

COLONIAL VILLAGE

ARLINGTON, VA

1,657 SF AVAILABLE

RAPPAPORT



COLONIAL VILLAGE ARLINGTON, VA

Visible store frontage opportunity on heavily trafficked, 7 days a week, Wilson Boulevard. Opportunity includes surface parking and abundant street parking with outdoor seating available on Wilson Boulevard. The location is between Court House Metro Station and Rosslyn Metro Station with just under 24,000 riders per day (combined). The property is surrounded by dense residential and Arlington has had one of the largest increases in population in the nation between 2007 and 2013 with millennials making up 39.5% of the population.

DEMOGRAPHICS 2024

| | 0.5 MILE | 1 MILE | 3 MILES |
|---|----------------------------|-----------|-----------|
|  POPULATION | 22,368 | 43,738 | 276,024 |
|  DAYTIME POPULATION | 18,929 | 46,922 | 377,260 |
|  HOUSEHOLD INCOME | \$152,015 | \$157,631 | \$153,295 |
|  TRAFFIC COUNTS | 15,795 on Wilson Boulevard | | |

CO-TENANTS

THE SIMPLE GREEK



Eclairons



COLONIAL VILLAGE
ARLINGTON, VA



• SMOKES
• BURGERS

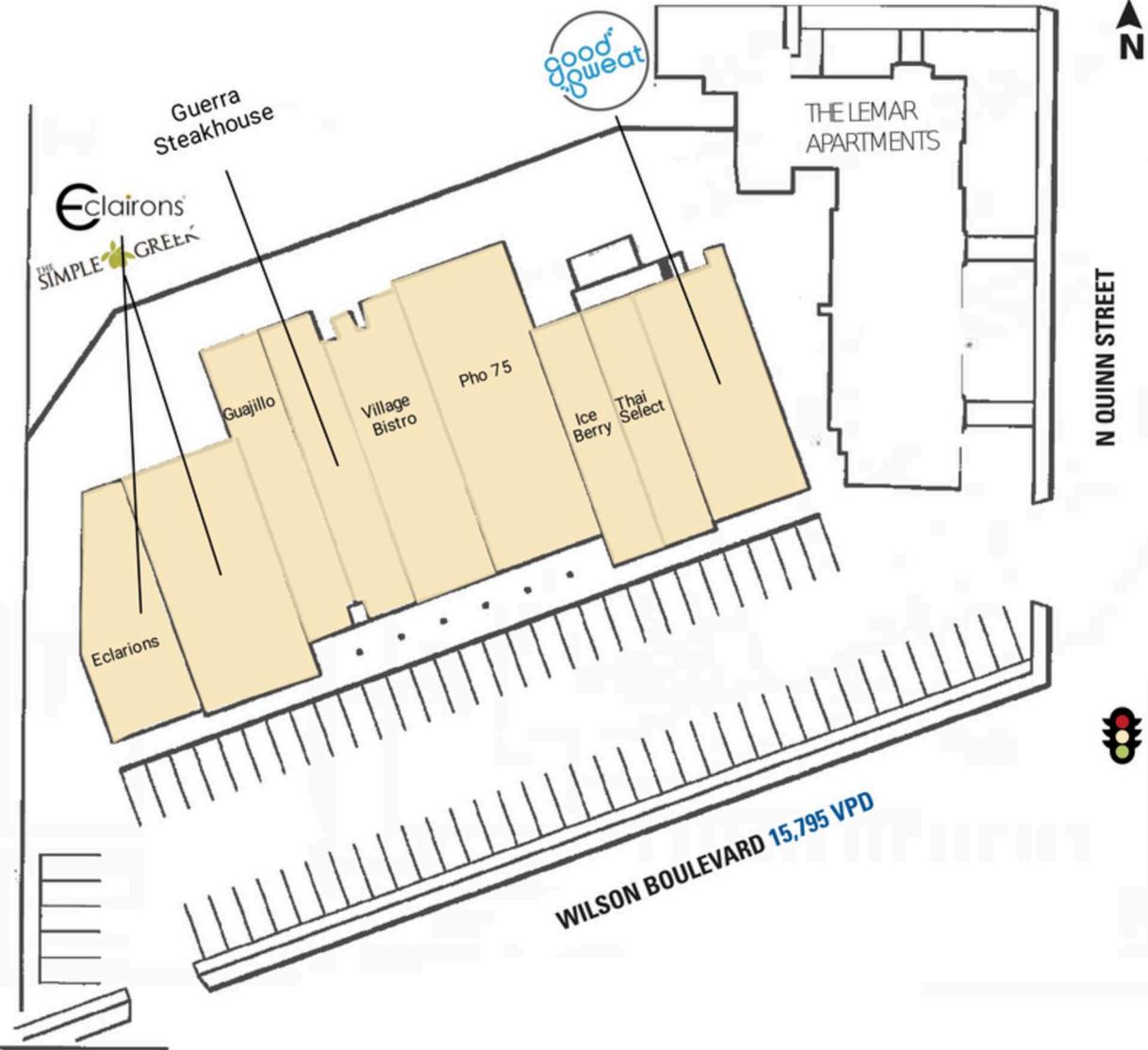
• DOGS
• SHAKES



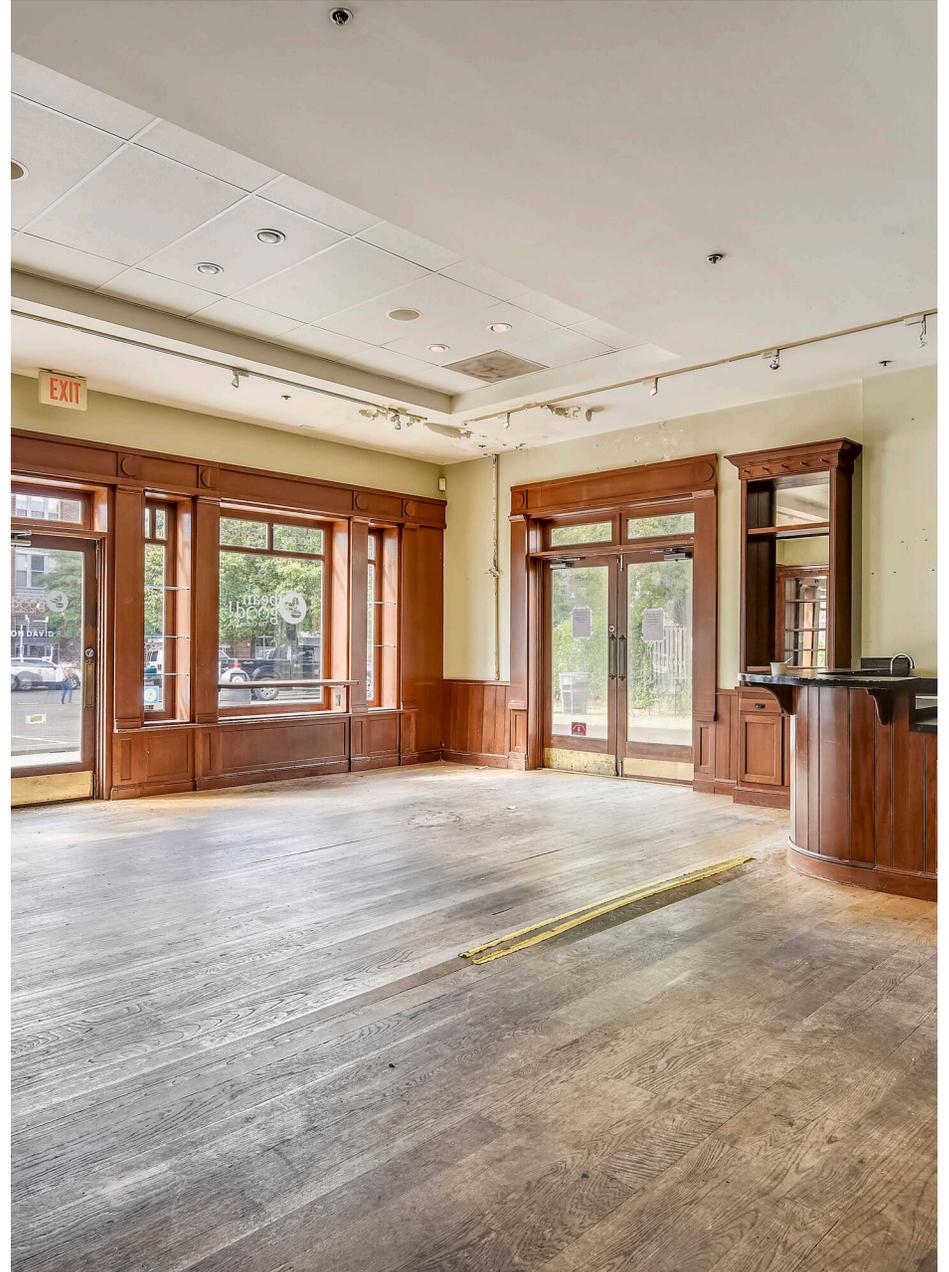
SITE PLAN

COLONIAL VILLAGE | ARLINGTON, VA

1,657 SF AVAILABLE



COLONIAL VILLAGE
ARLINGTON, VA



RAPPAPORT

COLONIAL VILLAGE | 1737 WILSON BOULEVARD, ARLINGTON, VA

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

rappaportco.com