



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Rare opportunity in Ballston submarket of Arlington for single story retail with surface parking.
- Size: Approximately 5,129 SF
- Dimensions: Approx 145' wide by 35.3' deep
- 2 Existing ADA Restrooms
- Zoning: C-2
- Parking: 22 dedicated surface parking spaces
- NNNs: \$11.75 PSF

BETH SARGENT

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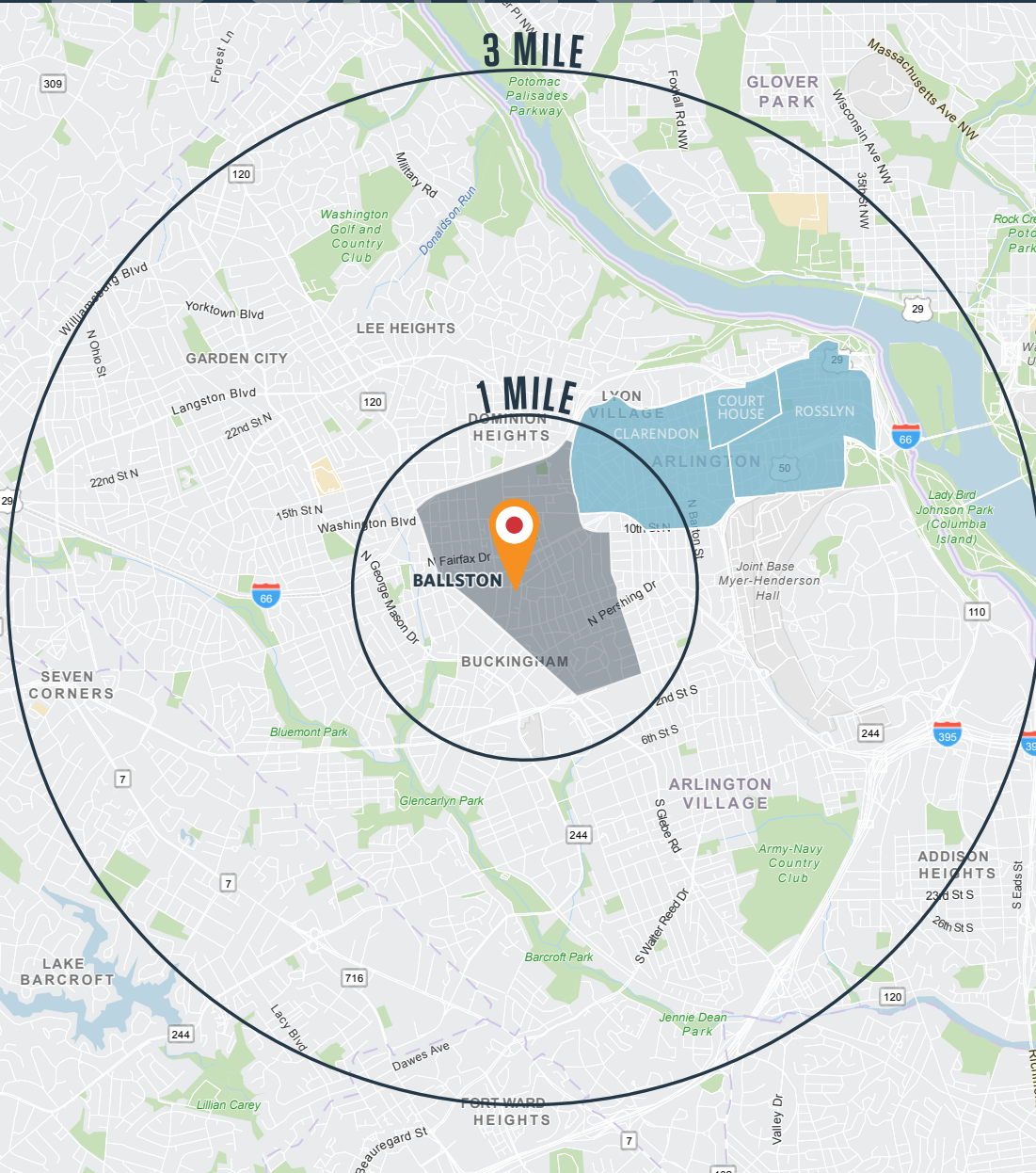
DIMITRI GEORGELAKOS

