



**2039 Wilson Boulevard**  
Arlington, VA

2,001 - 2,396 SF available



# Arlington

Virginia

- Second floor retail and office space available with direct access from Wilson Boulevard
- Located in the middle of a strong restaurant market with good evening crowd
- Dense office market with 26.6 million SF of office within 2 miles of the site
- Just 0.1 mile from the Courthouse Metro Station, which serves 4,471 people daily, along a dense commuter route from the 7,000 surrounding residential units
- 4 dedicated parking spaces located alongside and behind building



## 2026 Demographics

|                    | 1 mi.                     | 3 mi.     | 5 mi.     |
|--------------------|---------------------------|-----------|-----------|
| Population         | 45,614                    | 278,585   | 775,093   |
| Daytime Population | 54,344                    | 399,272   | 837,223   |
| Household Income   | \$172,726                 | \$189,227 | \$186,037 |
| Traffic Counts     | 7,000 on Wilson Boulevard |           |           |

## Area Retailers







2039 Wilson Blvd

11 Dedicated Retail  
Parking Spaces

WILSON BOULEVARD 7,000 VPD

CLARENDON BOULEVARD

15TH ST N

INNOVATION  
ELEMENTARY SCHOOL

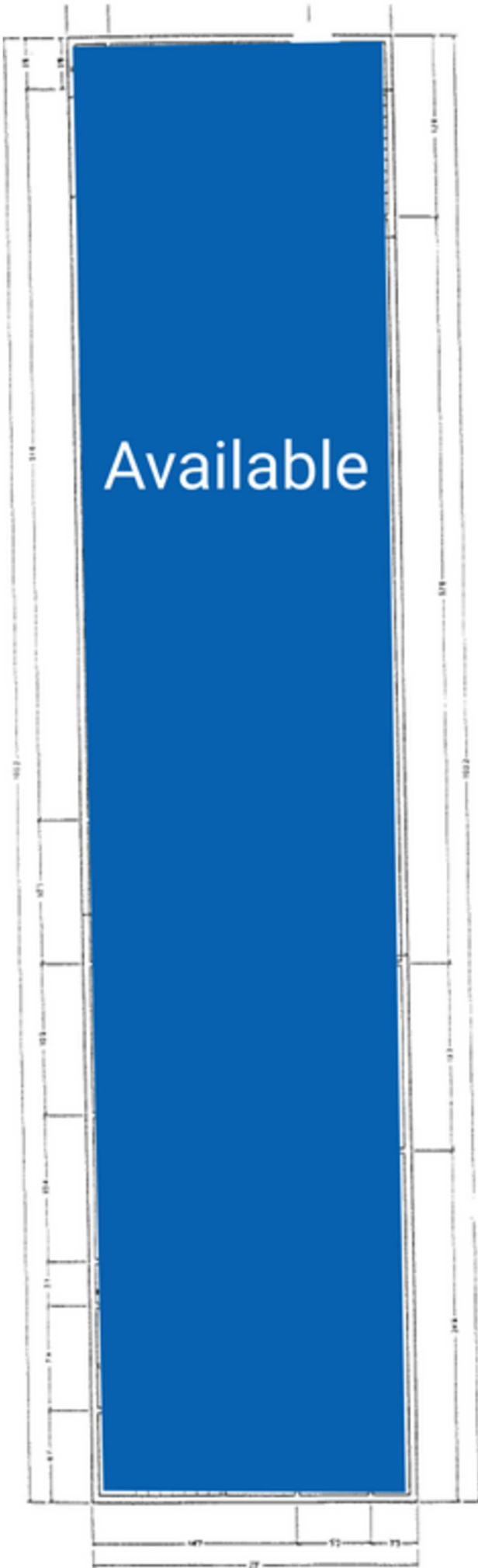
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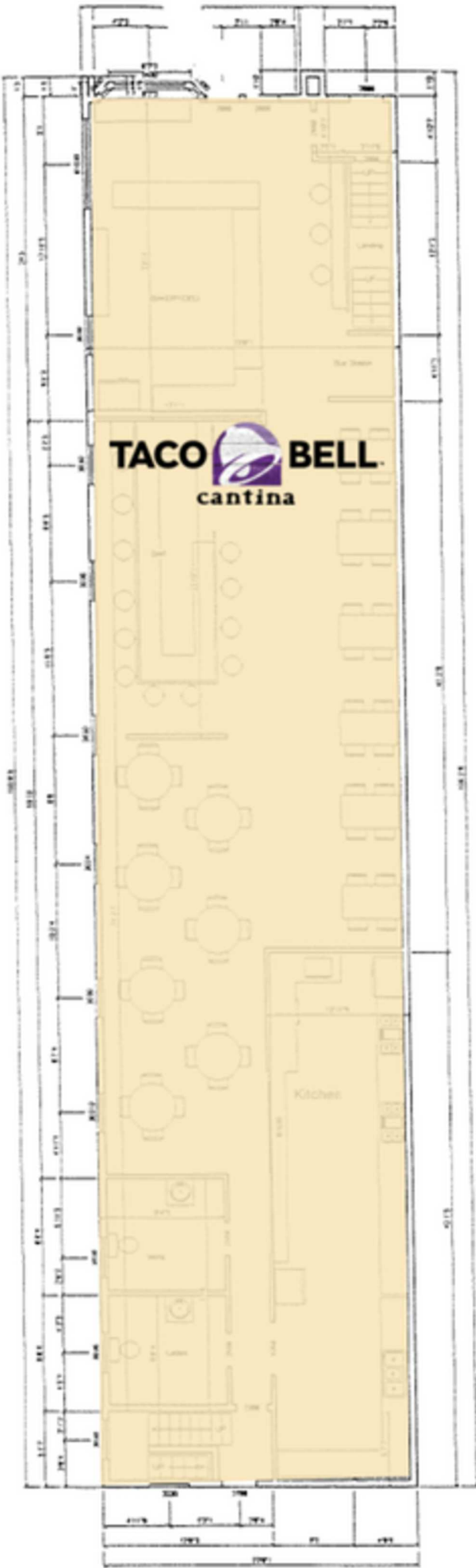
# Site Plan

