

COLONIAL PLACE

ARLINGTON, VA

5,004 SF AVAILABLE

COURTHOUSE
corner bakery cafe

COURTHOUSE
corner
bakery
CAFE





RAPPAPORT
ACTIVATING PLACES

COLONIAL PLACE

ARLINGTON, VA

- | 2nd Gen restaurant opportunity within 715,000 SF office park
- | 654 new high end residential units delivered across the street in 2024
- | Located in a Dense office market with 26.6 million SF of office within 2 miles of the site.strong restaurant market with great existing patio seating area, with room to expand it
- | 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

WILSON BOULEVARD 12,000 VPD

CLARENDON BOULEVARD

N. VEITCH STREET

2111 WILSON BLVD
715,000 SF OF OFFICE

DUNKIN'

M
metro

California TORTILLA
IRELAND'S PURE POTATO

TUPELO HONEY

THE WENDY
231 Units
Delivery Fall 2024

THE COMMODORE
423 UNITS

CVS/pharmacy

TRUIST **Sweet Leaf** **UPS**

Starbucks

AMC THEATRES

WHOLE FOODS

MARKET COMMON CLARENDON
Apple **Crate&Barrel** **WILLIAMS SONOMA**

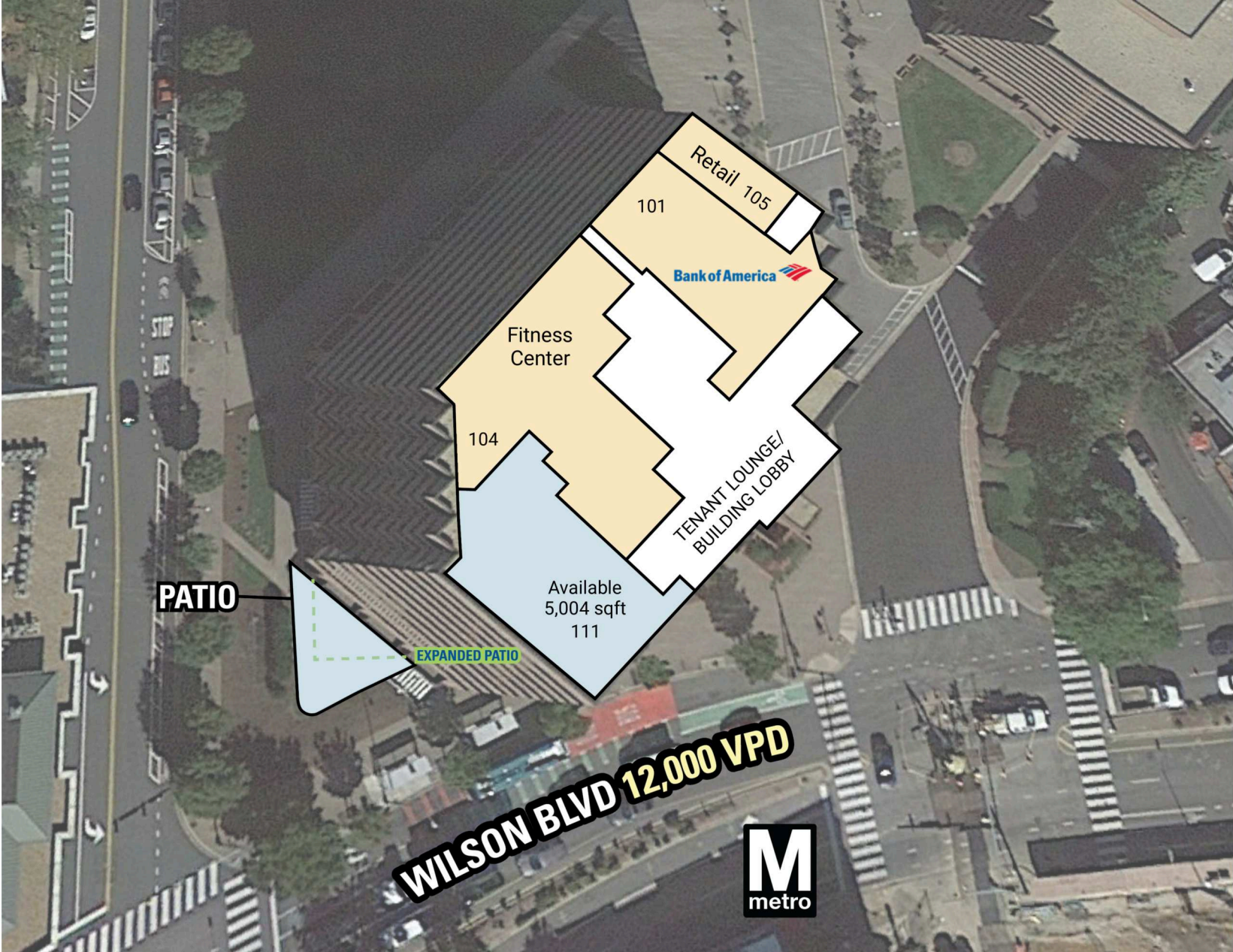
Hilton Garden Inn



SITE PLAN

COLONIAL PLACE | ARLINGTON, VA

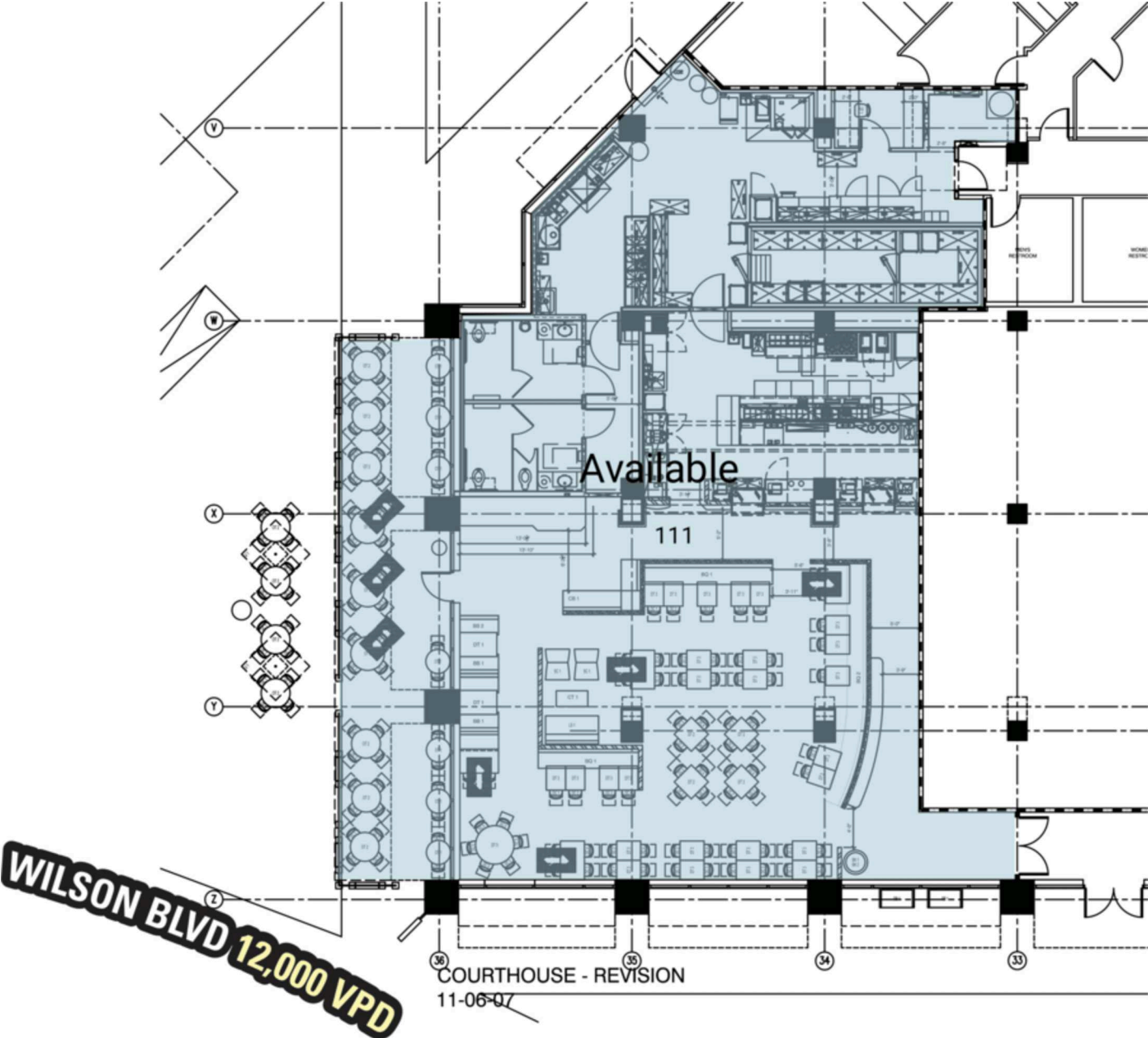
5,004 SF AVAILABLE



EXISTING FLOOR PLAN

COLONIAL PLACE | ARLINGTON, VA

5,004 SF AVAILABLE



POSSIBLE PATIO EXPANSION PLAN

COLONIAL PLACE | ARLINGTON, VA

5,004 SF AVAILABLE





COLONIAL PLACE | 2111 WILSON BLVD, ARLINGTON, VA

Mike Howard | mhoward@rappaportco.com | 571.382.1219

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

rappaportco.com