



2039 Wilson Boulevard
Arlington, VA

2,001 - 2,396 SF available

RAPPAPORT
CULTIVATING PLACES®

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

INNOVATION
ELEMENTARY SCHOOL

WHOLE FOODS
MARKET

LIFETIME



The Crossing Clarendon

POTTERY
BARN

Crate&
Barrel

WARBY
PARKER

SEPHORA
The Container Store



WILSON BOULEVARD 7,000 VPD
CLARENDON BOULEVARD

HYATT
PLACE

FIVE GUYS
BURGERS and FRIES

DUNKIN'

SweetLeaf

CVS

M metro
Court House
Station

COURTHAUS
SOCIAL

amc

BAYOU

COFFEE BAR + EATERY

Subway

Hilton
Garden Inn

LABC

TUPELO HONEY

corepower
YOGA

ACE
The helpful place

LIFE TIME

ARLINGTON BOULEVARD

2039 Wilson Boulevard

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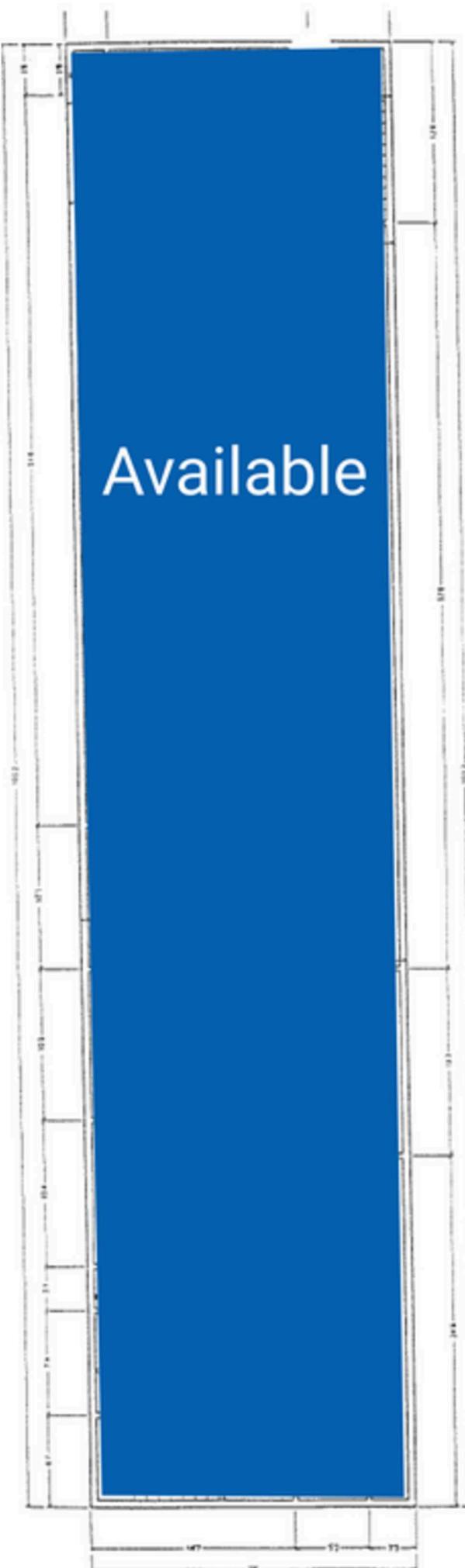
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Site Plan

