

# 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
 <b>POPULATION</b>	22,368	43,738	276,024
 <b>DAYTIME POPULATION</b>	18,929	46,922	377,260
 <b>HOUSEHOLD INCOME</b>	\$152,015	\$157,631	\$153,295
 <b>TRAFFIC COUNTS</b>	15,795 on Wilson Boulevard		

### CO-TENANTS

THE SIMPLE  GREEK



Eclairons®





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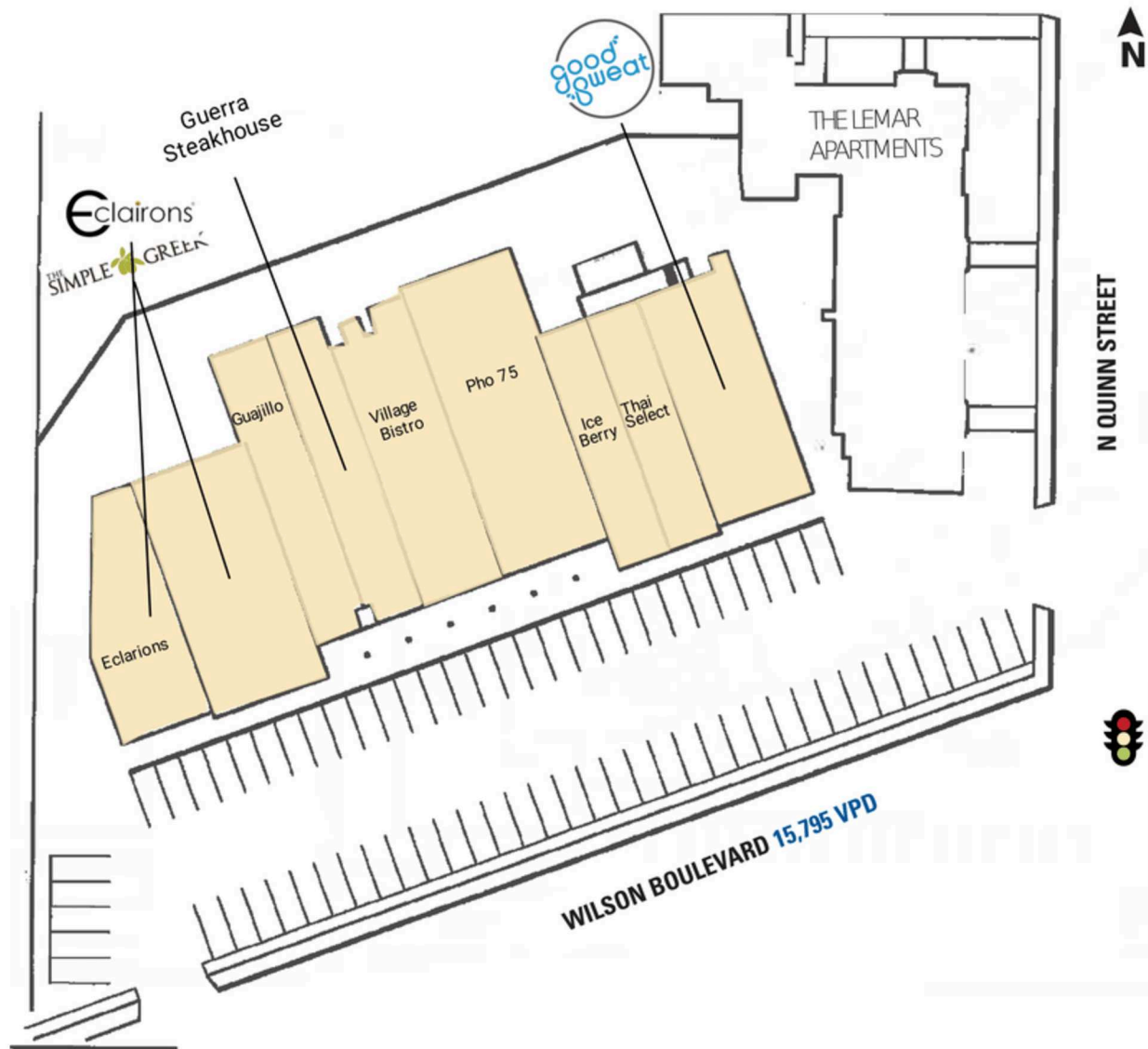




## SITE PLAN

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**COLONIAL VILLAGE | 1737 WILSON BOULEVARD, ARLINGTON, VA**

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