

COLONIAL PLACE

ARLINGTON, VA

5,004 SF AVAILABLE

COURTHOUSE
corner bakery cafe

COURTHOUSE
corner
bakery
CAFE





RAPPAPORT
CULTIVATING 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



DUNKIN'



FIRE WORKS
AMERICAN PIZZERIA & BAR



amc
THEATRES

BAYOU
PARKET

Hilton
Garden Inn

MARKET COMMON CLARENDON



south
moon
under

WILLIAMS
SONOMA

LOFT

POTTERY BARN

Crate&Barrel

ANN TAYLOR

WILSON BOULEVARD 12,000 VPD
CLARENDON BOULEVARD



CVS/pharmacy

STRAYER
UNIVERSITY

THE COMMODORE
423 UNITS
DELIVERY LATE 2023

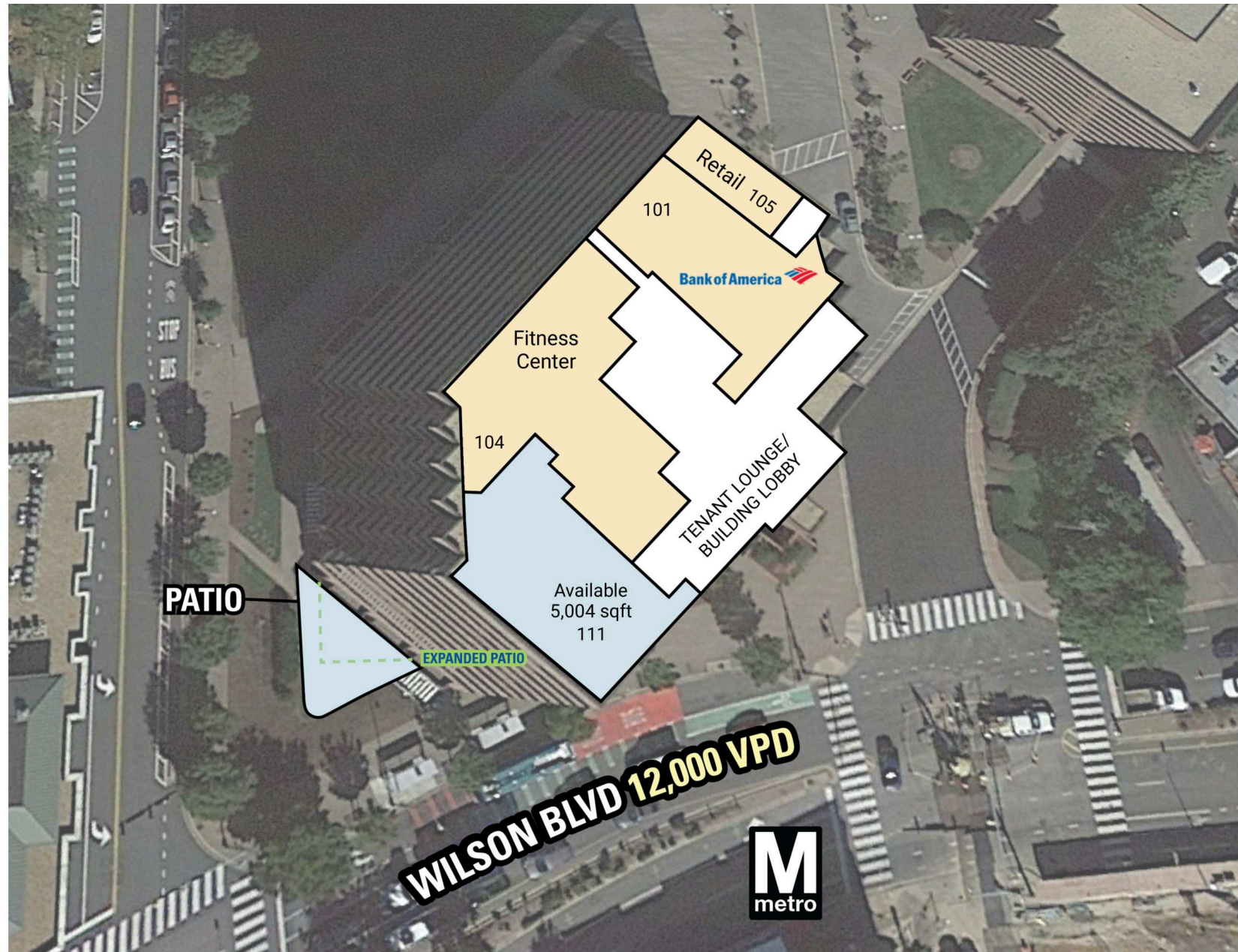
2025 CLARENDON BLVD
231 UNITS
DELIVERY 2024



