



**Colonial Village**  
Arlington, VA

Fully Leased

**RAPPAPORT**  
CULTIVATING PLACES®

# Arlington

Virginia

- Visible store frontage on heavily trafficked Wilson Boulevard
- Surface parking and abundant street parking
- Outdoor seating available on Wilson Boulevard
- Situated between Court House Metro State and Rosslyn Metro Station with 11,500 riders per day (combined)
- Located in the heart of Arlington, which has experienced one of the largest increases in population in the nation with millenials making up 39.5% of the population



## 2026 Demographics

	1 mi.	2 mi.	3 mi.
<b>Population</b>	44,509	125,150	300,480
<b>Daytime Population</b>	95,562	253,722	437,664
<b>Household Income</b>	\$169,761	\$188,724	\$191,121
<b>Traffic Counts</b>	6,000 on Wilson Boulevard 6,000 on Clarendon Boulevard		

## Area Retailers



# Colonial Village

An aerial photograph of a street scene. A large, semi-transparent red rectangular box highlights a parking lot in front of a building with a red roof. The text "WILSON BOULEVARD 6,000 VPD" is overlaid in large, yellow, slanted letters across the center of the image. In the bottom right corner, there is a black rectangular logo for "QUINN'S ON THE CORNER" with a small orange graphic below it.

An aerial photograph of a city street, likely Clarendon Boulevard, showing buildings, trees, and a crosswalk. Overlaid on the image is the text "CLARENDON BOULEVARD 6,000 VPD" in large, bold, white letters, with "6,000 VPD" in yellow. The text is oriented diagonally along the street.

**EXON**

The image shows two stacked logos. The top logo is for "QUINN'S ON THE CORNER" with "QUINN'S" in a large serif font and "ON THE CORNER" in a smaller sans-serif font below it. The bottom logo is for "orange theory" with "orange" in orange and "theory" in red, with a registered trademark symbol, and "FITNESS" in a smaller sans-serif font below it.

The image shows the logos for Taco Bell Cantina and the United States Postal Service. The Taco Bell Cantina logo features the words 'TACO BELL' in a bold, black, sans-serif font, with 'CANTINA' in a smaller, black, sans-serif font below it. To the left of the text is a purple and white stylized 'T' logo. To the right is the United States Postal Service logo, which consists of a blue square with a white eagle in flight, and the words 'UNITED STATES POSTAL SERVICE' in a blue, sans-serif font below it.

A row of four logos: 7-Eleven (a green square with a yellow '7' and 'ELEVEN' text), Tupelo Honey (a dark blue hexagon with a white tree silhouette and 'TUPelo HONEY' text), Brew Shop (a circular logo with a tree silhouette and 'BREW SHOP' text), and ACE Hardware (a red 'ACE' logo with 'Hardware' text below it).

The logo for Sushi Rock features the word "sushi" in a red, stylized font above the word "Rock" in a large, black, blocky font. Below "Rock" is the text "FOOD. DRINKS. ROCK." in a smaller, black font. The logo is set against a white background with a dark border.

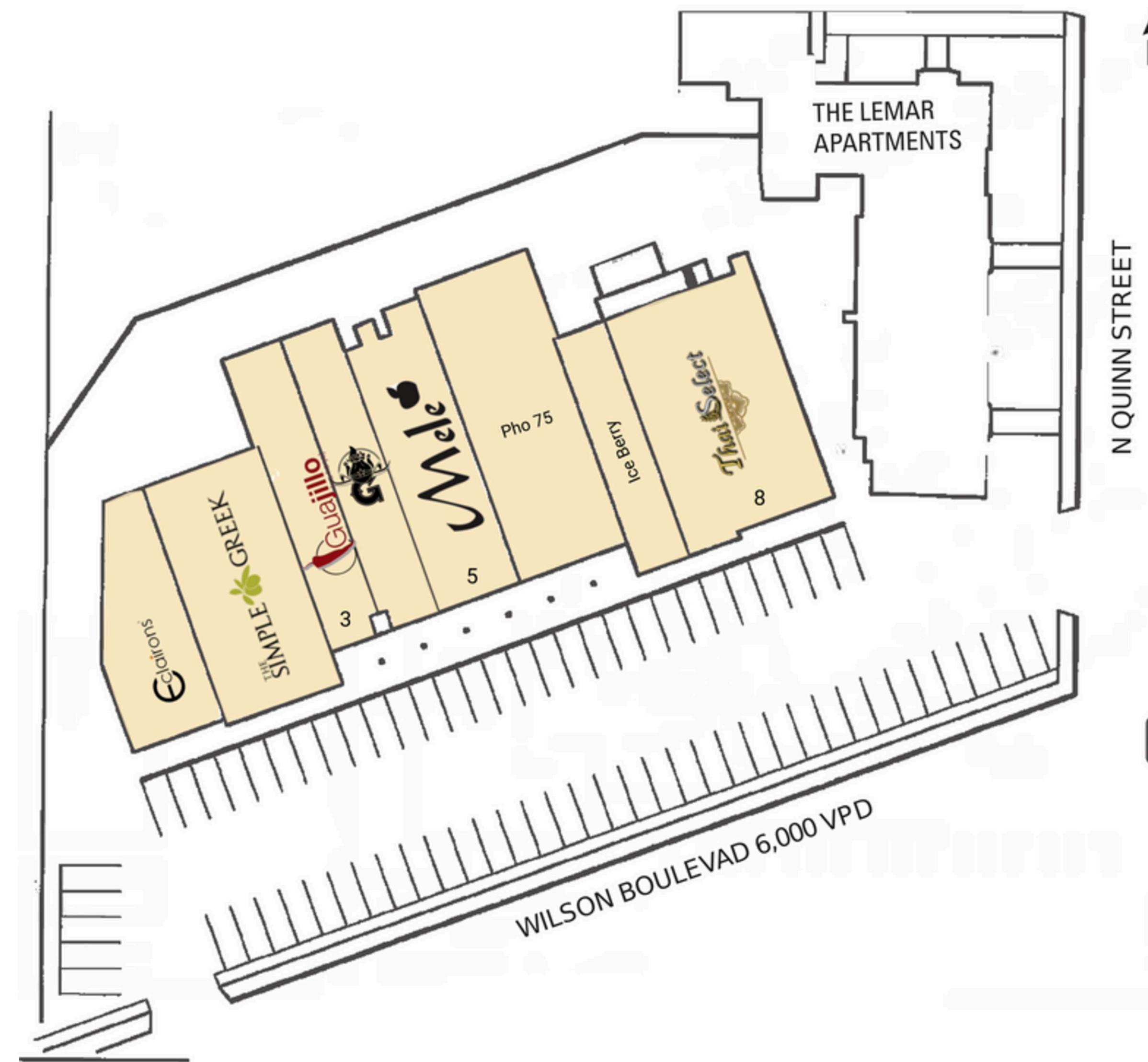
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# Site Plan

Space Available



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WASHINGTON, D.C. | MARYLAND | VIRGINIA

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