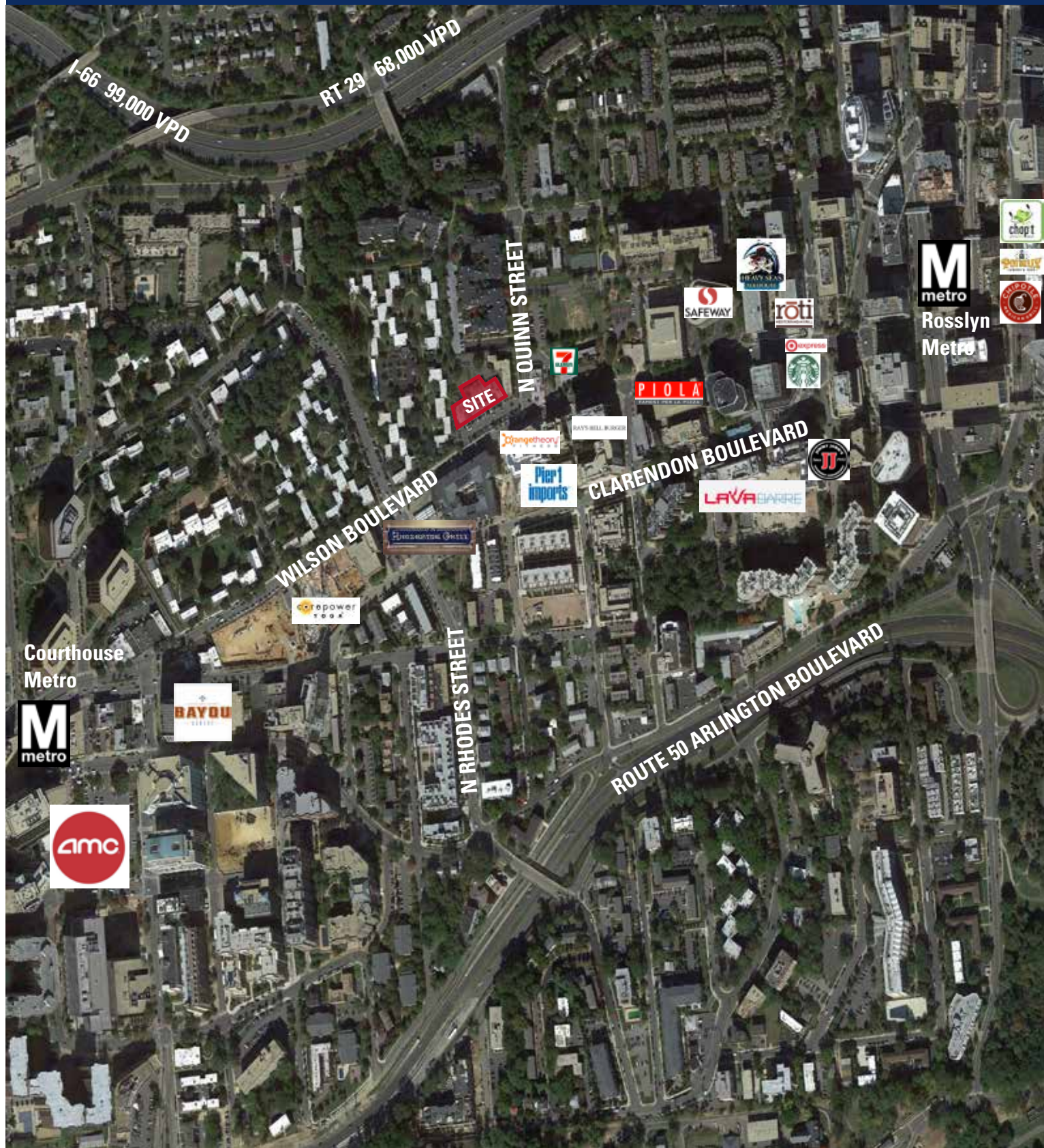


# RAPPAPORT

Colonial Village Shopping Center  
1711 Wilson Boulevard  
Arlington, Virginia

2,150 SF Available



# RAPPAPORT

Colonial Village Shopping Center  
1711 Wilson Boulevard  
Arlington, Virginia

2,150 SF Available



## STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



POPULATION  
**281,011**

AVG HH INCOME  
**\$136,405**



TRAFFIC COUNTS  
**15,795 VPD**  
(Wilson Boulevard)



DAYTIME POPULATION  
**465,594**



Area Retailers  
**Safeway, AMC, Pier 1 Imports, Kona Grill, Roti, Target Express, Sushu Rock**

## Colonial Village Shopping Center Facts At-A-Glance

- Visible store frontage on heavily trafficked, 7 days a week, Wilson Boulevard
- Surface parking and abundant street parking
- Outdoor seating available on Wilson Boulevard
- Situated between Court House Metro Station and Rosslyn Metro Station with just under 24,000 riders per day (combined)
- Surrounded by dense residential
- Arlington has had one of the largest increases in population in the nation between 2007 & 2013 with millennials making up 39.5% of the population

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	39,750	281,011	728,519
AVG HH INCOME	\$137,597	\$136,405	\$128,272
EMPLOYEES	49,237	465,594	819,629

## SITE FACTS

**SPACE:** 2,150 and 2,350 SF Retail/Restaurant Space  
**TRAFFIC COUNTS:** 15,795 VPD Wilson Boulevard

### CONTACT:

Susan Bourgeois  
sbourgeois@rappaportco.com  
571.382.1288

Kyle Gamber  
kgamber@rappaportco.com  
571.382.1216



