

COLONIAL VILLAGE

ARLINGTON, VA

1,657 SF 2ND-GEN RESTAURANT SPACE

RAPPAPORT
CULTIVATING PLACES







COLONIAL VILLAGE

ARLINGTON, VA

- | Visible store frontage on heavily trafficked Wilson Boulevard
- | Surface parking and abundant street parking
- | Outdoor seating available on Wilson Boulevard
- | Situated between Court House Metro State and Rosslyn Metro Station with 24,000 riders per day (combined)
- | Located in the heart of Arlington, which has experienced one of the largest increases in population in the nation with millennials making up 39.5% of the population.

DEMOGRAPHICS 2025

	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		

CO-TENANTS

THE SIMPLE GREEK



Eclairons



ROUTE 29

COLONIAL VILLAGE ARLINGTON, VA



COLONIAL VILLAGE



XTEND BARRE



WILSON BOULEVARD 15,795 VPD

CLARENDON BOULEVARD



16TH STREET N

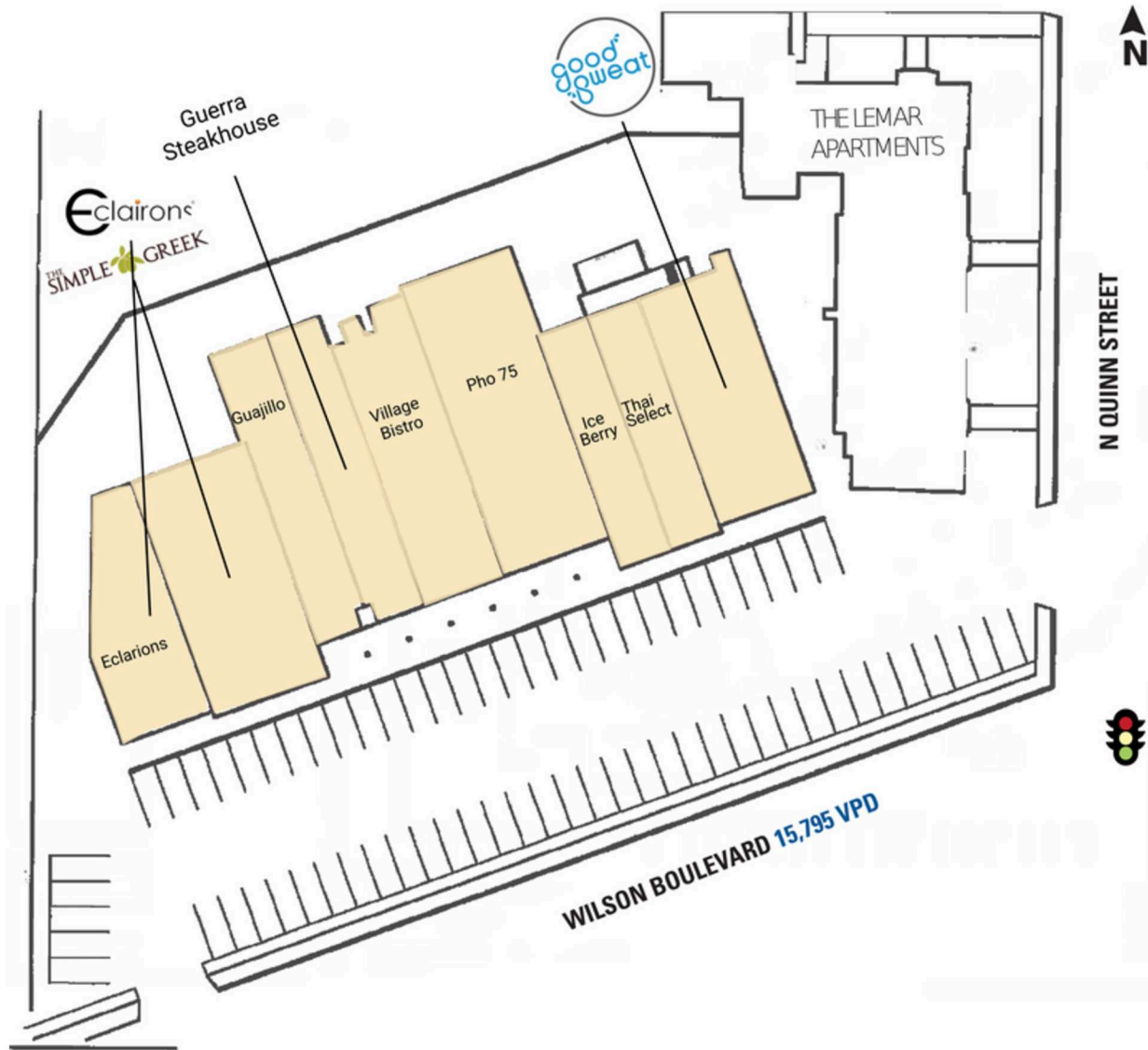
SEDONA & SLATE
LUXURY HIGH-RISE
474 APARTMENT UNITS



COLONIAL VILLAGE
1,000 MIXED UNITS

SITE PLAN

COLONIAL VILLAGE | ARLINGTON, VA





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