



2039 Wilson Boulevard
Arlington, VA

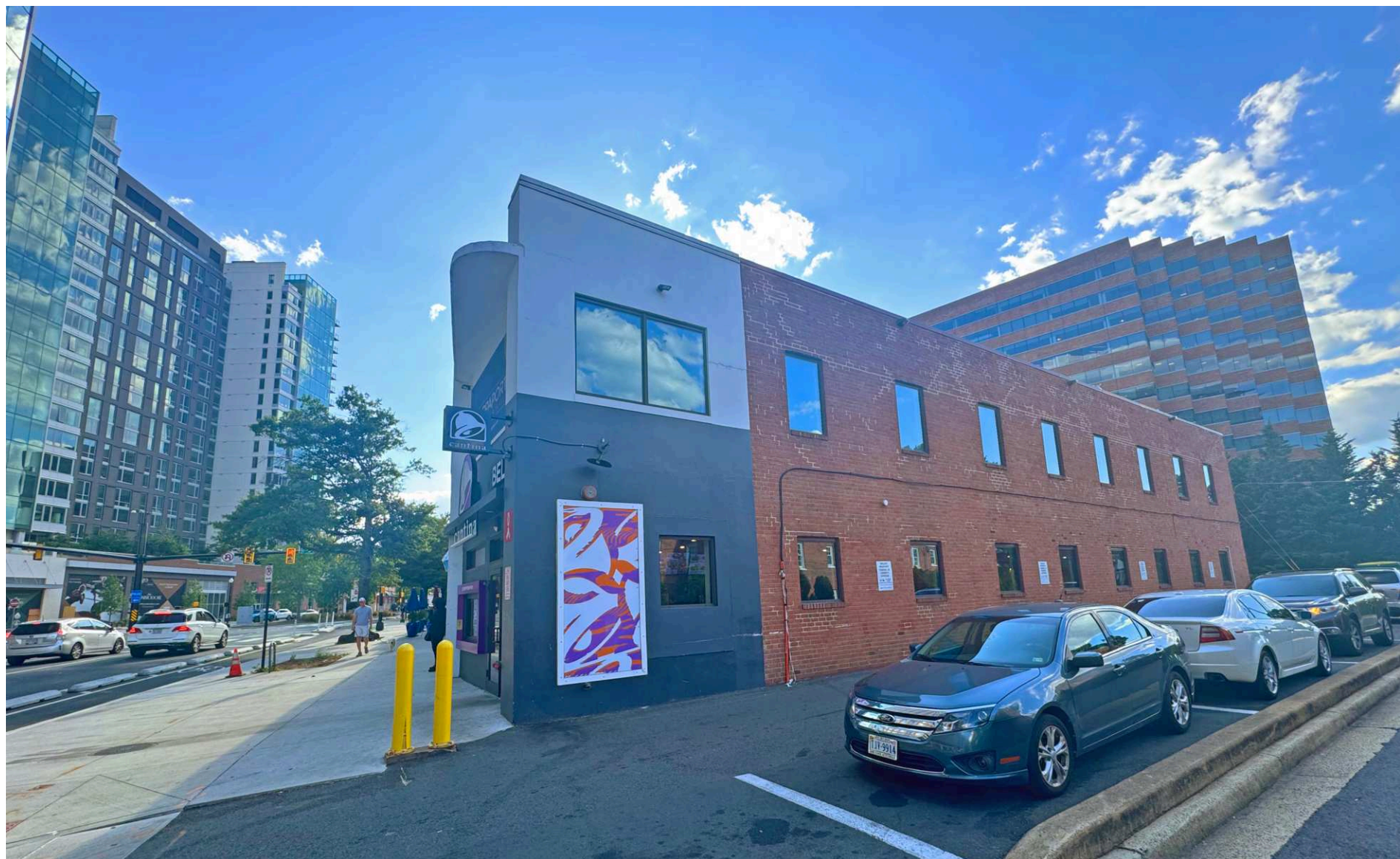
