



**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



## 2026 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

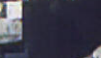


WASHINGTON BLVD

citibank



N FAIRFAX DR



P.F. CHANG'S



CAVA

sweetgreen

CARBONARA

3601 Wilson Blvd

ZITKALA-SA  
PARK



SILVER DINER

N GLEBE RD 28,000 VPD

THE SALT LINE  
OYSTER + ALE



Ballston Common Mall



3601 Wilson Blvd

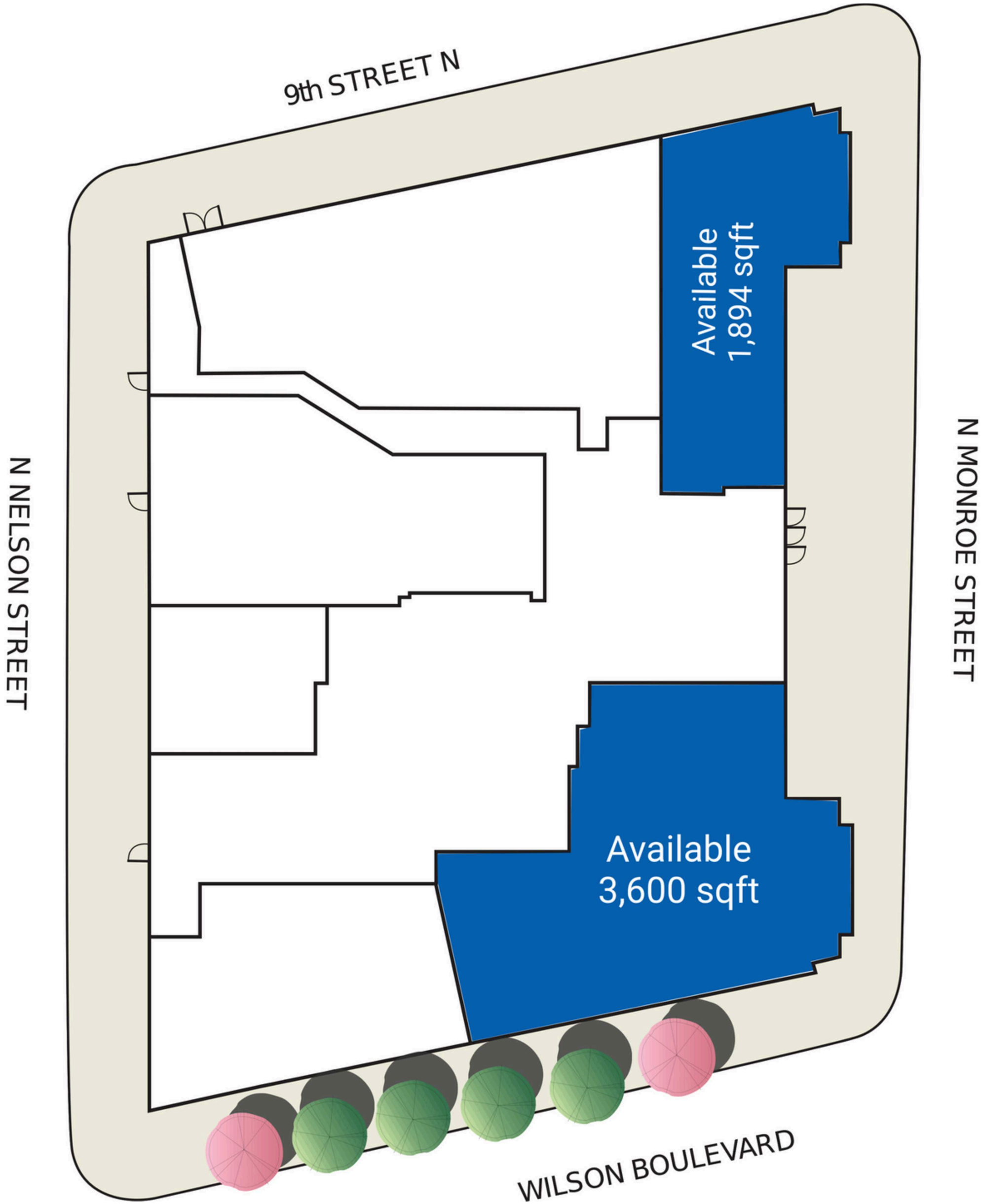


# Site Plan

1,894 - 3,600 SF available

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

● Space Available



Discover your next retail opportunity at  
**rappaportco.com**



WASHINGTON, D.C. | MARYLAND | VIRGINIA

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

Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983

Thomas Bolen III | [tbolen@rappaportco.com](mailto:tbolen@rappaportco.com) | 571.382.1291