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LOCATION

3924 WILSON BOULEVARD

ARLINGTON, VA 21117, ARLINGTON COUNTY



BALLSTON VIRGINIA

| | .5 MILE | 1 MILE | 3 MILE |
|---|-----------|-----------|-----------|
|  POPULATION | 27,317 | 51,669 | 278,655 |
|  MEDIAN AGE | 34.5 | 34.5 | 34.5 |
|  AVG HH INCOME | \$190,958 | \$210,532 | \$190,757 |
|  BACHELOR'S DEGREE OR HIGHER | 84% | 83.6% | 79.5% |
|  DAYTIME POPULATION | 31,170 | 53,976 | 222,677 |

 WALK SCORE **92**

TRAFFIC COUNTS

WILSON BLVD.....11,961 ADT
 N GLEBE RD.....24,649 ADT

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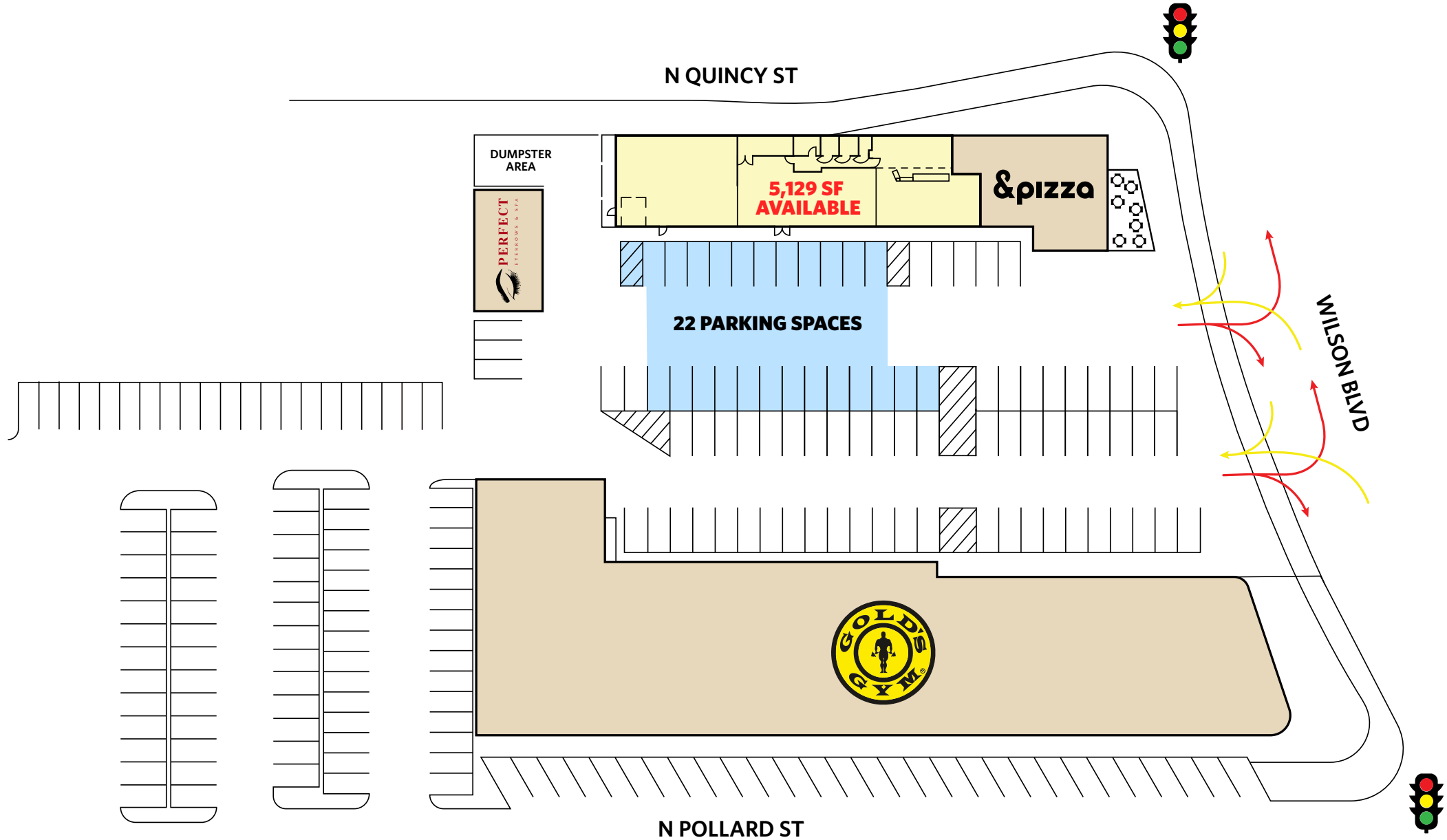
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SITE PLAN