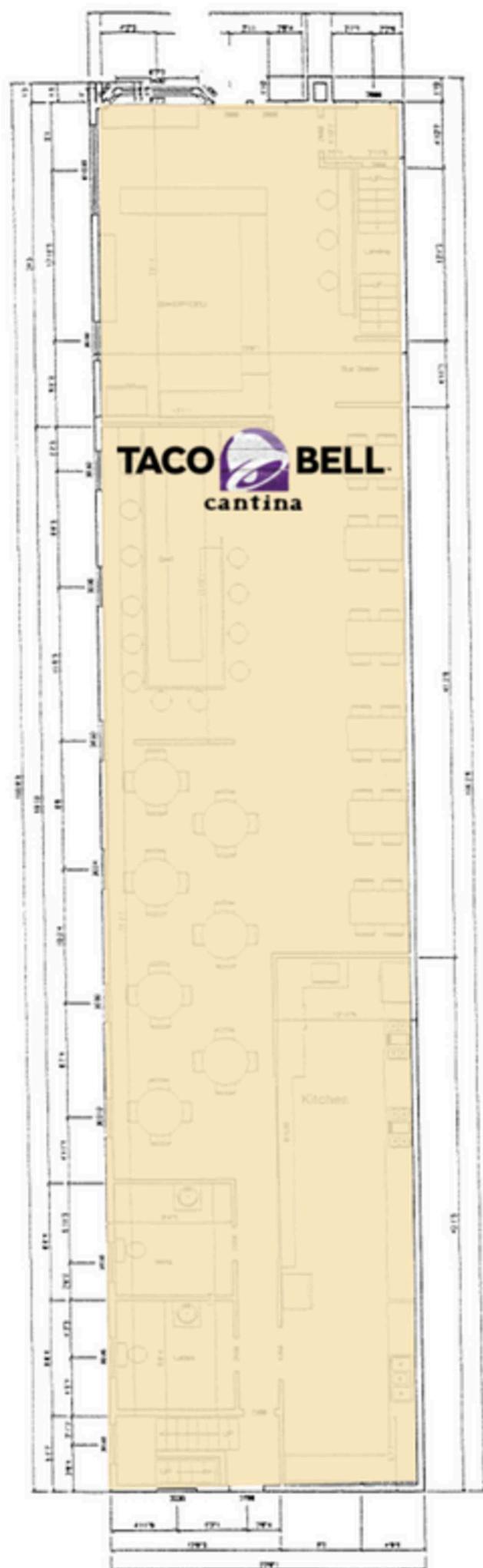
2,001 - 2,396 SF available

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

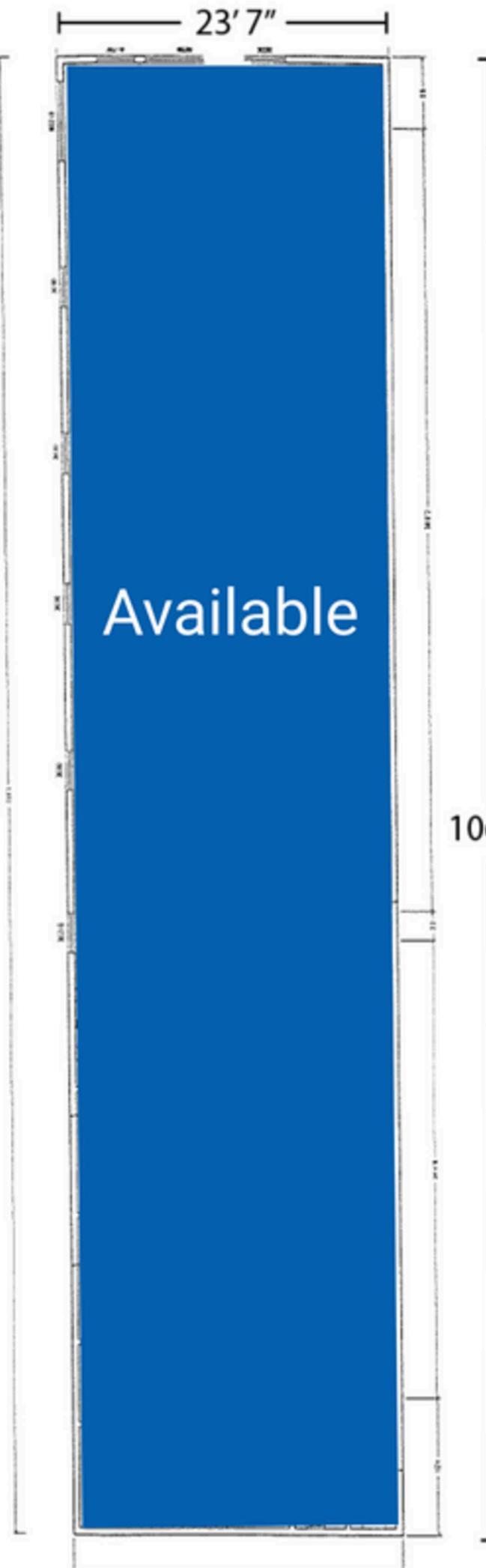
● Space Available



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



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



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

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2039 WILSON BOULEVARD, ARLINGTON, VA

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