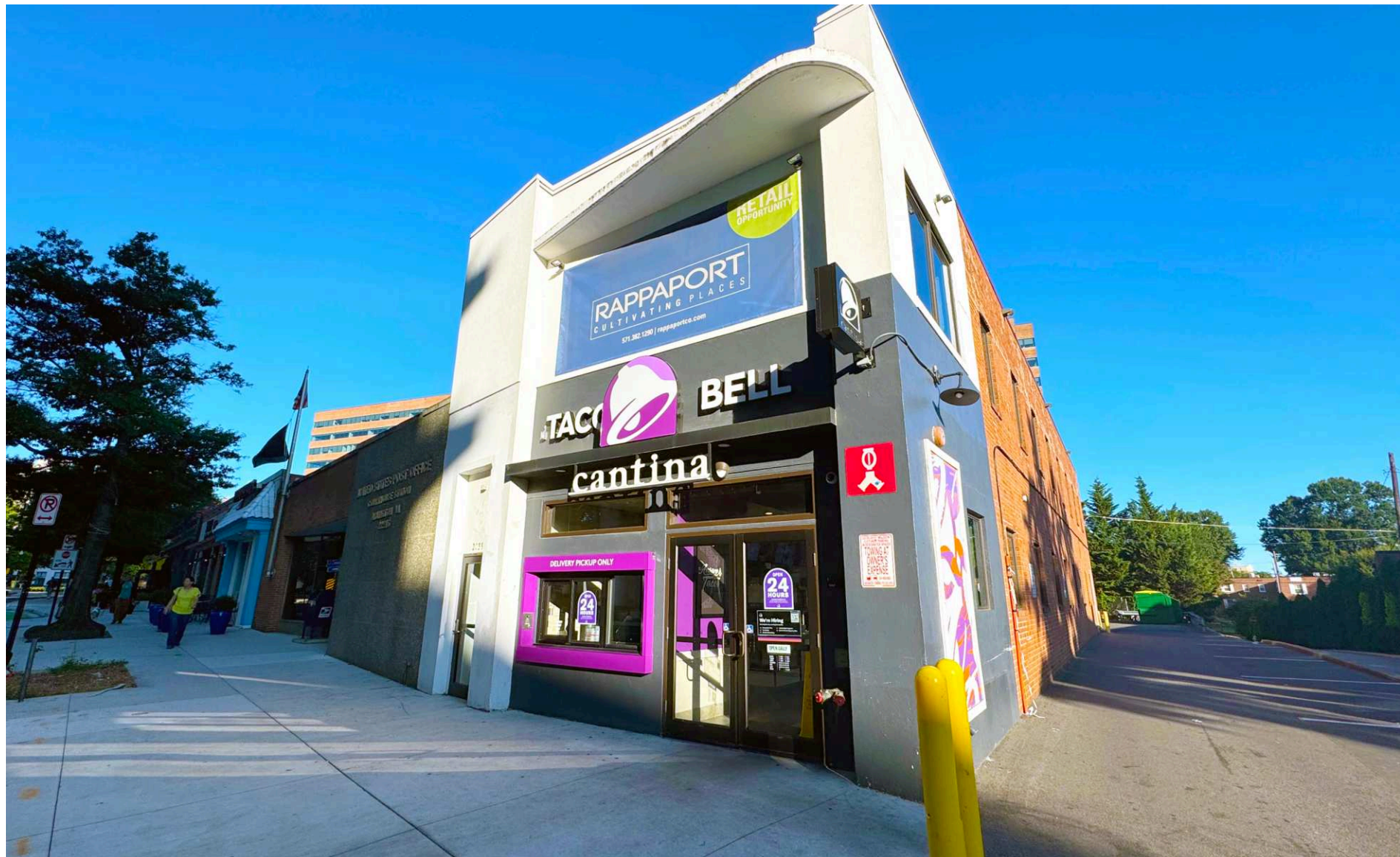
2,001 - 2,396 SF available



