







RAIPAPORT

ARLINGTON, VA
823 SF AVAILABLE

2039 WILSON BOULEVARD ARLINGTON, VA

Second generation restaurant space available in highly walkable downtown Courthouse. Located in the middle of a strong restaurant market with a great evening crowd along with a dense office market. This two-story retail opportunity is easily accessible from the Courthouse Metro Station and has 11 dedicated retail parking spaces located alongside and behind the building.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
<div>  <div>POPULATION</div> </div>	43,738	276,024	747,504
<div>  <div>DAYTIME POPULATION</div> </div>	46,922	377,260	773,533
<div>  <div>HOUSEHOLD INCOME</div> </div>	\$157,631	\$153,295	\$143,736
<div>  <div>TRAFFIC COUNTS</div> </div>	12,000 on Wilson Boulevard		

AREA RETAILERS



SITE PLAN

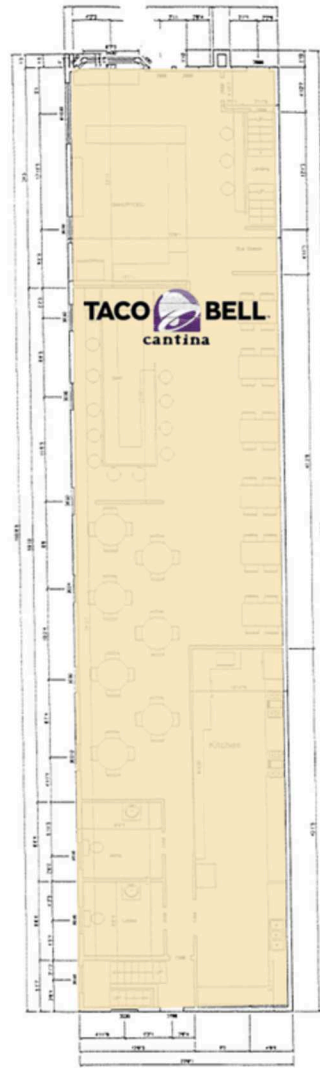
2039 WILSON BOULEVARD | ARLINGTON, VA

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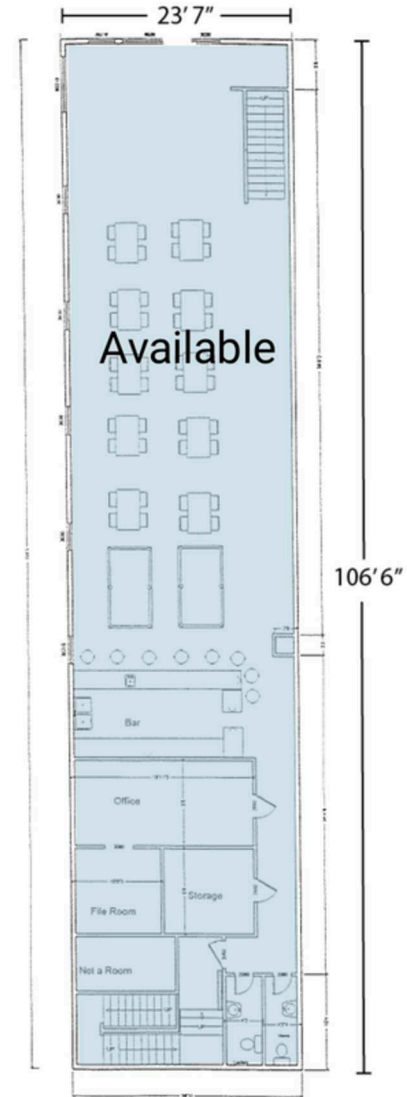
WILSON BOULEVARD 12,000 VPD



BASEMENT LEVEL
2,001 SF
Ceiling: 8' 6"



STREET LEVEL
2,477 SF
Ceiling: 12' 9"



UPPER LEVEL
2,396 SF
Ceiling: 11' 6"

**2039 WILSON
BOULEVARD**
ARLINGTON, VA



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2039 WILSON BOULEVARD | 2039 WILSON BLVD, ARLINGTON, VA

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