



**2039 Wilson Boulevard**  
Arlington, VA

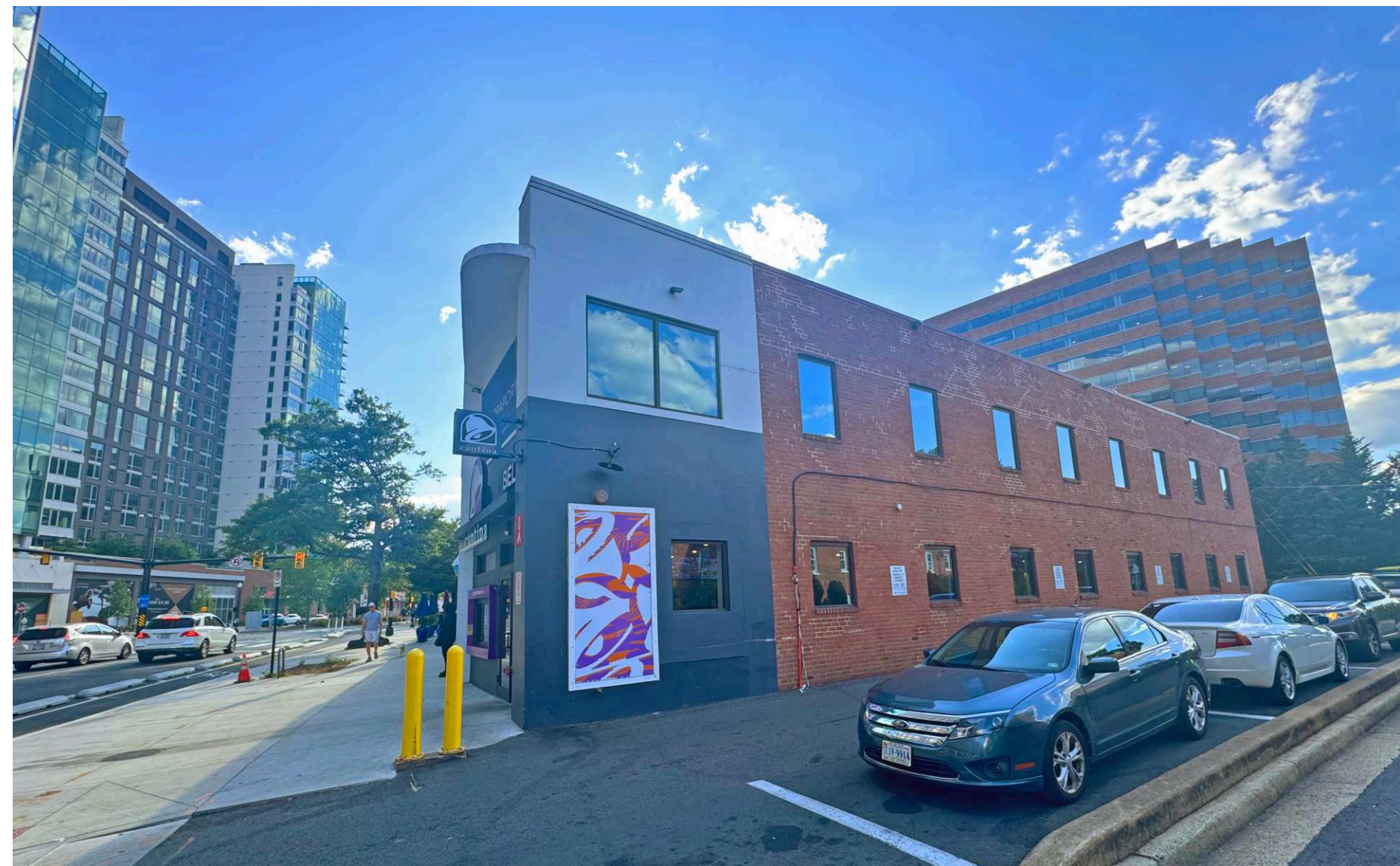
Three Story Building



# 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

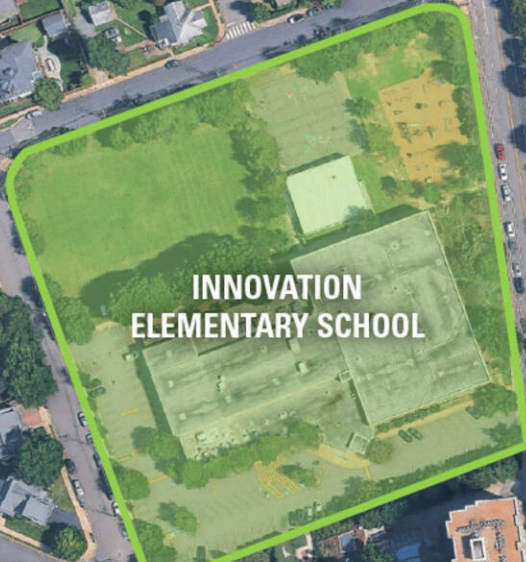
	1 mi.	3 mi.	5 mi.
<b>Population</b>	45,614	278,585	775,093
<b>Daytime Population</b>	54,344	399,272	837,223
<b>Household Income</b>	\$172,726	\$189,227	\$186,037
<b>Traffic Counts</b>	7,000 on Wilson Boulevard		

