



3601 Wilson Blvd
Arlington, VA

1,894 - 3,600 SF available
Space deliverable by mid-2026



Arlington

Virginia

- Street-front retail opportunities available by late 2026
- Located in the heart of Arlington on Wilson Boulevard, adjacent to Virginia Square Metro, with easy access to Clarendon and Ballston neighborhoods
- 3601 Wilson is set to undergo redevelopment, transforming it into 90 modern multi-family units
- Surrounded by 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

BARNES & NOBLE BOOKSELLERS

WHOLE FOODS MARKET



UNCLE JULIO'S
MEXICAN



tropical CAFE



N FAIRFAX DR



10TH ST



WASHINGTON BLVD

citibank



N FAIRFAX DR



WILSON BLVD 14,000 VPD

P.F. CHANG'S



CAVA

sweetgreen



3601 Wilson Blvd

ZITKALA-SA
PARK



N GLEBE RD 28,000 VPD



Ballston Common Mall



REGAL



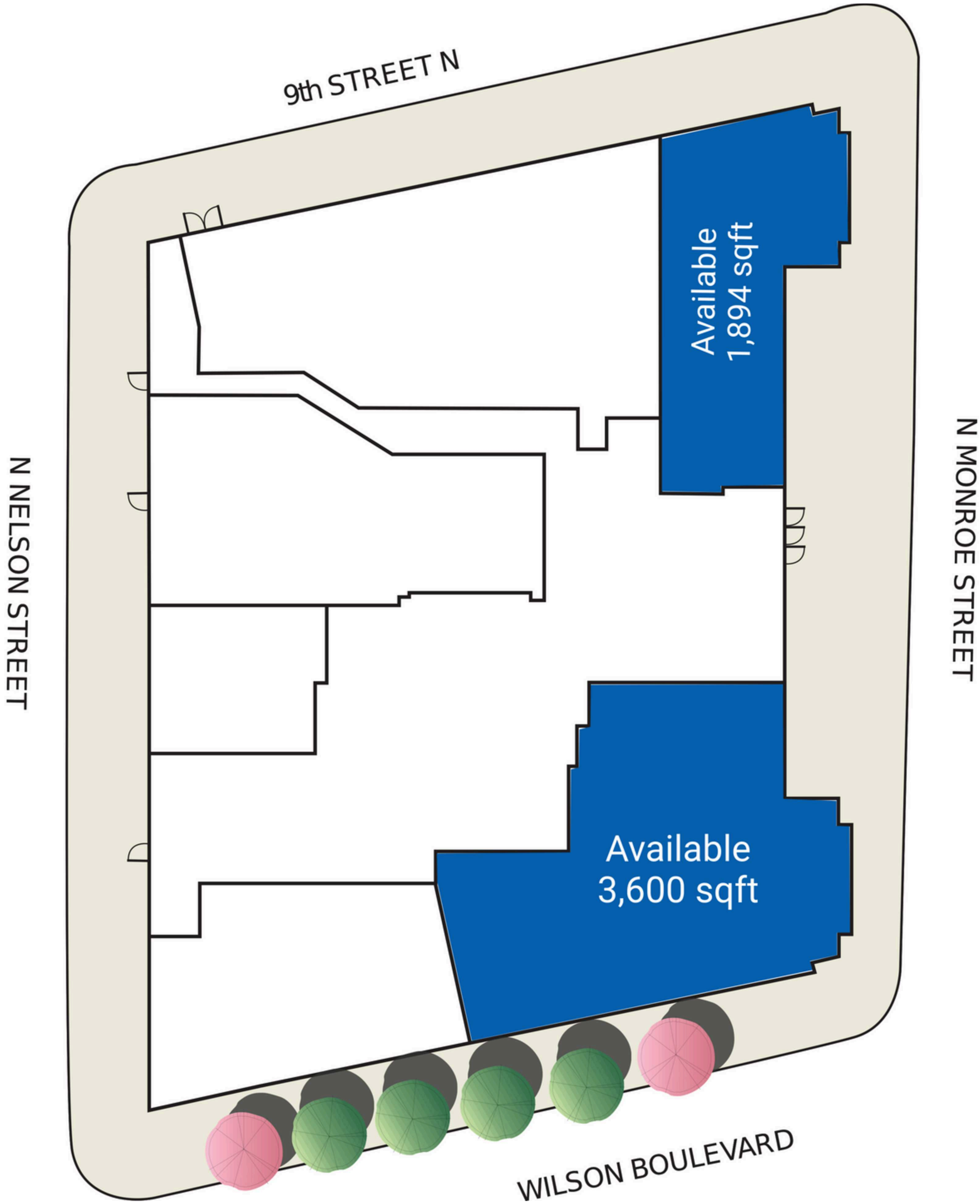
3601 Wilson Blvd

Site Plan

1894 - 3600 SF available

Space #	Sq. Ft.	Tenant
1	1894	Available
2	3600	Available

● Space Available



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