



3601 Wilson Blvd
Arlington, VA

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

RAPPAPORT
CULTIVATING PLACES®

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



MEDIUM
RARE

bb·q
CHICKEN



tropical
SMOOTHIE
CAFE
eat better. feel better.

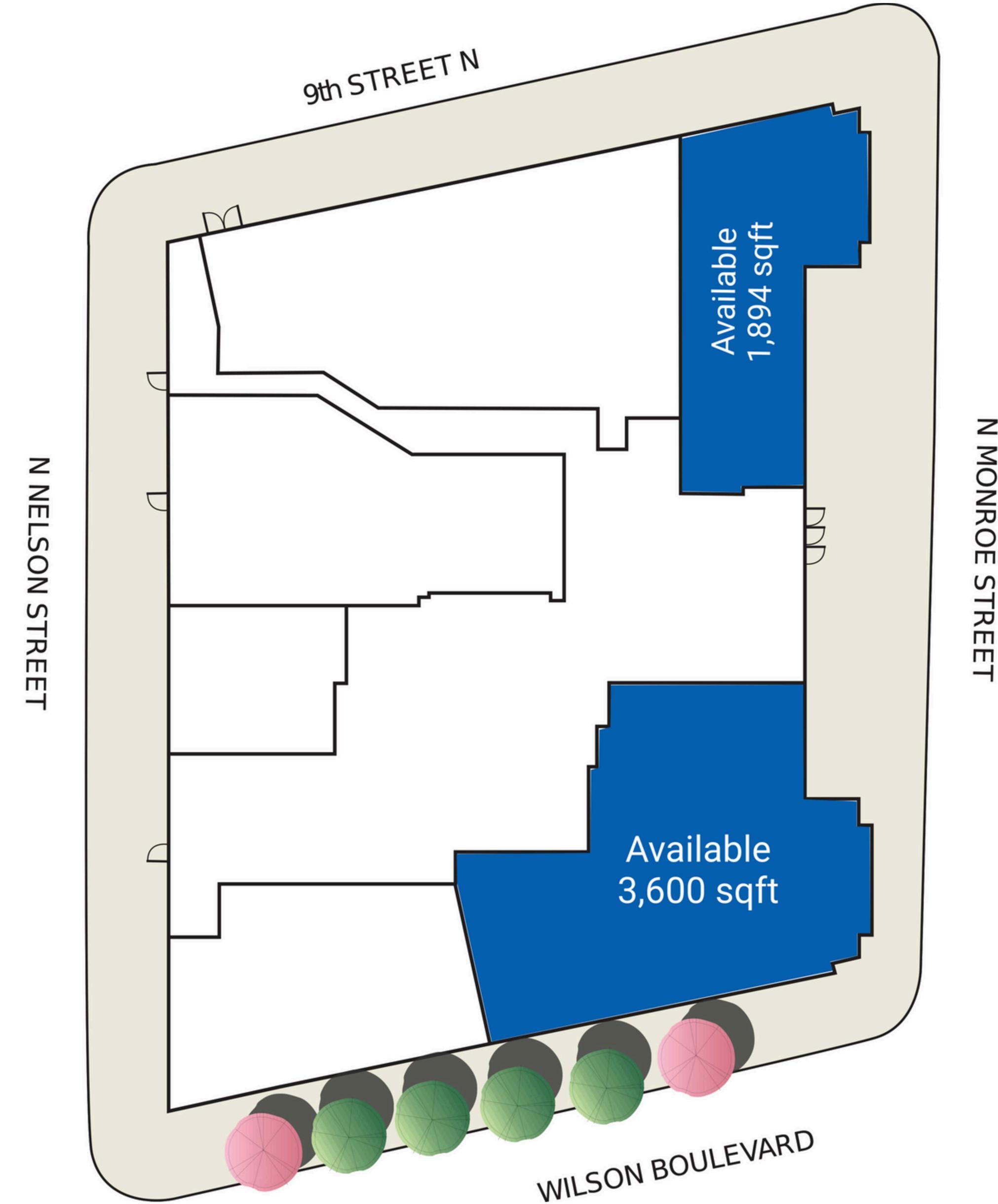
MATTRESS
Warehouse



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 | 703.310.6983

Thomas Bolen III | tbolen@rappaportco.com | 571.382.1291