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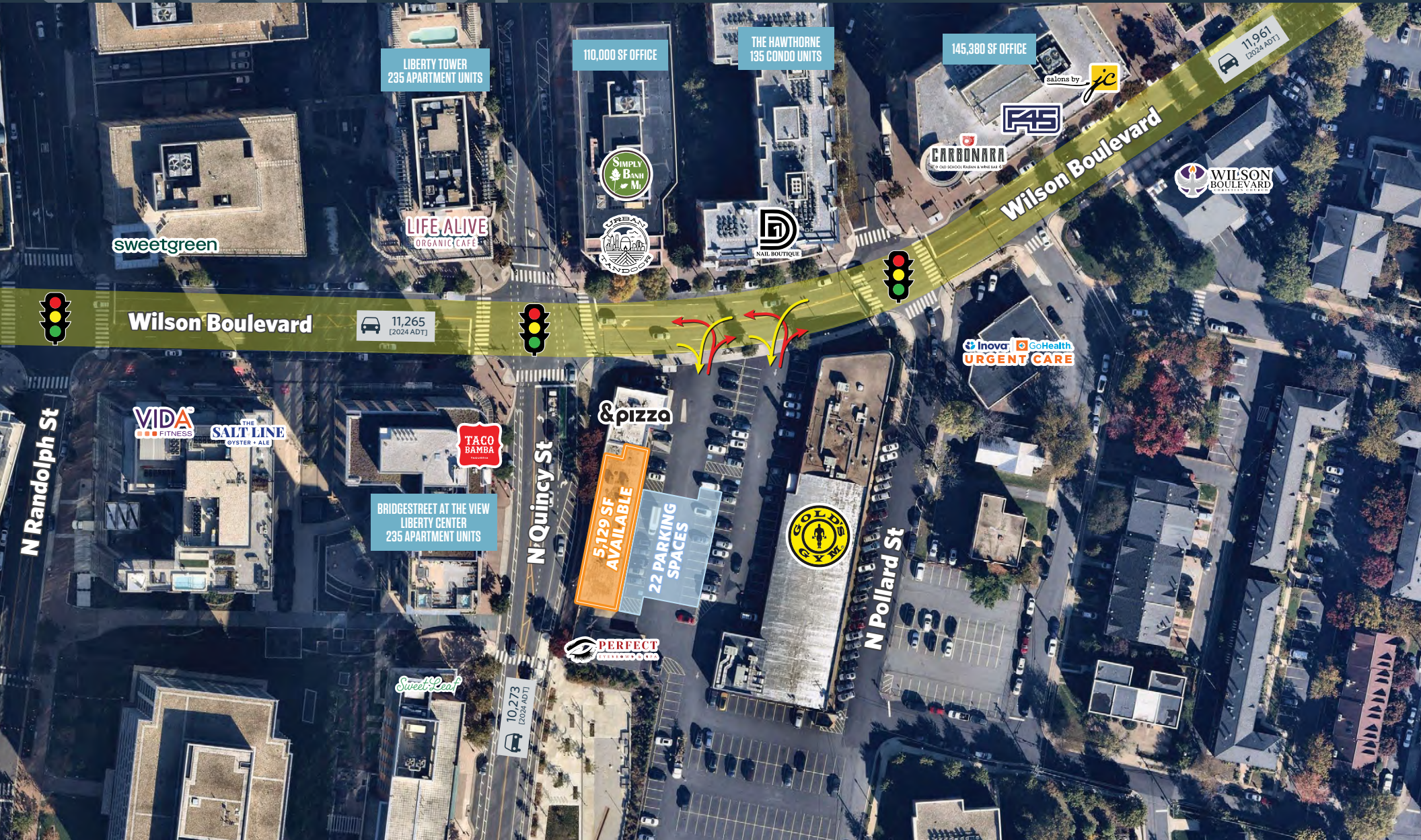
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CLOSEUP

3924 WILSON BOULEVARD

ARLINGTON, VA 21117, ARLINGTON COUNTY



LIBERTY TOWER
235 APARTMENT UNITS

110,000 SF OFFICE

THE HAWTHORNE
135 CONDO UNITS

145,380 SF OFFICE

11,961
[2024 ADT]

sweetgreen

LIFE ALIVE
ORGANIC CAFE

SIMPLY BANH MI

CARBONARA

WILSON BOULEVARD



Wilson Boulevard

11,265
[2024 ADT]



