

2039 WILSON BOULEVARD

ARLINGTON, VA

7,538 SF FULL BUILDING AVAILABLE





RAPPAPORT



2039 WILSON BOULEVARD ARLINGTON, VA

- | Second generation restaurant available in highly walkable downtown Courthouse
- | Located in the middle of a strong restaurant market with good evening crowd
- | Dense office market with 26.6 million SF of office within 2 miles of the site
- | Just 0.1 mile from the Courthouse Metro Station, which serves 6,630 people daily, along a dense commuter route from the 7,000 surrounding residential units
- | 11 dedicated parking spaces located alongside and behind building

DEMOGRAPHICS 2022

	1 MILE	3 MILES	5 MILES
 POPULATION	43,738	276,024	747,504
 DAYTIME POPULATION	46,922	377,260	773,533
 HOUSEHOLD INCOME	\$157,631	\$153,295	\$143,736
 TRAFFIC COUNTS	12,000 on Wilson Boulevard		

AREA RETAILERS



2039 WILSON BOULEVARD
ARLINGTON, VA

N. VEITCH STREET

California TORTILLA™
KABOB HOUSE
TUPELO HONEY

6921
IRELAND'S FOUR COURTS
UNITED STATES POSTAL SERVICE®

TEED THE DAY
corner bakery CAFE

DUNKIN' DONUTS

HYATT PLACE

LYON VILLAGE
850 RESIDENTIAL UNITS



M metro

WILSON BOULEVARD 12,000 VPD

COURTHAUS SOCIAL

CVS/pharmacy
SUNTRUST
STRAVER UNIVERSITY

WHOLE FOODS MARKET

CLARENDON BOULEVARD

RAY'S THE STEAKS

BAYOU BAKERY

verizon wireless
BB&T
Sweet Leaf
ups

Starbucks
GNC LIVE WELL
WELLS FARGO

AMC THEATRES

Hilton Garden Inn

MARKET COMMON CLARENDON

Apple south moon under WILLIAMS SONOMA

LOFT POTTERY BARN

Crate&Barrel ANN TAYLOR

**2039 WILSON BOULEVARD
ARLINGTON, VA**

**COLONIAL PLACE
AT COURTHOUSE METRO**
758,672 SF OF CLASS-A OFFICE SPACE

11 Dedicated Retail
Parking Spaces



2039 WILSON BOULEVARD

WILSON BOULEVARD 12,000 VPD

CLARENDON BOULEVARD 11,000 VPD



N UHLE STREET

N COURTHOUSE ROAD

15TH STREET N



hair cuttery



XTEND BARRE

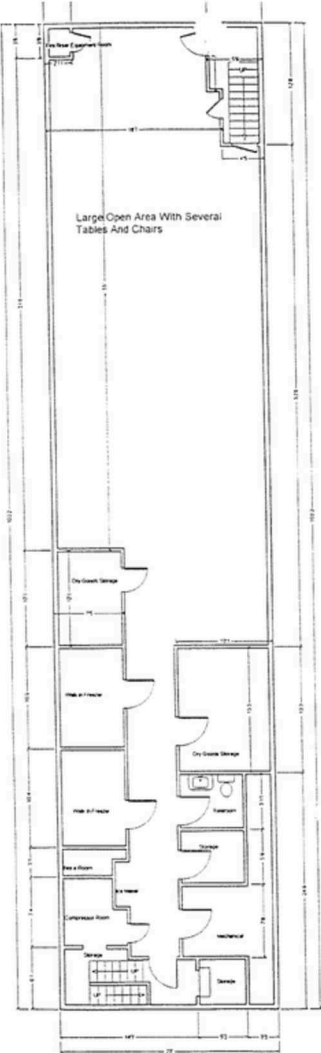


**corepower
YOGA**

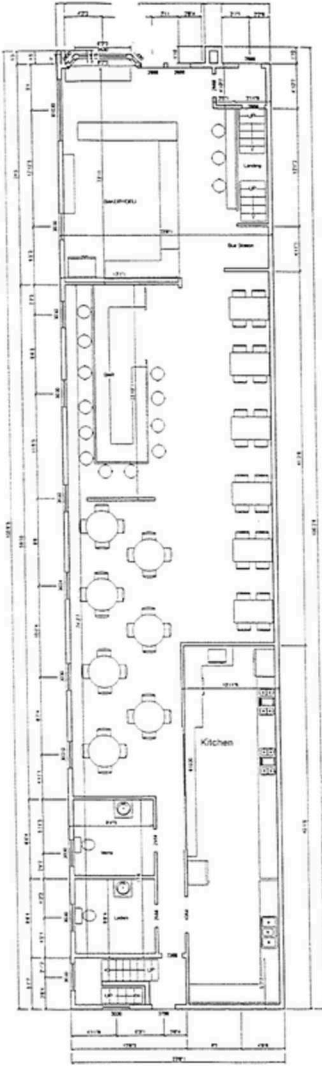
SITE PLAN

2039 WILSON BOULEVARD | ARLINGTON, VA
7,538 SF FULL BUILDING AVAILABLE

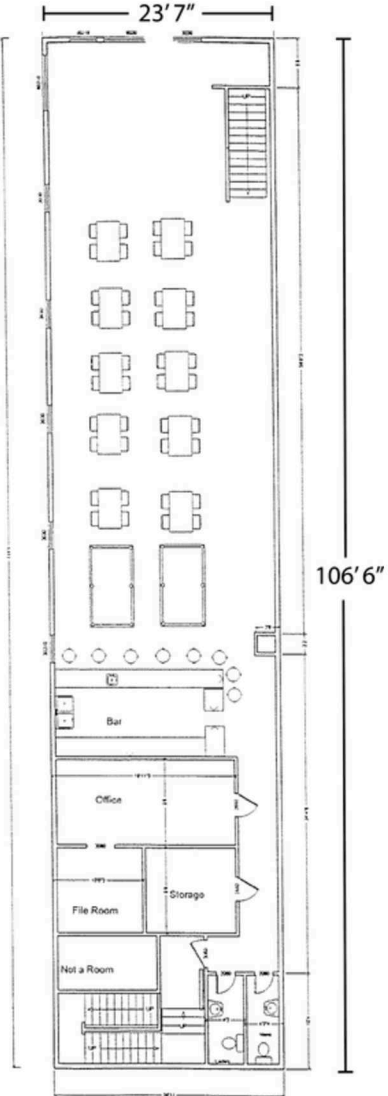
WILSON BOULEVARD 12,000 VPD



BASEMENT LEVEL
2,373 SF
Ceiling: 8' 6"



STREET LEVEL
2,477 SF
Ceiling: 12' 9"



UPPER LEVEL
2,688 SF
Ceiling: 11' 6"

RAPPAPORT

2039 WILSON BOULEVARD, ARLINGTON, VA

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Mike Howard | mhoward@rappaportco.com | 571.382.1219

rappaportco.com