2,001 - 2,396 SF available

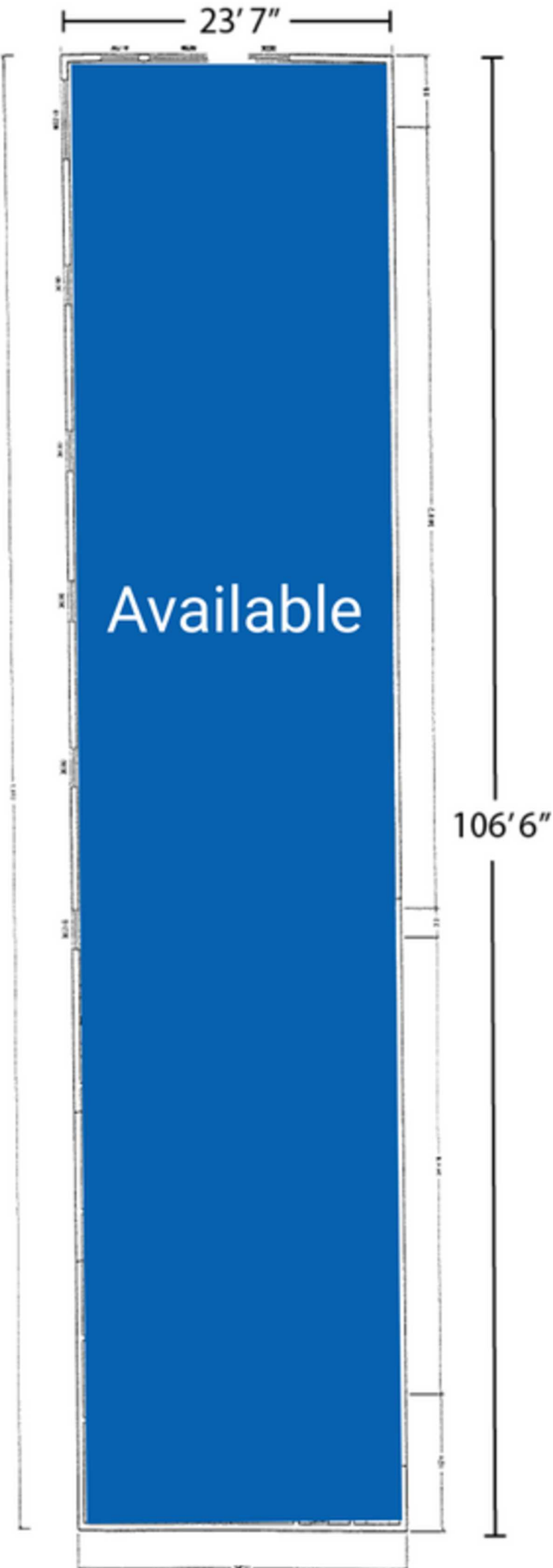
| Space #  | Sq. Ft. | Tenant            |
|----------|---------|-------------------|
| BASEMENT | 2,001   | Available         |
| UPPER    | 2,396   | Available         |
| 1        | 2,540   | Taco Bell Cantina |



**BASEMENT LEVEL**  
2,001 SF  
Ceiling: 8' 6"



**STREET LEVEL**  
2,477 SF  
Ceiling: 12' 9"



**UPPER LEVEL**  
2,396 SF  
Ceiling: 11' 6"

● Space Available

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**2039 WILSON BOULEVARD, ARLINGTON, VA**

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