



3601 Wilson Blvd
Arlington, VA

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



Arlington

Virginia

- Construction has commenced on street-front retail opportunities delivering late 2026
- Located in the heart of Arlington on Wilson Boulevard, adjacent to Virginia Square Metro, with easy access to Clarendon and Ballston
- 3601 Wilson will deliver 90 modern multi-family units
- Surrounded by apartment communities and a built-in base of young professionals who live and walk locally



2026 Demographics

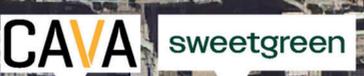
	1 mi.	3 mi.	5 mi.
Population	271,909	49,046	683,033
Daytime Population	211,108	43,477	708,290
Household Income	\$176,773	\$178,646	\$180,287
Traffic Counts	14,000 on Wilson Blvd		

Area Retailers





3601 Wilson Blvd



Ballston Common Mall



WASHINGTON BLVD

N FAIRFAX DR

WILSON BLVD 14,000 VPD



The Crossing Clarendon

10TH ST



ZITKALA-SA PARK

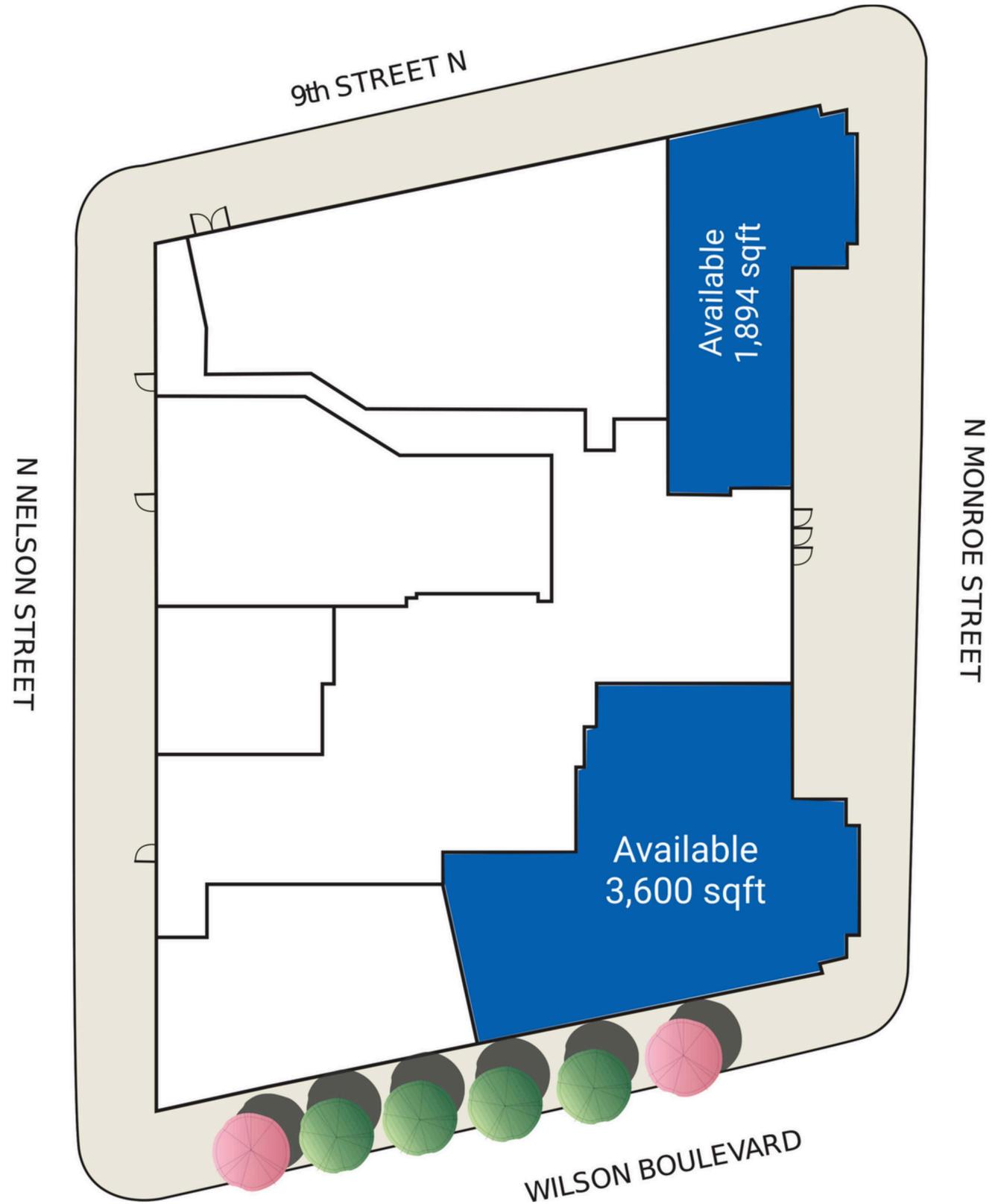
WASHINGTON BLVD

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 | 703.310.6983

Thomas Bolen III | tbolen@rappaportco.com | 571.382.1291