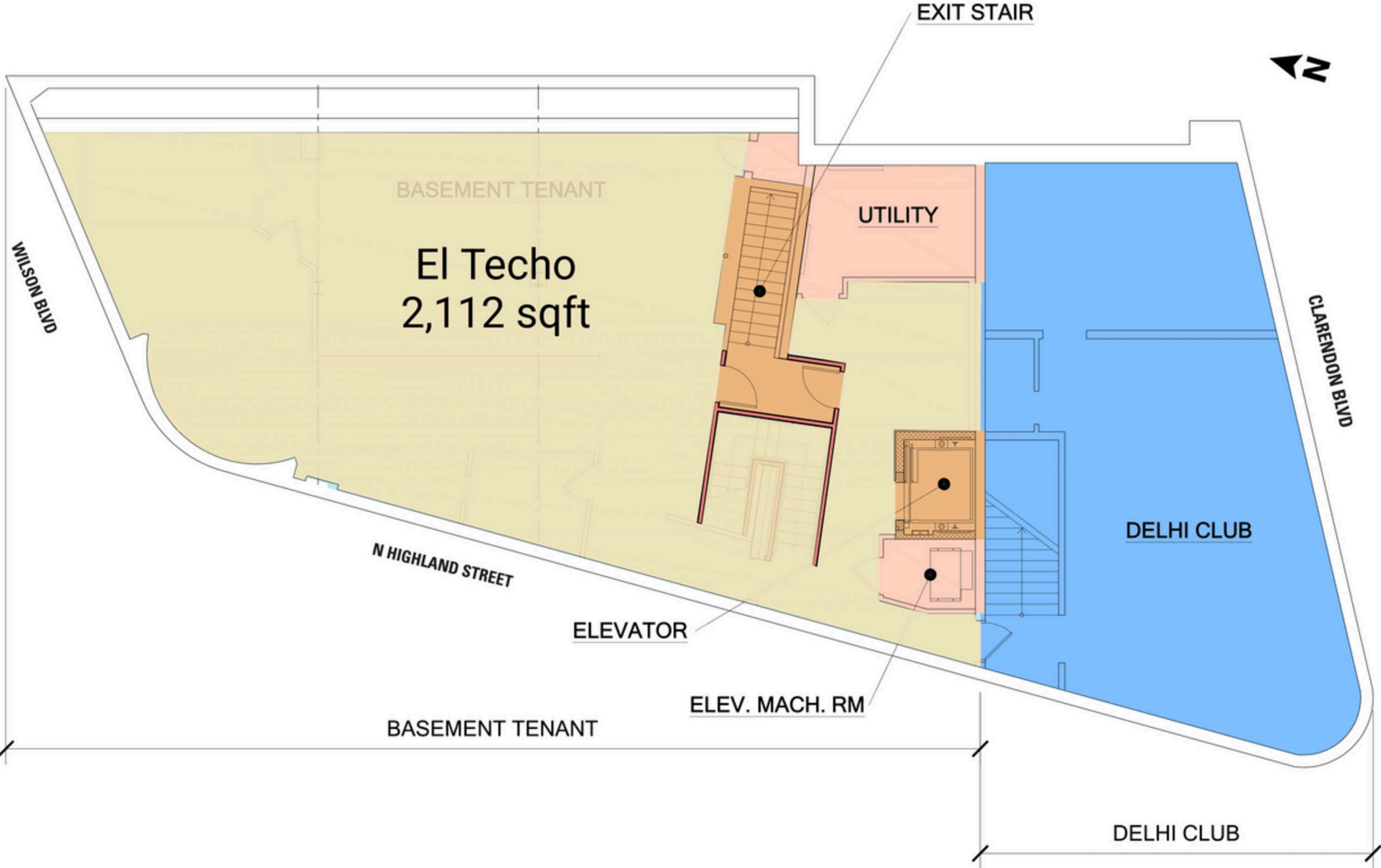
N HIGHLAND STREET

N FILMORE STREET

# SITE PLAN: BASEMENT

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