## Area Retailers





# 2039 Wilson Blvd



INNOVATION  
ELEMENTARY SCHOOL



WILSON BOULEVARD 7,000 VPD

CLARENDON BOULEVARD



ARLINGTON BOULEVARD

The Crossing Clarendon

POTTERY BARN    WARBY PARKER    SEPHORA

Crate & Barrel    The Container Store    Apple



# 2039 Wilson Blvd

INNOVATION  
ELEMENTARY SCHOOL

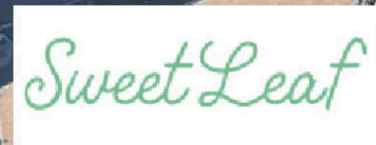
N VEITCH ST

WILSON BOULEVARD 7,000 VPD

CLARENDON BOULEVARD

15TH ST N

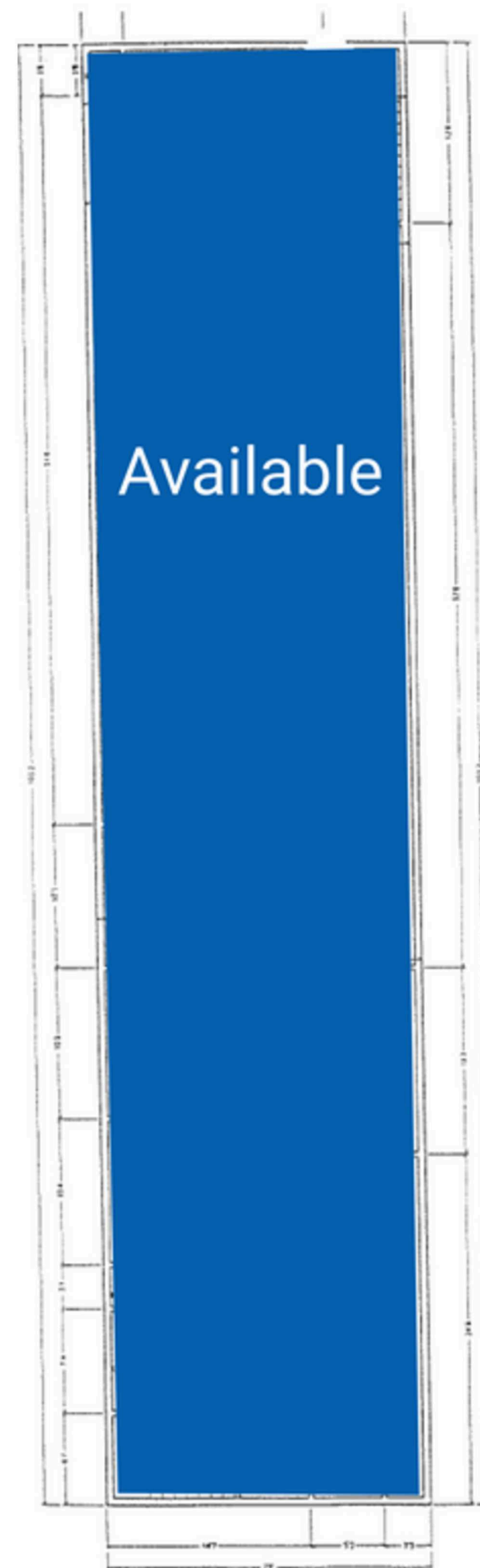
