

RAPPAPORT

2311 WILSON BLVD
Arlington, Virginia

Retail and Restaurant Space Available



8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

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STATISTICAL SNAPSHOT

1-MILE RADIUS, 2016 DEMOS



POPULATION
42,503

AVG HH INCOME
\$140,630



TRAFFIC COUNTS
14,000 VPD
(WILSON BLVD.)



AREA RETAILERS
CVS, STARBUCKS, FIVE GUYS, CORNER BAKERY CAFE, CALIFORNIA TORTILLA, WHOLE FOODS, TRADER JOES



DAYTIME POPULATION
41,974

WALK SCORE
92

2311 WILSON BLVD FACTS AT-A-GLANCE

- New Development will be located on busy Wilson Boulevard with streetfront retail space (14,000 VPD Wilson Boulevard)
- Delivery 1st Quarter 2018
- Located in a highly walkable neighborhood with a Walk Score of 92
- Within walking distance to the Courthouse Metro Station (Weekday Ridership: 7,508 Weekend Ridership: 6,158)
- Customer parking located conveniently under building with access from Wilson Boulevard

DEMOGRAPHICS (2016)	1/2 MILE	1 MILE	3 MILES
POPULATION	20,369	42,503	254,260
AVG HH INCOME	\$139,736	\$140,630	\$136,661
EMPLOYEES	16,426	41,974	348,094

SITE FACTS

SPACE: 2,398 - 6,736 SF of Space Available
TRAFFIC COUNTS: 14,000 VPD on Wilson Blvd.

CONTACT:

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