

# COLONIAL PLACE

ARLINGTON, VA

5,004 SF AVAILABLE

COURTHOUSE  
corner bakery cafe

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corner  
bakery  
CAFE

RAPPAPORT  
ACTIVATING PLACES

# COLONIAL PLACE

## ARLINGTON, VA

- | 2nd Gen restaurant opportunity within 715,000 SF office park
- | Dense office market with 26.6 million SF of office within 2 miles of the site.
- | Located in a strong restaurant market with great existing patio seating area, with room to expand it
- | Just steps from the Courthouse Metro Station, which serves 6,630 people daily, along a dense commuter route from the 7,000 surrounding residential units

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	47,039	279,828	777,305
 DAYTIME POPULATION	85,988	533,415	1,203,068
 HOUSEHOLD INCOME	\$186,120	\$192,205	\$188,217
 TRAFFIC COUNTS	9,300 on Wilson Blvd		

### CO-TENANTS



**COLONIAL PLACE**  
ARLINGTON, VA

**LYON VILLAGE**  
850 RESIDENTIAL UNITS

**VERRE**

**2111 WILSON BLVD**  
715,000 SF OF OFFICE  
**Bank of America**

**DUNKIN'**

**TUPELO HONEY**

**California TORTILLA**  
**KARAO HOUSE**  
**IRELAND'S PAIR COOKS**  
**UNITED STATES POSTAL SERVICE**

**2025 CLARENDON BLVD**  
231 UNITS  
DELIVERY 2024

**THE COMMODORE**  
423 UNITS  
DELIVERY LATE 2023

**WILSON BOULEVARD 12,000 VPD**

**CLARENDON BOULEVARD**

**WHOLE FOODS MARKET**

**COURTHAUS SOCIAL**

**FIRE WORKS**  
AMERICAN PIZZERIA & BAR

**CVS/pharmacy** **STRAYER UNIVERSITY**

**BAYOU PAVILION**

**TRUIST** **Sweet Leaf** **ups**

**Starbucks**

**AMC THEATRES**

**Hilton Garden Inn**

**MARKET COMMON CLARENDON**  
**Apple** **south moon under** **WILLIAMS SONOMA**  
**LOFT** **POTTERY BARN**  
**Crate&Barrel** **ANN TAYLOR**

