



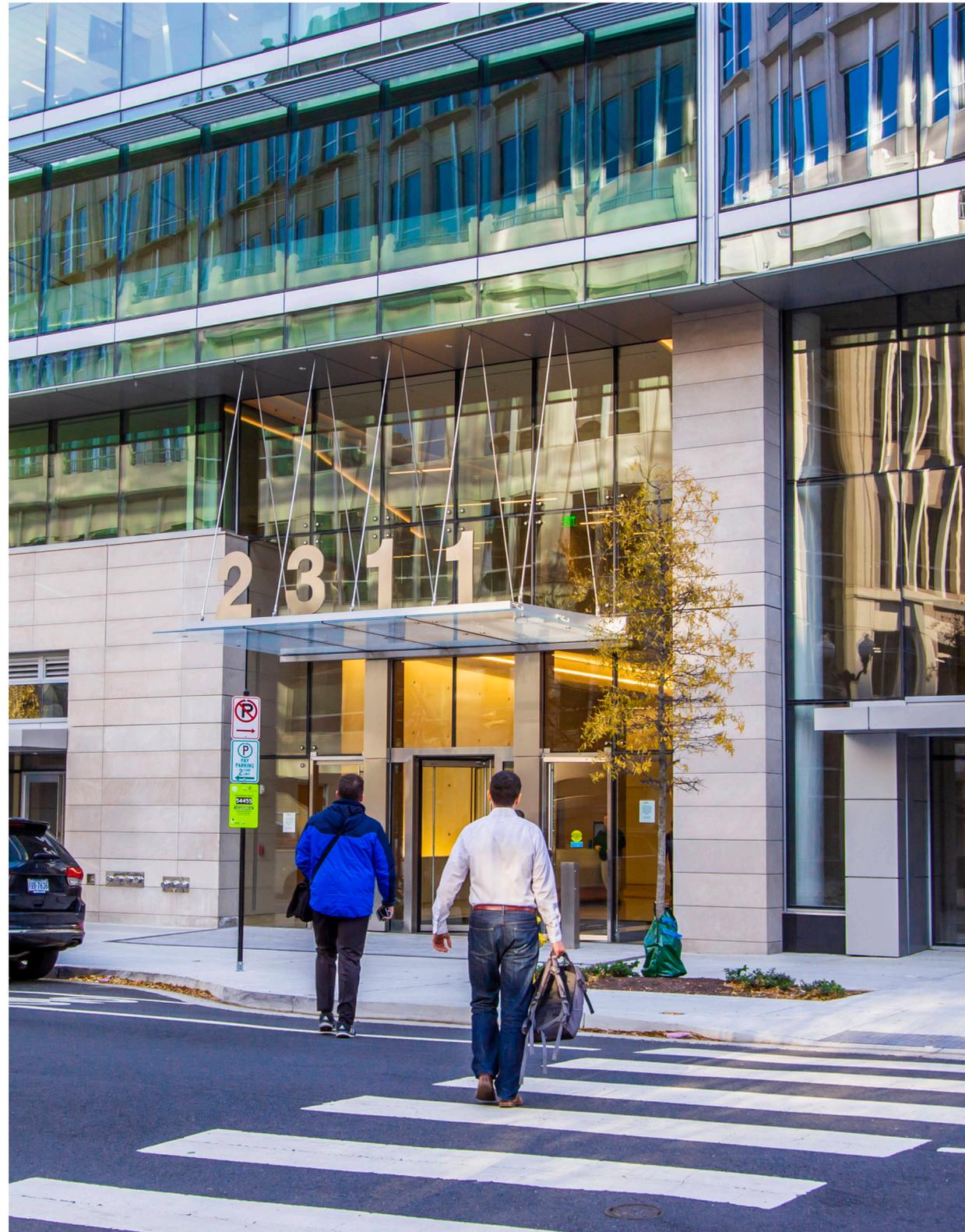
**2311 WILSON BOULEVARD**  
Arlington, VA

1,910 SF available

**RAPPAPORT**  
CULTIVATING PLACES

# Arlington, VA

This new development is located on busy Wilson Boulevard with streetfront retail space (14,000 VPD Wilson Boulevard). Located in a highly walkable neighborhood with a Walk Score of 92. The development is within walking distance to the Courthouse Metro Station (Weekday Ridership: 7,508 Weekend Ridership: 6,158). Customer parking is located conveniently under building with access from Wilson Boulevard.