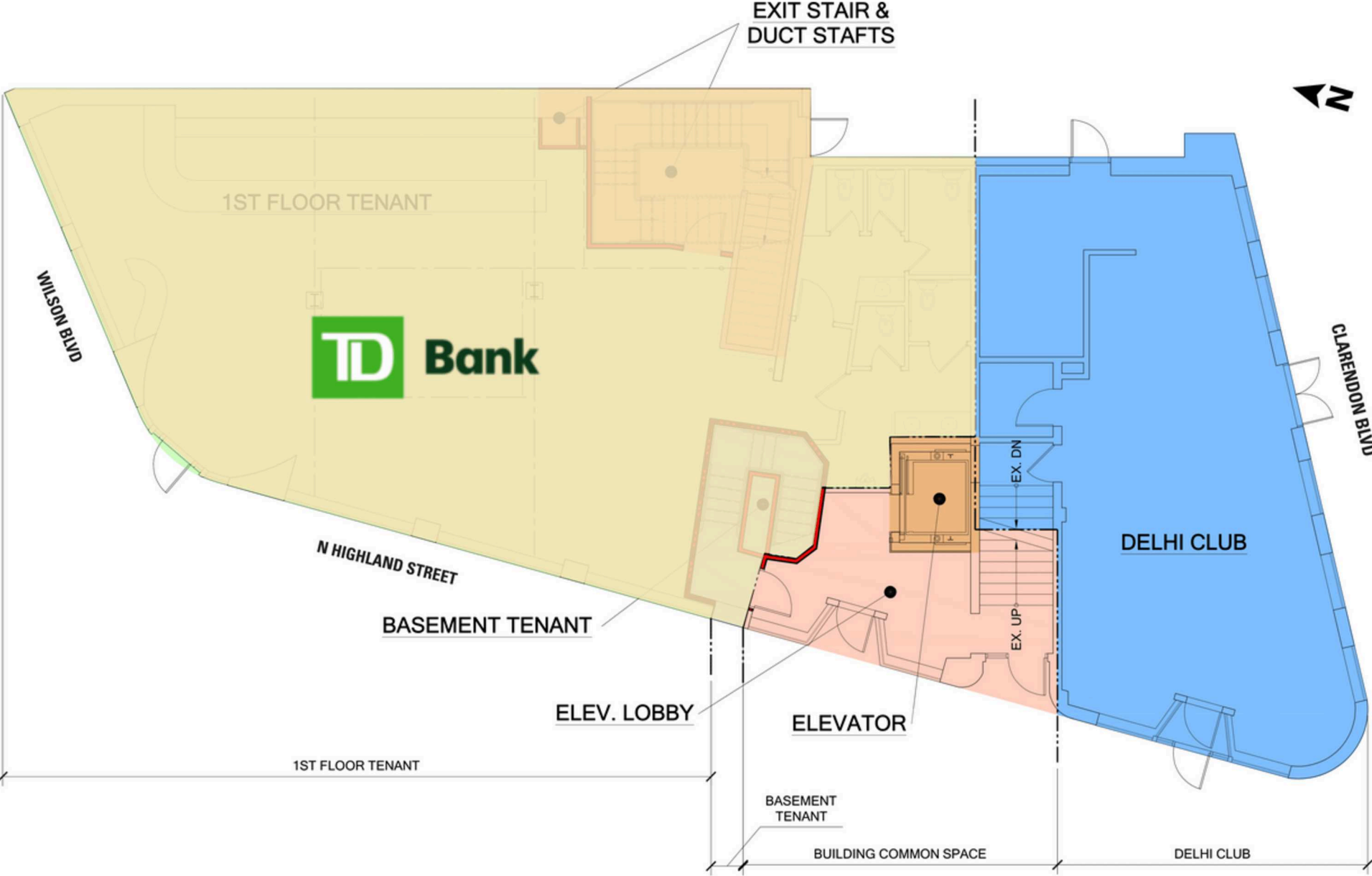
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# SITE PLAN: 1ST FLOOR