11 Dedicated Retail  
Parking Spaces

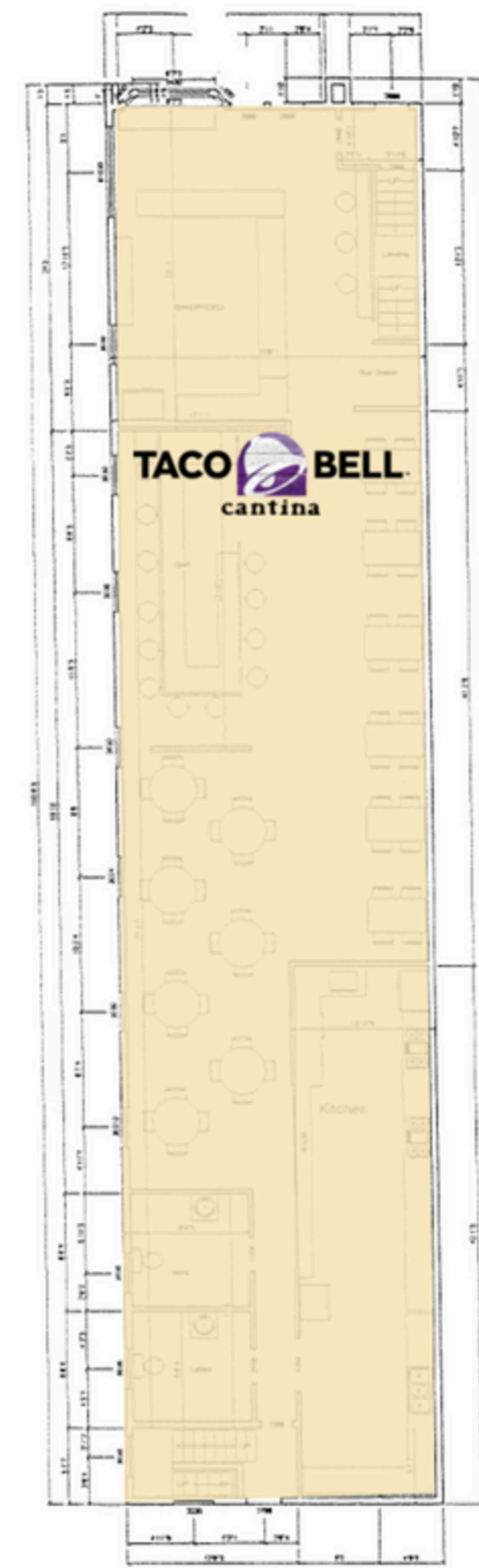
# Site Plan

WILSON BOULEVARD 12,000 VPD

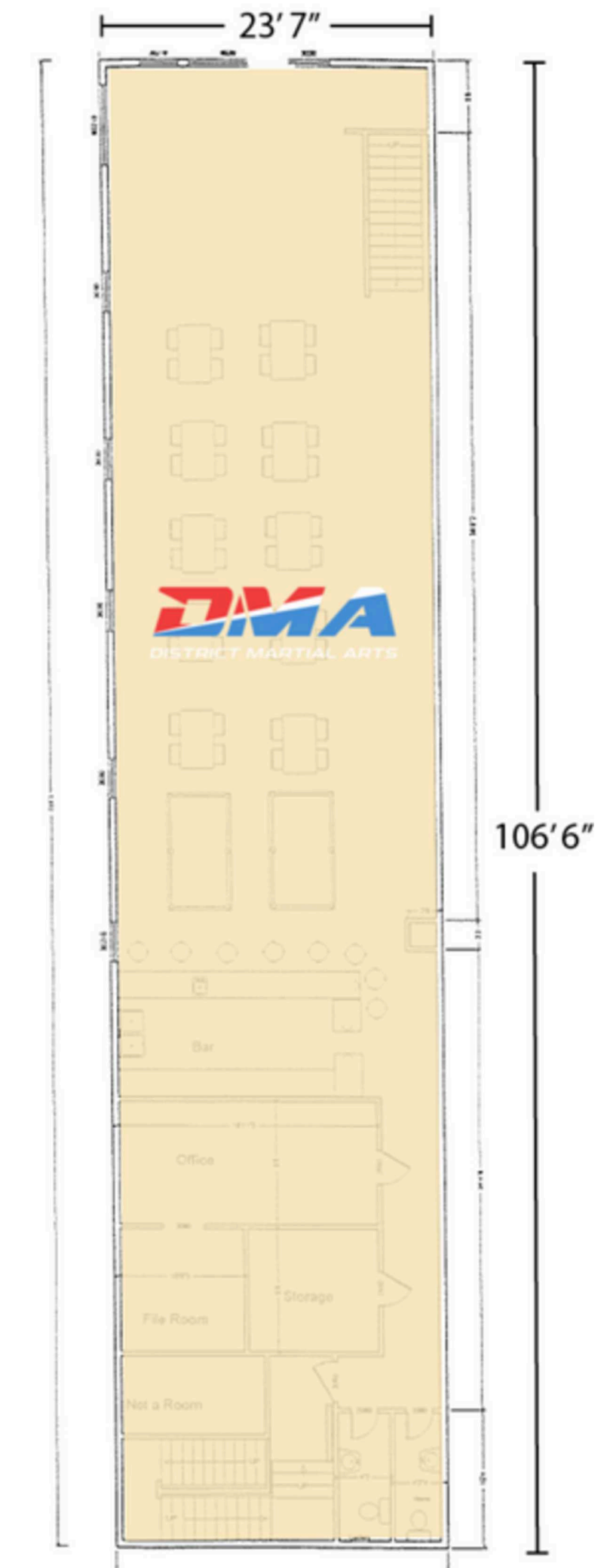
Space #	Sq. Ft.	Tenant
BASEMENT-		Available
UPPER	2,396	Scott Dance District Martial Arts
1	2,540	Taco Bell Cantina



**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**

**Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218**

**Mike Howard | [mhoward@rappaportco.com](mailto:mhoward@rappaportco.com) | 571.382.1219**