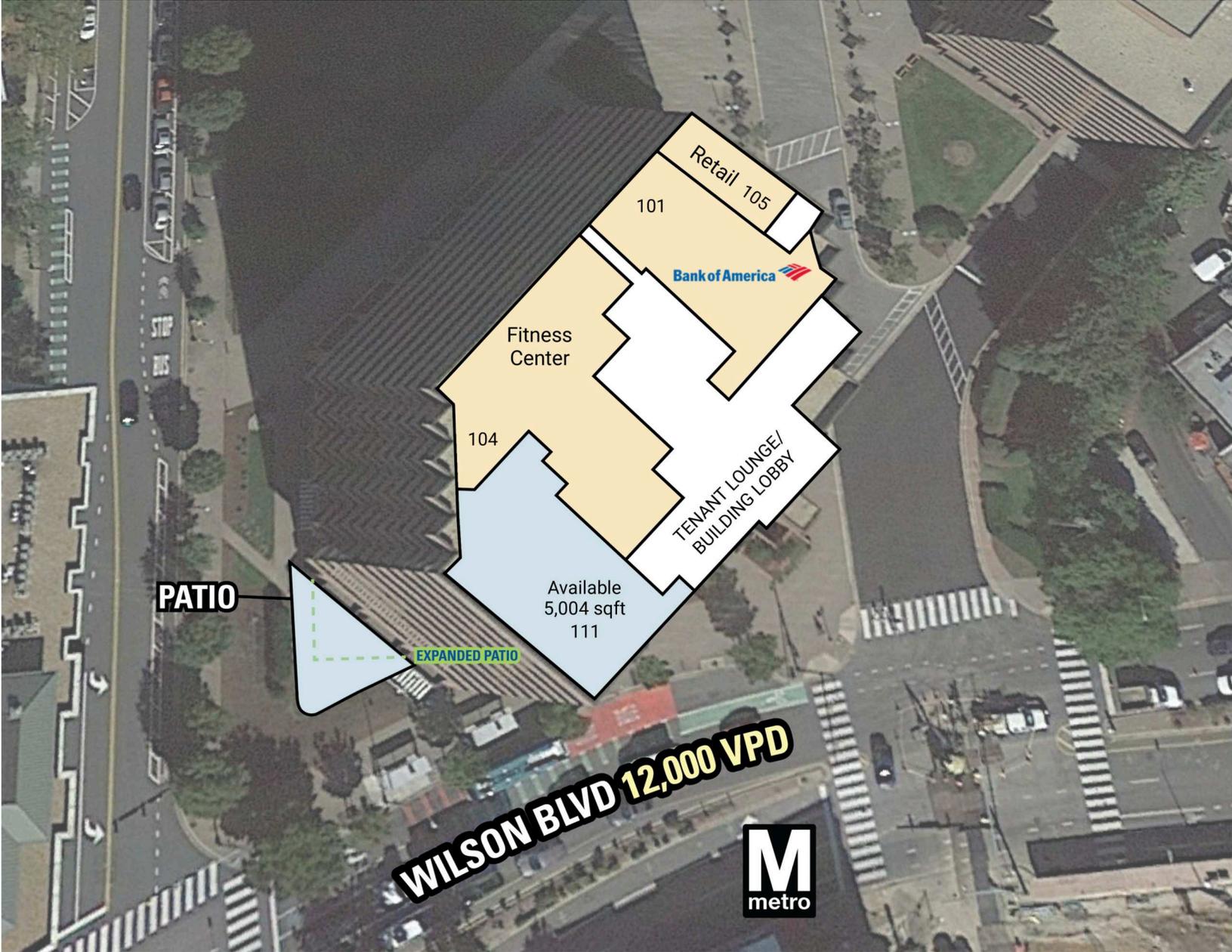
**N. VEITCH STREET**

**M metro**

# SITE PLAN

COLONIAL PLACE | ARLINGTON, VA

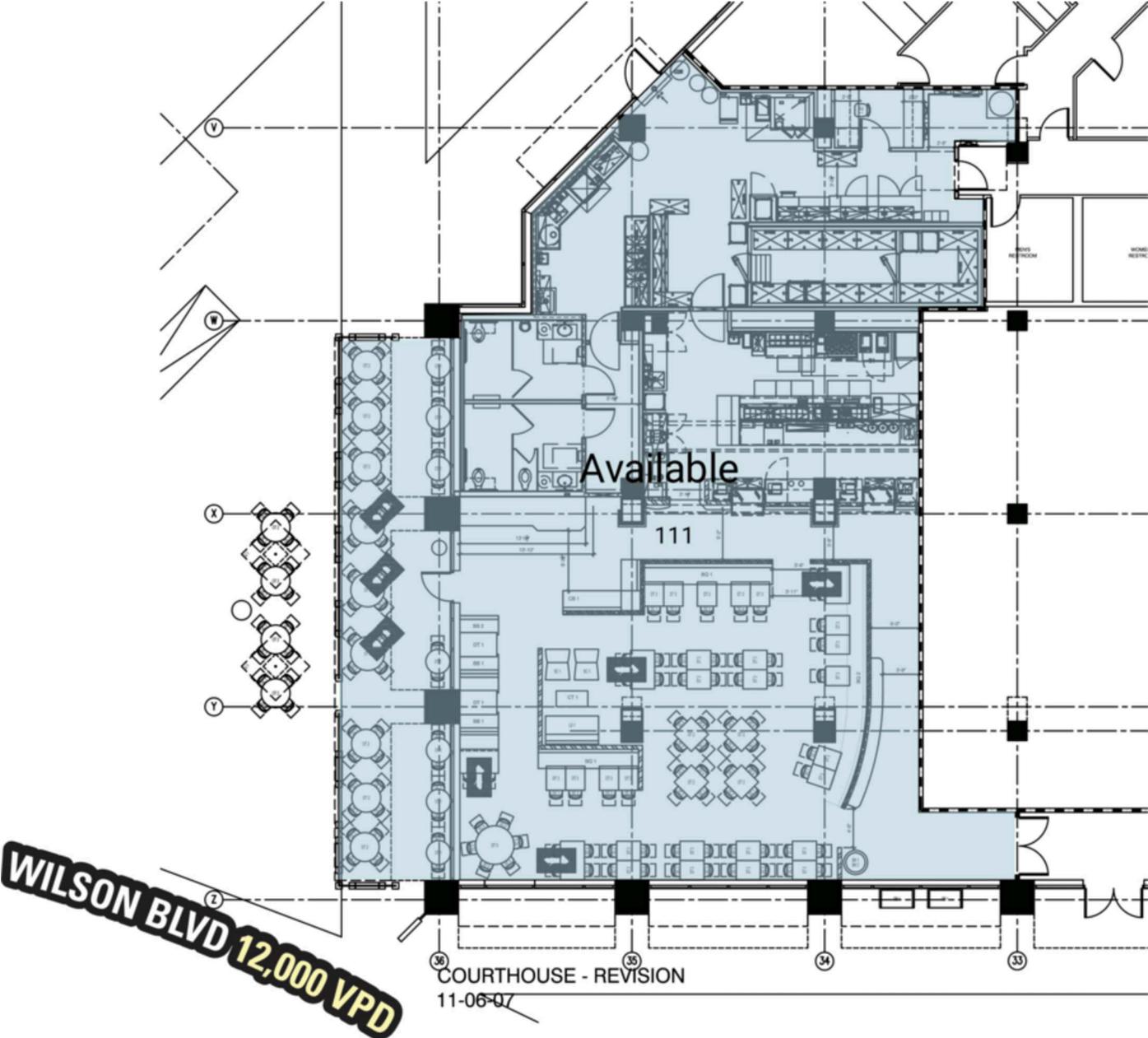
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# EXISTING FLOOR PLAN

COLONIAL PLACE | ARLINGTON, VA

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# POSSIBLE PATIO EXPANSION PLAN

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**COLONIAL PLACE | 2111 WILSON BLVD, ARLINGTON, VA**

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