## 2024 Demographics

	0.25 mi.	0.5 mi.	1 mi.
<b>Population</b>	6,416	21,486	47,362
<b>Daytime Population</b>	10,829	18,101	45,267
<b>Household Income</b>	\$167,084	\$156,839	\$156,902
<b>Traffic Counts</b>	12,000 on Wilson Boulevard		

## Area Retailers



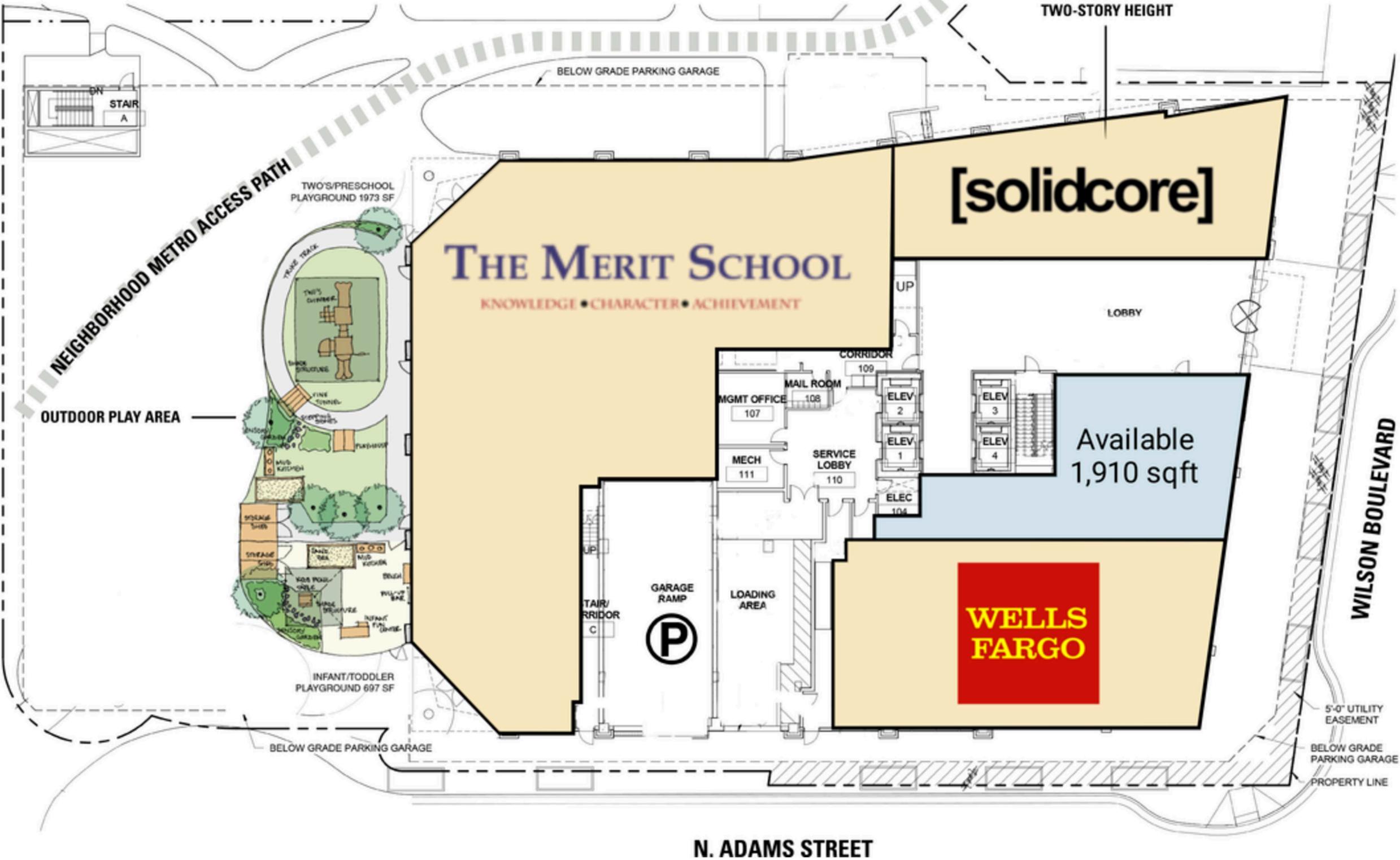