Inova GoHealth
URGENT CARE

N Randolph St

VIDA FITNESS

THE SALT LINE
OYSTER + ALE

TACO BAMBAs

BRIDGESTREET AT THE VIEW
LIBERTY CENTER
235 APARTMENT UNITS

N Quincy St

& pizzo

5,129 SF AVAILABLE
22 PARKING SPACES

GOLD'S GYM

N Pollard St

10,273
[2024 ADT]

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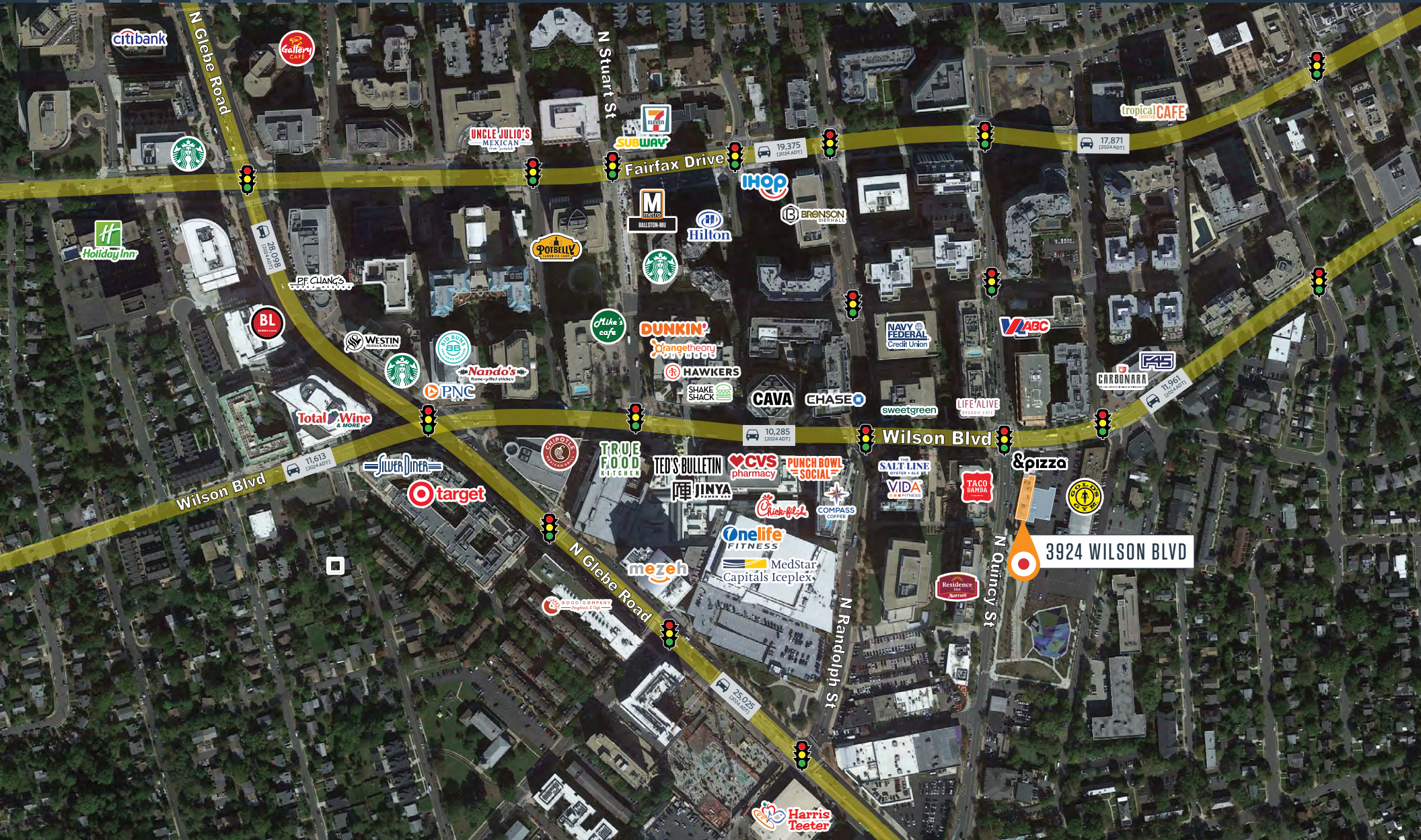
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MARKET

