

# COLONIAL VILLAGE

ARLINGTON, VA

FULLY LEASED

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

	1 MILE	2 MILES	3 MILES
 <b>POPULATION</b>	40,818	126,585	292,908
 <b>DAYTIME POPULATION</b>	56,353	199,943	585,216
 <b>HOUSEHOLD INCOME</b>	\$161,510	\$167,944	\$164,788
 <b>TRAFFIC COUNTS</b>	12,250 on Wilson Boulevard		

## CO-TENANTS

THE SIMPLE GREEK

Eclairons

Mele





ROUTE 29

# COLONIAL VILLAGE ARLINGTON, VA



COLONIAL VILLAGE



XTEND BARRE



WILSON BOULEVARD 12,250 VPD

CLARENDON BOULEVARD



16TH STREET N

SEDONA & SLATE  
LUXURY HIGH-RISE  
474 APARTMENT UNITS

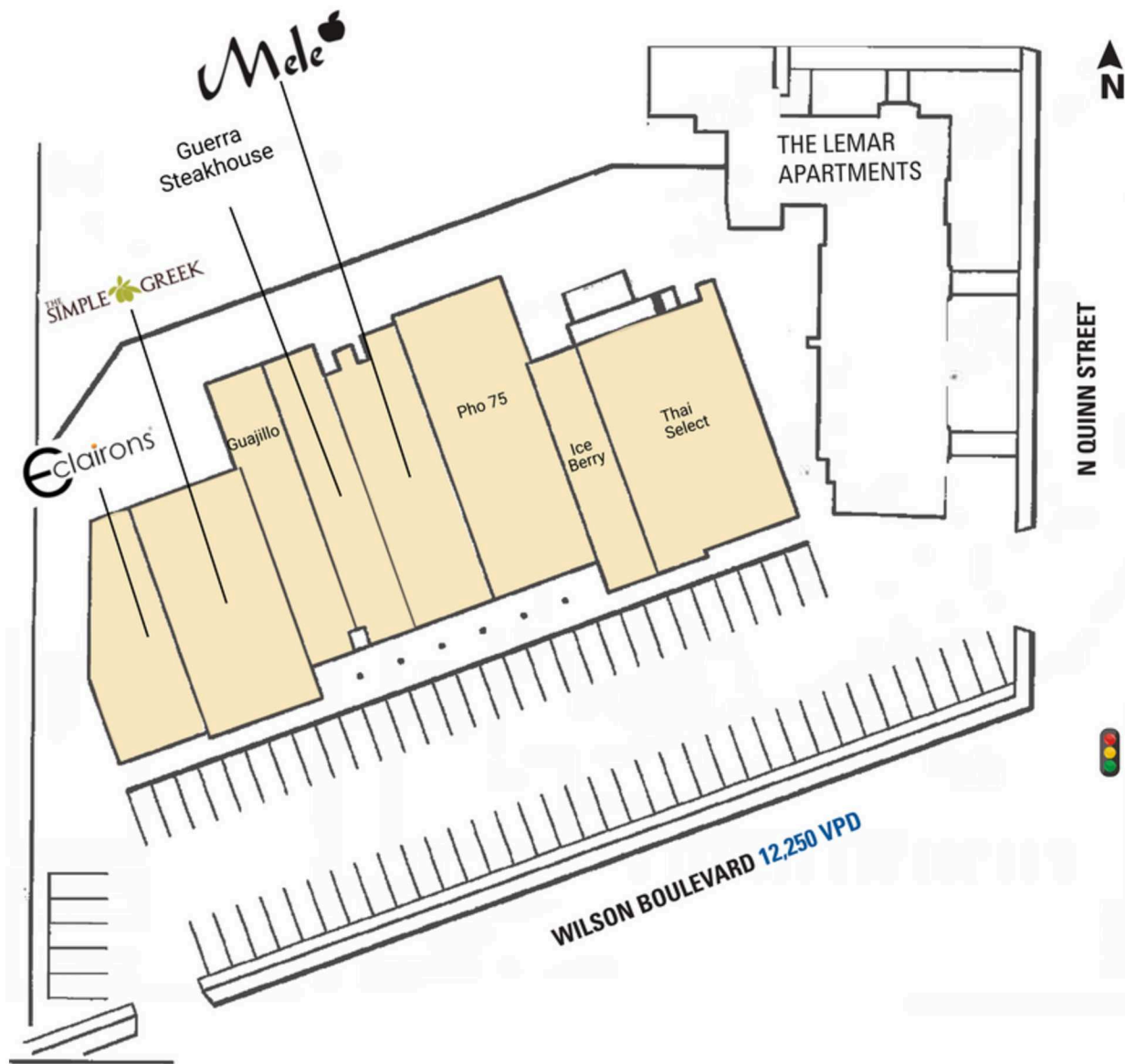


COLONIAL VILLAGE  
1,000 MIXED UNITS



# SITE PLAN

COLONIAL VILLAGE | ARLINGTON, VA





**COLONIAL VILLAGE | 1711 WILSON BOULEVARD, ARLINGTON, VA**

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