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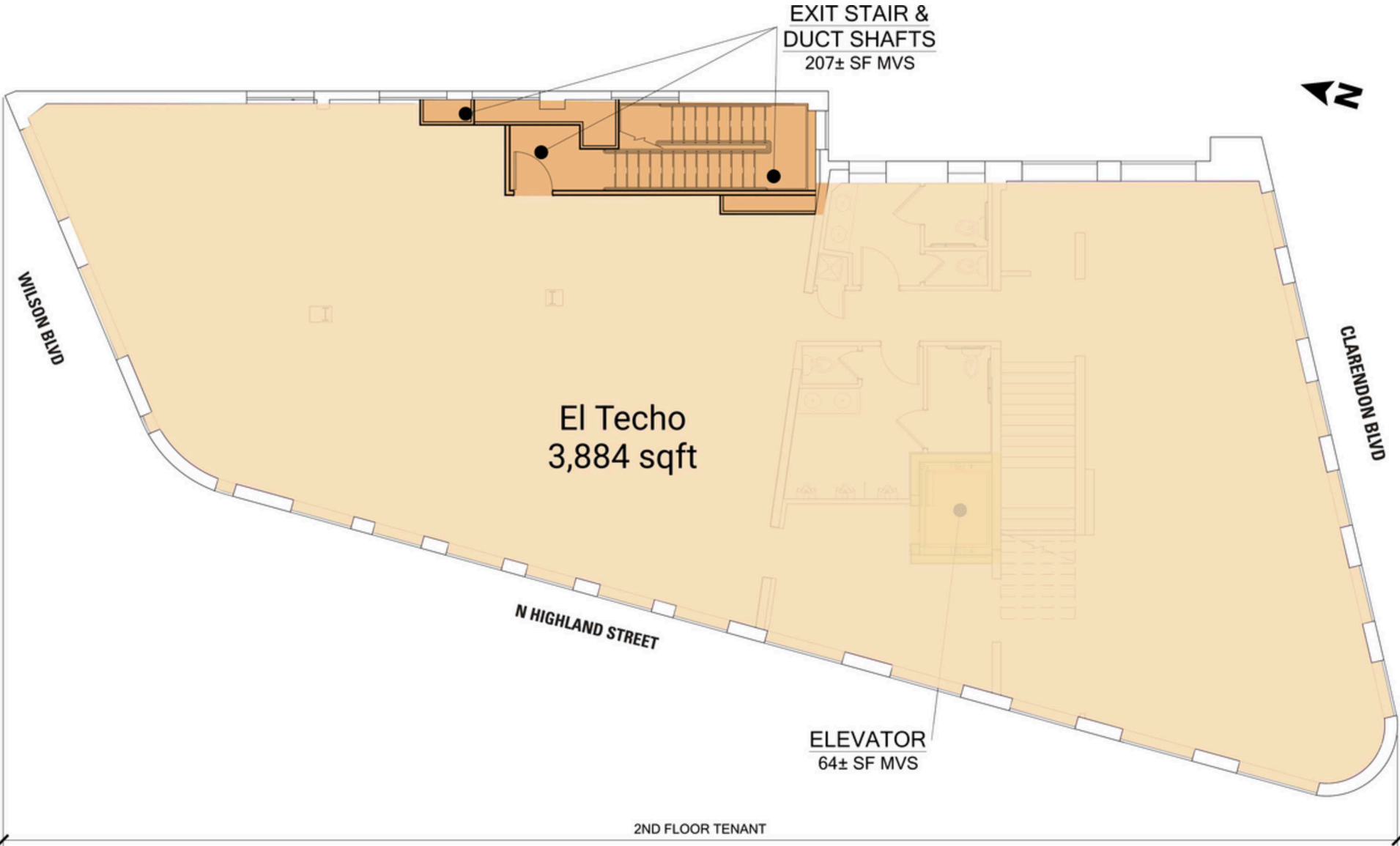
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# SITE PLAN: 2ND FLOOR

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