



BUILDING AVAILABLE

3137 Wilson Boulevard
Arlington, VA

4,761 SF Building for Sale or Lease

RAPPAPORT
CULTIVATING PLACES®

Arlington

Virginia

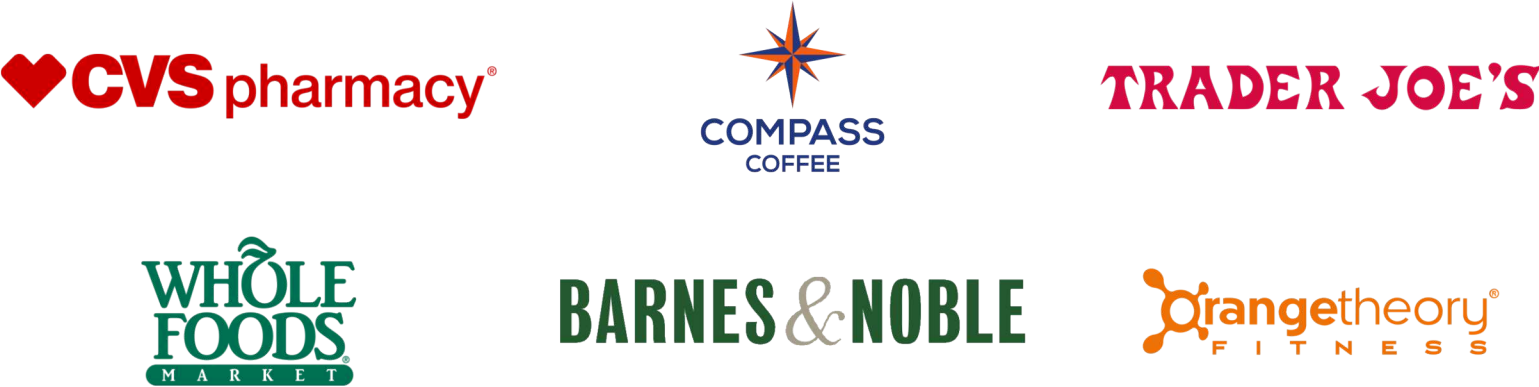
- Full building for sale or lease featuring high-visibility street-front retail opportunity
- Opportunity in the heart of Clarendon, with great co-tenancy along Wilson Boulevard
- Directly across from Clarendon Metro Stop with 3,000 daily riders
- Located within dense apartment communities, attracting the young professional population in the immediate area who primarily walk to work



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	55,840	272,172	722,940
Daytime Population	48,854	313,899	758,511
Household Income	\$181,346	\$187,168	\$185,026
Traffic Counts	16,000 on Wilson Blvd/Clarendon Blvd		

Area Retailers





3137 Wilson Blvd

LIFETIME FITNESS SEAMORE'S Tatte BAKERY & CAFÉ

WHOLE FOODS MARKET



CLARENDON BLVD 9,000 VPD

WILSON BLVD 7,000 VPD

WASHINGTON BLVD 35,000 VPD

10TH ST N 20,000 VPD

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RAPPAPORT CULTIVATING PLACES

Site Plan

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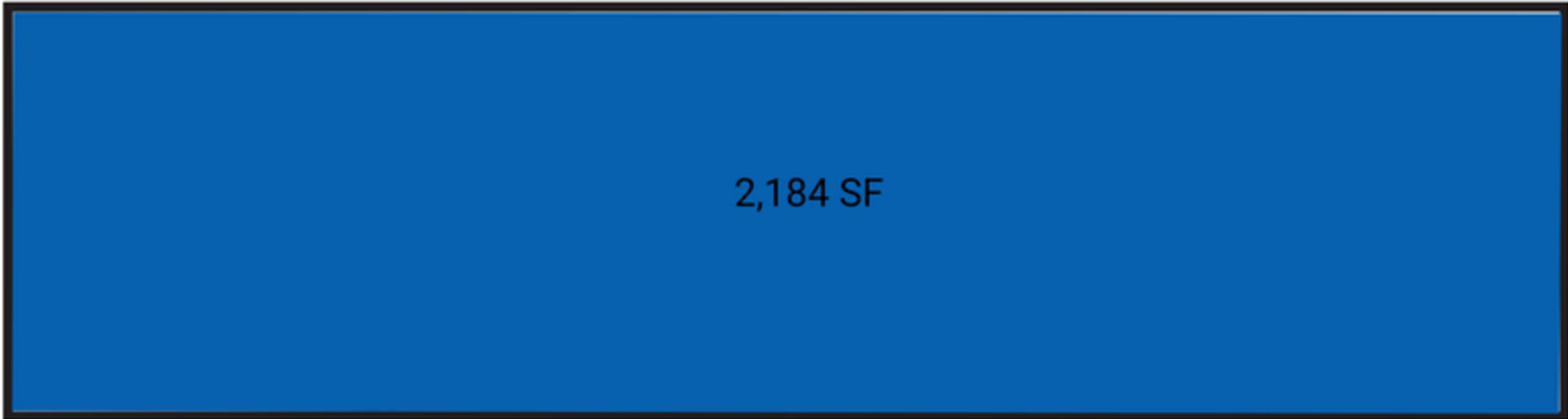
● Space Available



First Floor



Mezzanine Plan



Basement

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3137 WILSON BOULEVARD | 3137 WILSON BOULEVARD, ARLINGTON, VA

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