

# COLONIAL PLACE

ARLINGTON, VA

FULLY LEASED

COURTHOUSE  
corner bakery cafe

COURTHOUSE  
corner  
bakery  
CAFE

RAPPAPORT  
ACTIVATING PLACES

## COLONIAL PLACE ARLINGTON, VA

- | 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
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- | 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 2025

	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

N. VEITCH STREET

2111 WILSON BLVD  
715,000 SF OF OFFICE



THE WENDY  
231 Units  
Delivery Fall 2024



THE COMMODORE  
423 UNITS

WILSON BOULEVARD 12,000 VPD



CLARENDON BOULEVARD



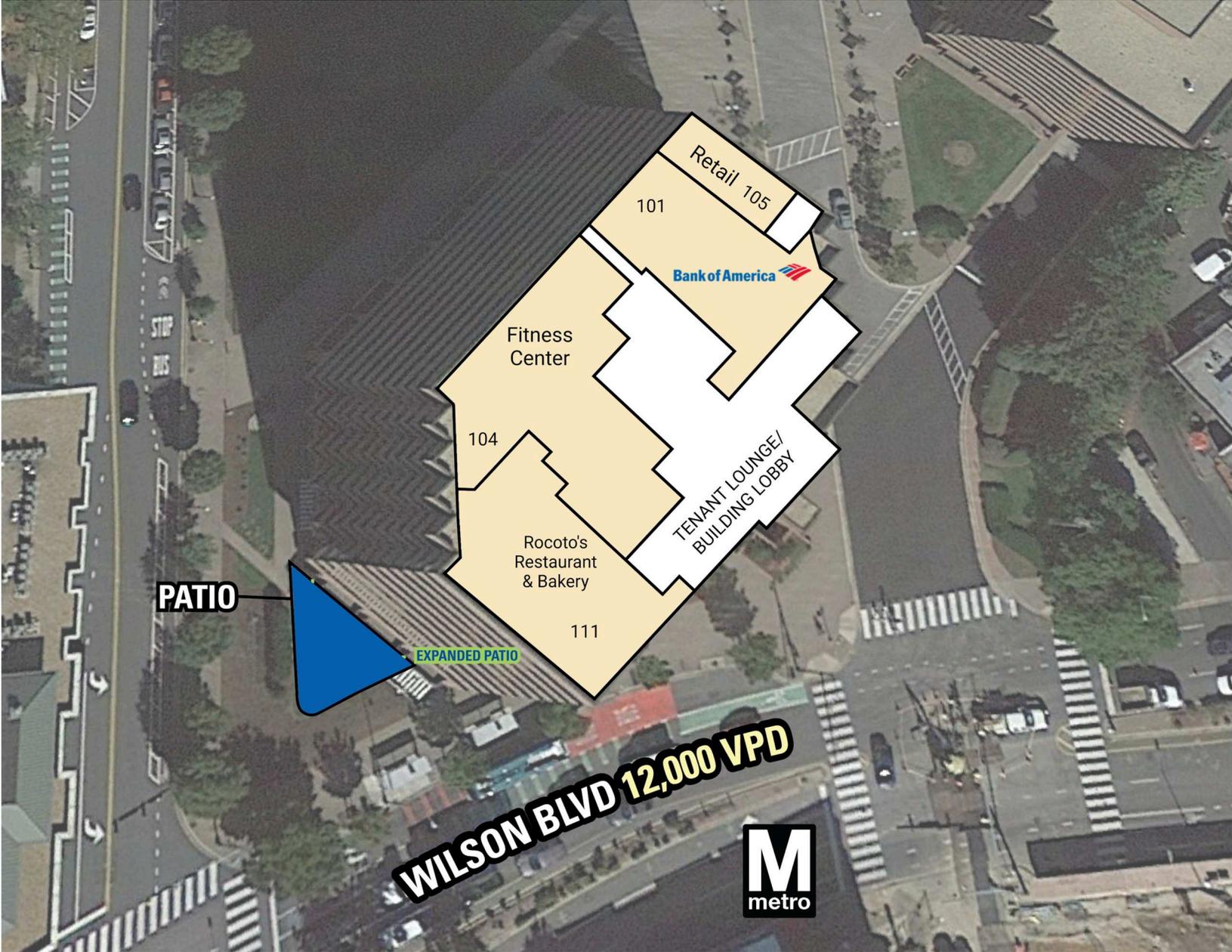
MARKET COMMON CLARENDON



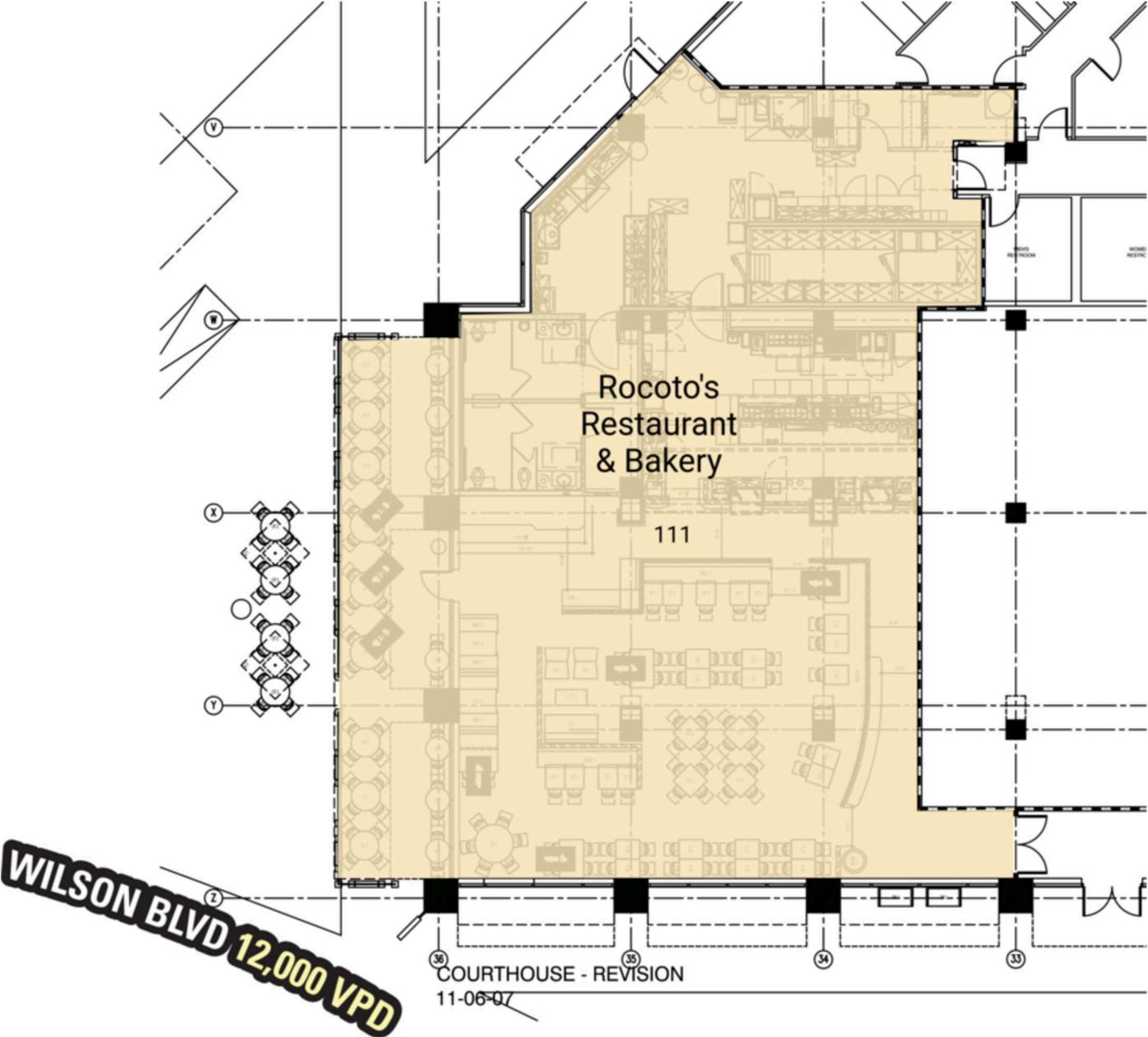
**SITE PLAN**

**COLONIAL PLACE | ARLINGTON, VA**

**FULLY LEASED**



**EXISTING FLOOR PLAN**  
COLONIAL PLACE | ARLINGTON, VA  
FULLY LEASED



# POSSIBLE PATIO EXPANSION PLAN

COLONIAL PLACE | ARLINGTON, VA

FULLY LEASED





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

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