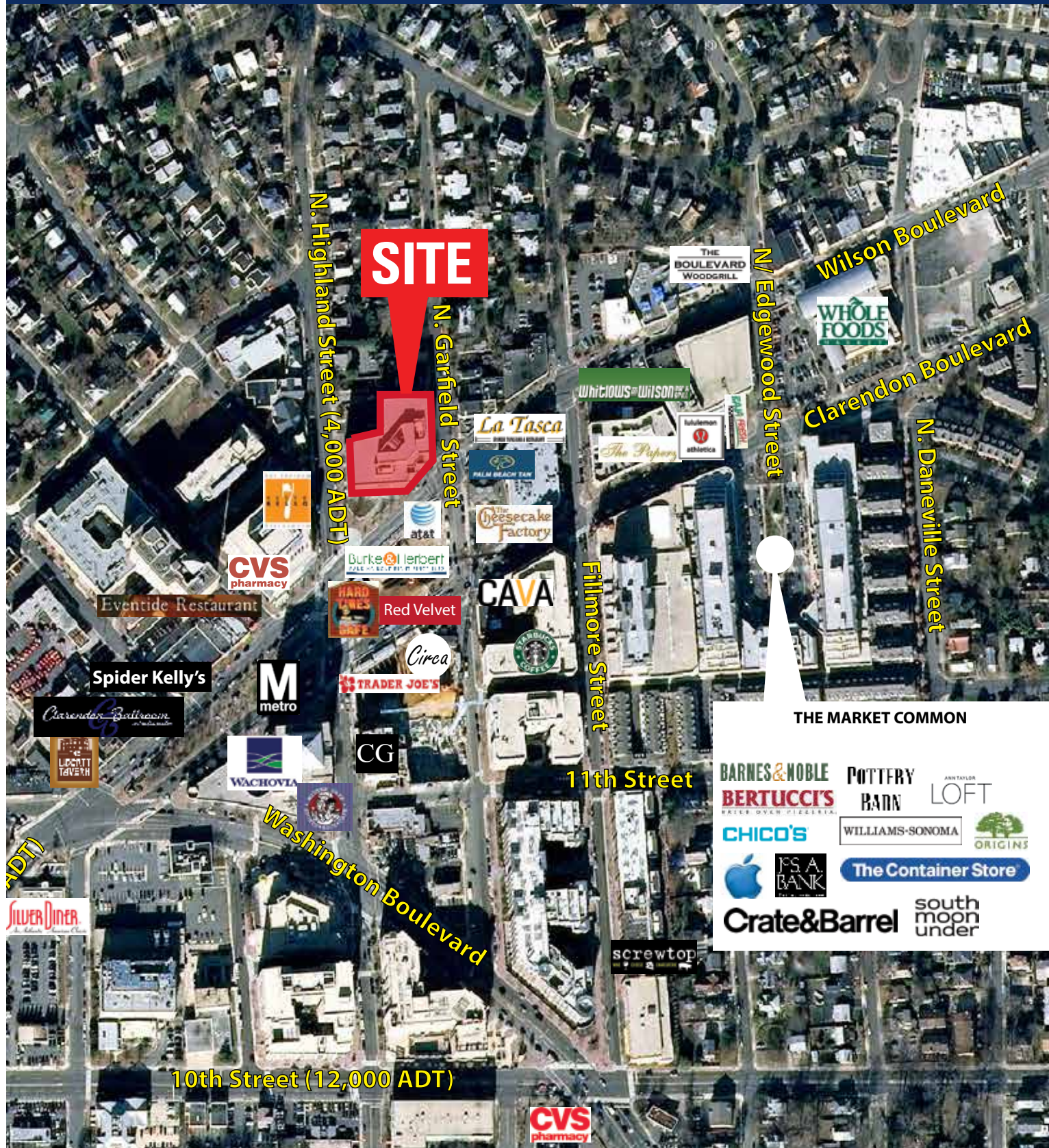


1,220 SF Retail & Restaurant Space Available



1,220 SF Retail & Restaurant Space Available



### STATISTICAL SNAPSHOT 1-MILE RADIUS, 2016 DEMOS

	POPULATION <b>53,993</b>		DAYTIME POPULATION <b>38,713</b>
	AVG HH INCOME <b>\$156,804</b>		
	TRAFFIC COUNTS <b>16,000 VPD</b> (Wilson Boulevard)		

AREA RETAILERS  
**Market Common, Cava, La Tasca, Starbucks, Circa, Trader Joes, The UPS Store, Palm Beach Tan**

### 3033 WILSON BOULEVARD FACTS AT-A-GLANCE

- Ideal space on the corner of Wilson Boulevard and N. Garfield Street
- Non-vented restaurant prospects
- Outdoor seating opportunity available
- Clarendon neighborhood known for bustling daytime traffic and vibrant night life scene
- Millennial market with the average age of 31 within 1 mile of the site
- 1 block from Market Common and other notable retailers

DEMOGRAPHICS (2016)	.5 MILE	1 MILE	2 MILES
POPULATION	13,487	53,993	130,004
AVG HH INCOME	\$193,175	\$156,804	\$148,503
EMPLOYEES	11,292	38,713	105,903

**SITE FACTS**  
SPACE: 1,220 SF Space  
TRAFFIC COUNTS: 16,000 VPD on Wilson Boulevard

**CONTACT:**  
Bill Dickinson  
bdickinson@rappaportco.com  
(T) 703.310.6983  
Melissa Webb  
mwebb@rappaportco.com  
(T) 571.382.1227  
Michael Howard  
mhoward@rappaportco.com  
(T) 571.382.1219



WILSON BOULEVARD

N. Highland Street



N. Garfield Street