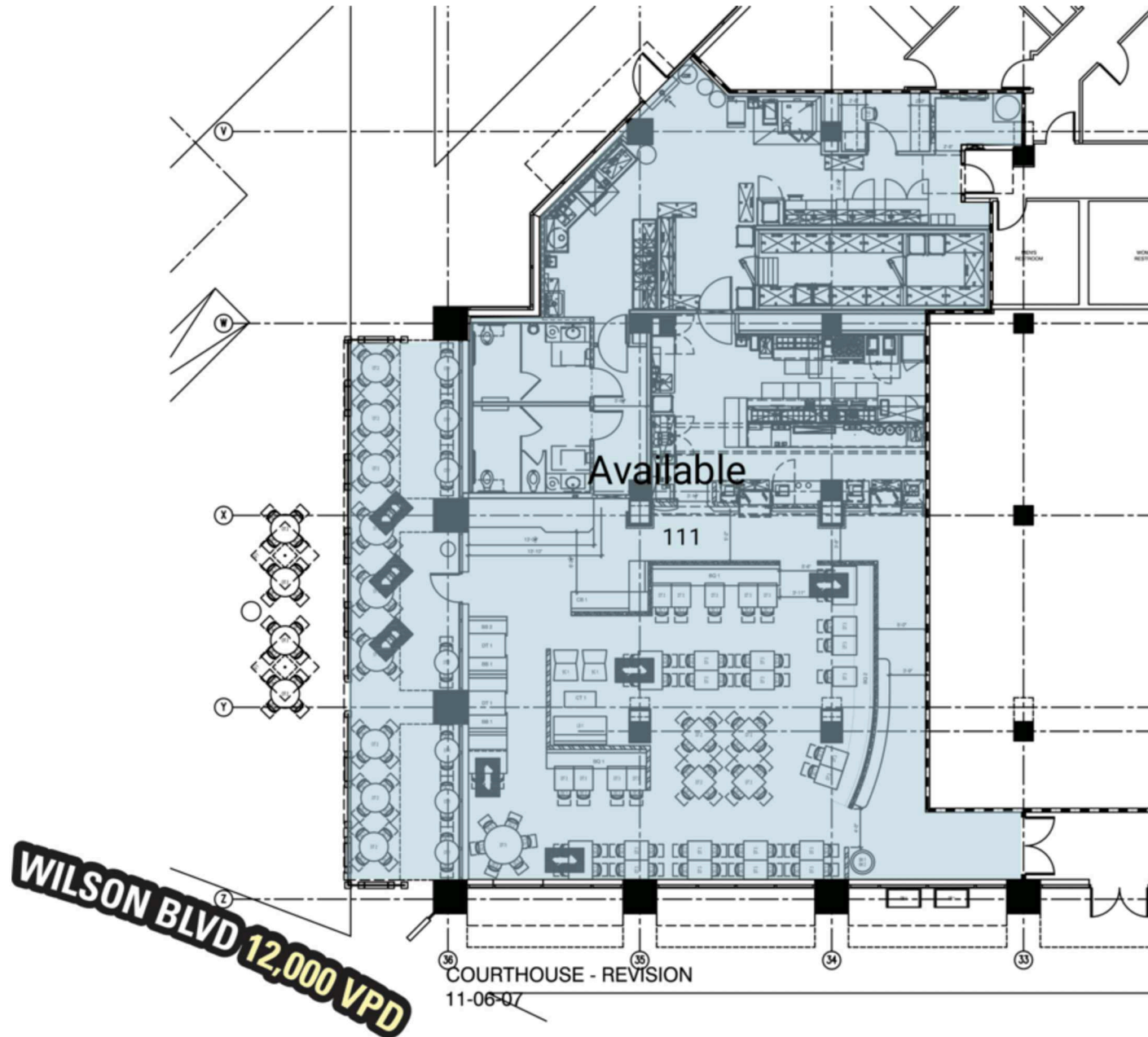
SITE PLAN

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EXISTING FLOOR PLAN
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POSSIBLE PATIO EXPANSION PLAN

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COLONIAL PLACE | 2111 WILSON BLVD, ARLINGTON, VA

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