



**3601 Wilson Blvd**  
Arlington, VA

1,894 - 3,600 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



UNCLE JULIO'S  
MEXICAN



tropical CAFE



N FAIRFAX DR



WILSON BLVD 14,000 VPD



WASHINGTON BLVD

citibank

P.F. CHANG'S



CAVA

sweetgreen

CARBONARA

3601 Wilson Blvd

ZITKALA-SA  
PARK



N GLEBE RD 28,000 VPD

THE SALT LINE  
OYSTER + ALE



Ballston Common Mall



3601 Wilson Blvd

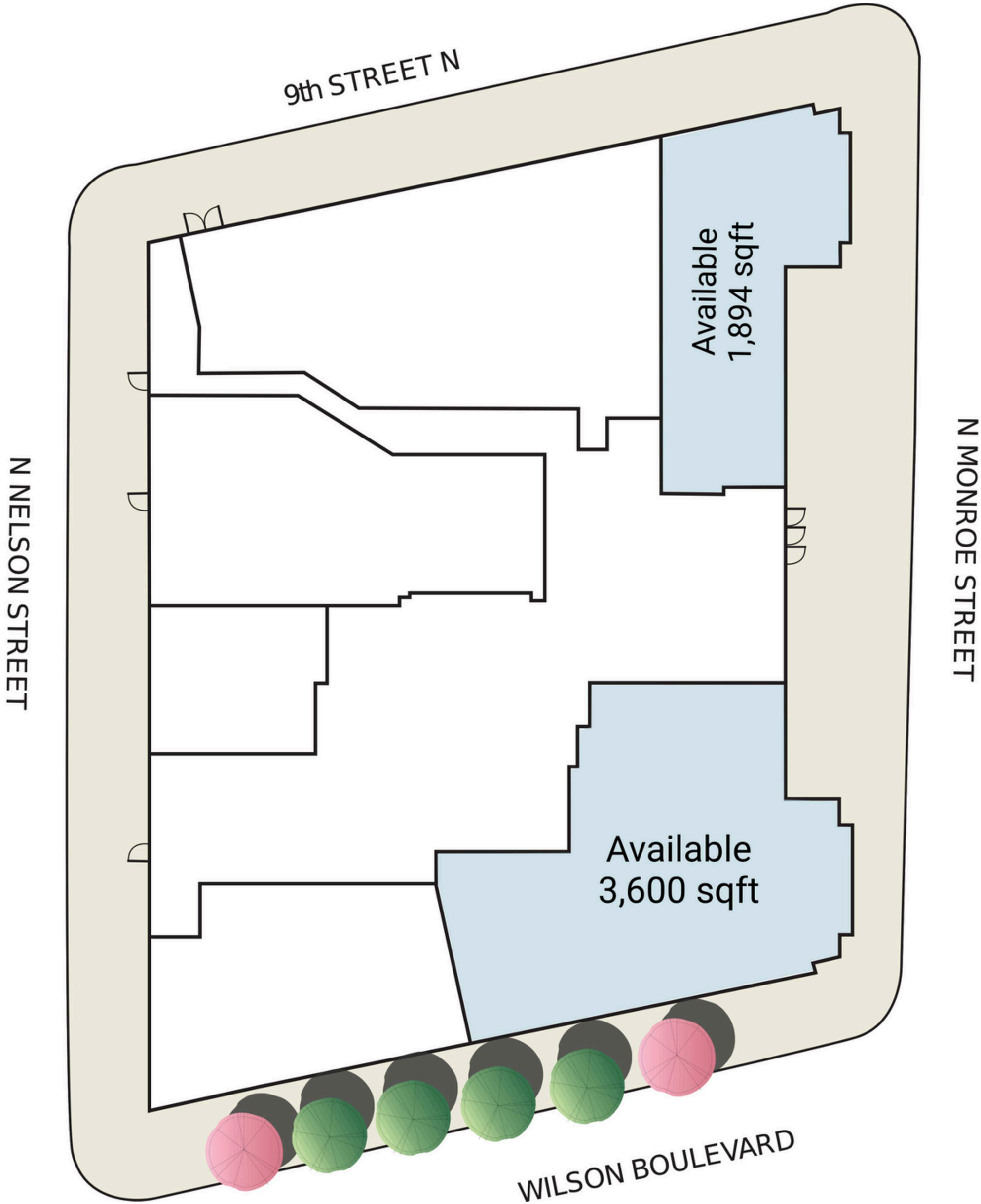


# Site Plan

1,894 - 3,600 SF available

Space #	Sq. Ft.	Tenant
1	1,894	Available
2	3,600	Available

● Space Available



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**3601 WILSON BLVD | 3601 WILSON BLVD, ARLINGTON, VA**

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