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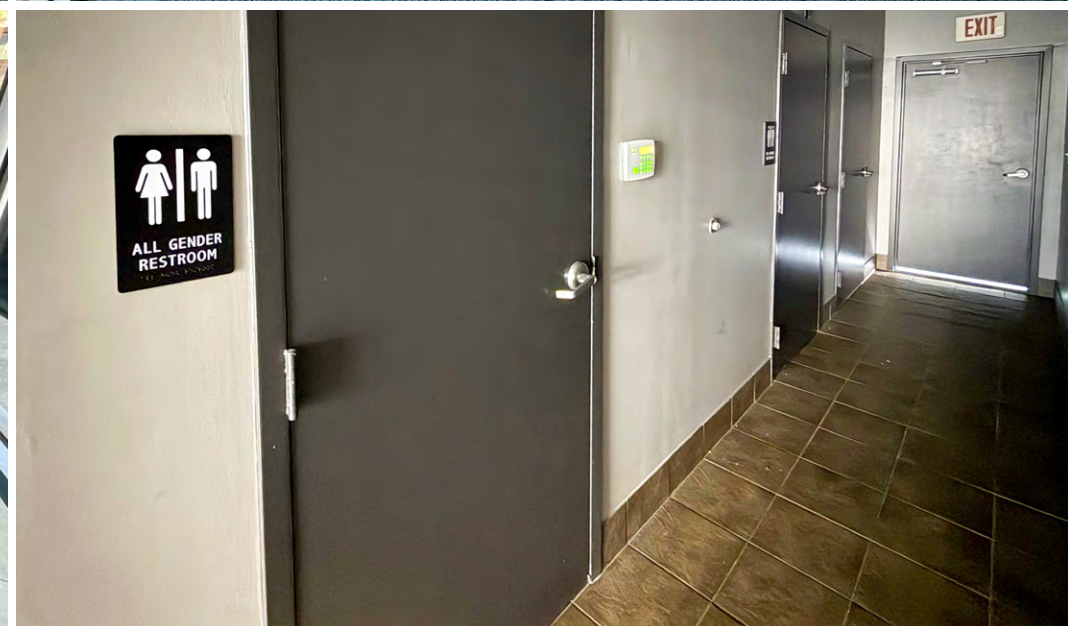
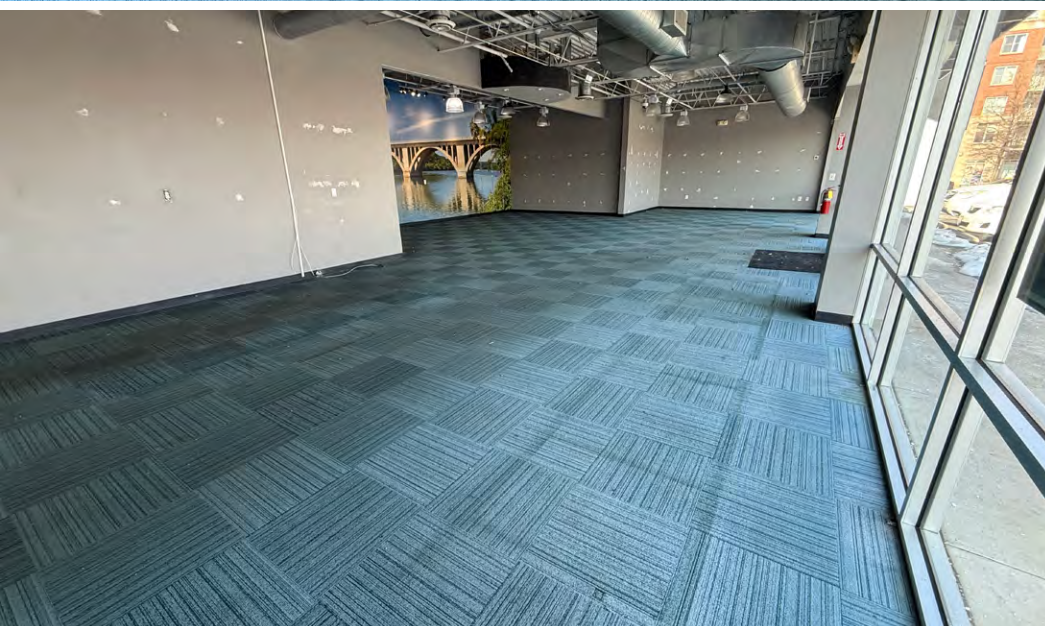
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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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