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

N VEITCH ST

DUNKIN'

CVS

Sweet Leaf

M metro
Court House
Station

amc

BAYOU
BAKERY

SUBWAY

ACE
The helpful place.

7
ELEVEN

corepower
YOGA

TUPELO HONEY

BURGER
DISTRICT

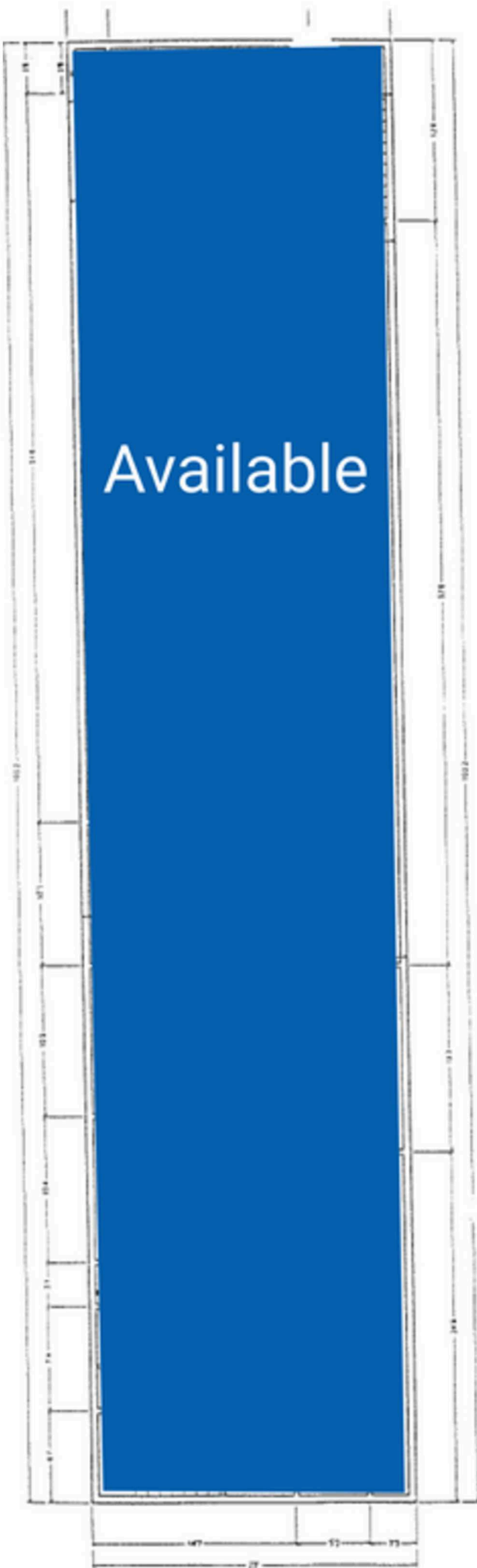
ABC



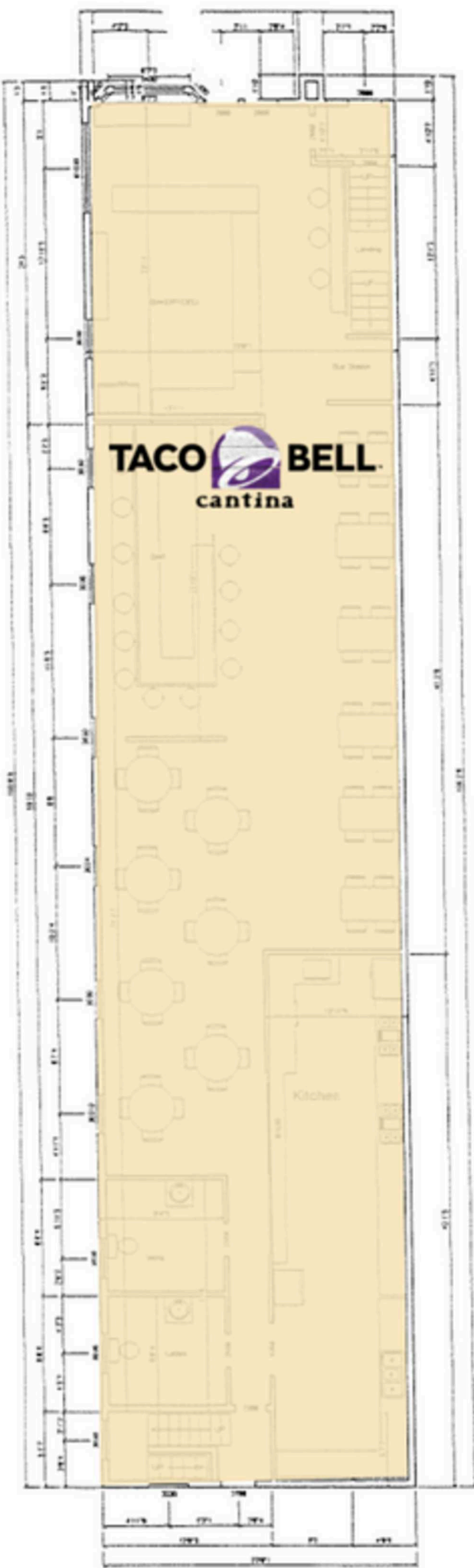
Site Plan

