



3601 Wilson Blvd
Arlington, VA

1,894 - 3,464 SF available
Space deliverable by mid-2026



Arlington

Virginia

- Street-front retail opportunities available by mid-2026
- Located in the heart of Arlington along Wilson Boulevard, directly across from Virginia Square Metro, with easy access to Clarendon and Ballston neighborhoods
- Under new ownership, the property is set to undergo redevelopment, transforming it into 90-100 modern multi-family units to meet the needs of today's residents
- Located within dense apartment communities, attracting the young professional population in the immediate area who primarily walk to work



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	271,909	49,046	683,033
Daytime Population	211,108	43,477	708,290
Household Income	\$176,773	\$178,646	\$180,287
Traffic Counts	14,000 on Wilson Blvd		

Area Retailers





WASHINGTON LIBERTY
HIGH SCHOOL



WASHINGTON BLVD

QUINCY PARK



WASHINGTON BLVD



CLARENDON BLVD

The Crossing Clarendon

sweetgreen

10TH ST



citibank

UNCLE JULIO'S
MEXICAN



tropical CAFE



N FAIRFAX DR



WILSON BLVD 14,000 VPD



WASHINGTON BLVD

ZITKALA-SA
PARK

P.F. CHANG'S



CAVA

sweetgreen

CARBONARA

3601 Wilson Blvd



N GLEBE RD 28,000 VPD

THE SALT LINE
OYSTER + ALE



Ballston Common Mall



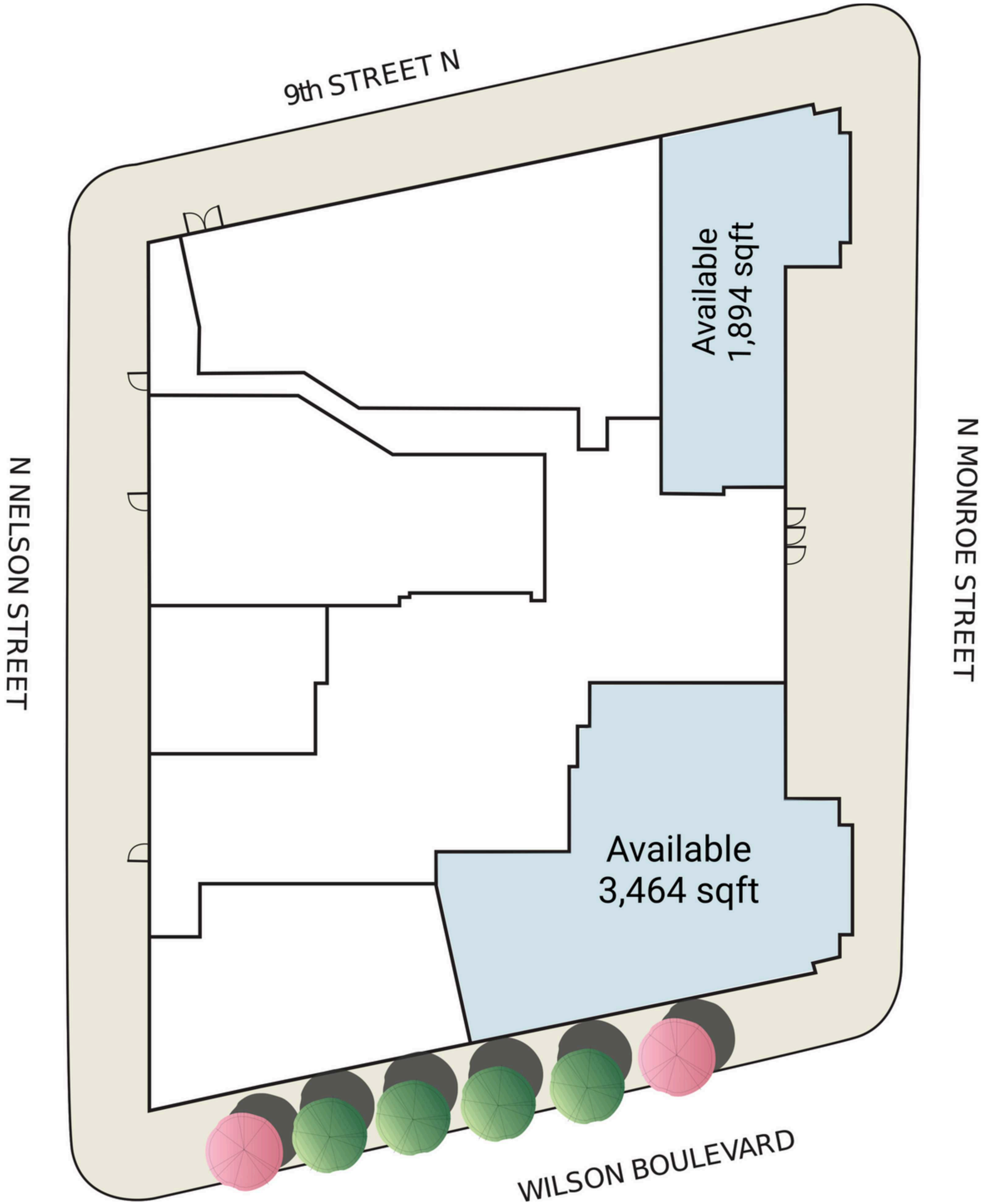
3601 Wilson Blvd

Site Plan

1,894 - 3,464 SF available

Space #	Sq. Ft.	Tenant
1	1,894	Available
2	3,464	Available

● Space Available



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