2311 Wilson Boulevard

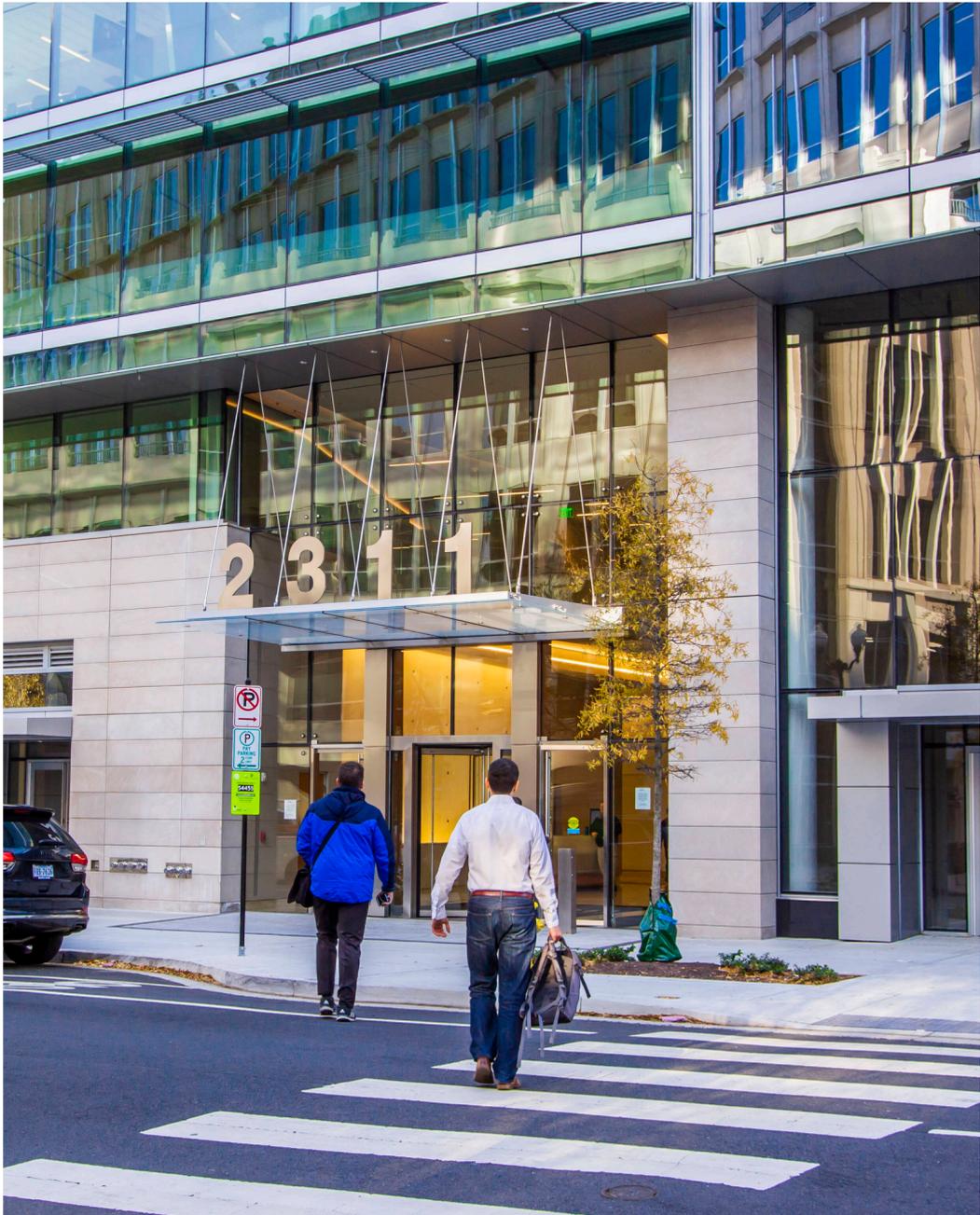
# Site plan

1,910 SF available

● Space Available



# The Property



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**2311 WILSON BOULEVARD | 2311 WILSON BLVD, ARLINGTON, VA**

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