2,001 - 2,396 SF available

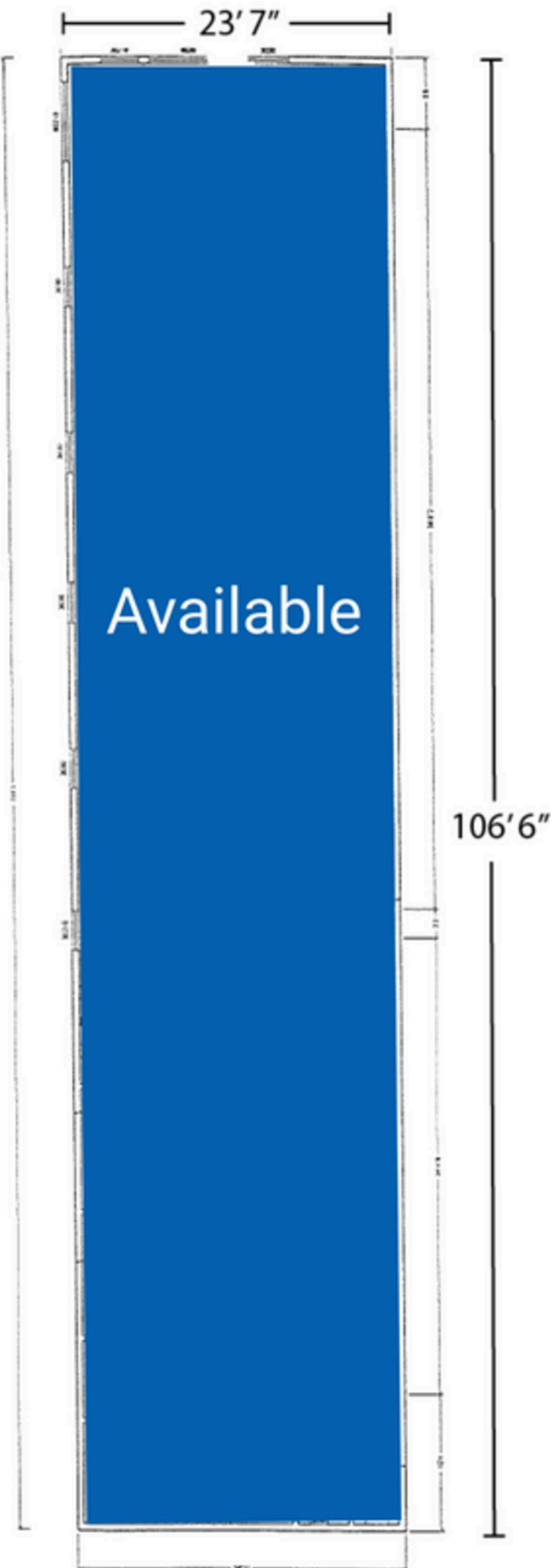
Space #	Sq. Ft.	Tenant
BASEMENT	2,001	Available
UPPER	2,396	Available
1	2,540	Taco Bell Cantina



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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rappaportco.com



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