



**2311 WILSON BOULEVARD**  
Arlington, VA

**1,910 SF available**

**RAPPAPORT**  
CULTIVATING PLACES

# Arlington, VA

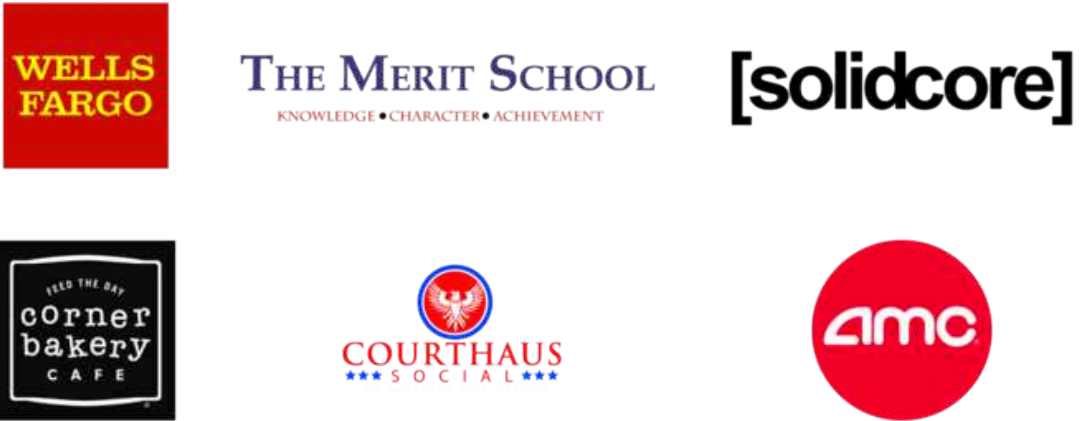
This new development is located on busy Wilson Boulevard with streetfront retail space (14,000 VPD Wilson Boulevard). Located in a highly walkable neighborhood with a Walk Score of 92. The development is within walking distance to the Courthouse Metro Station (Weekday Ridership: 7,508 Weekend Ridership: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



## 2024 Demographics

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

## Area Retailers

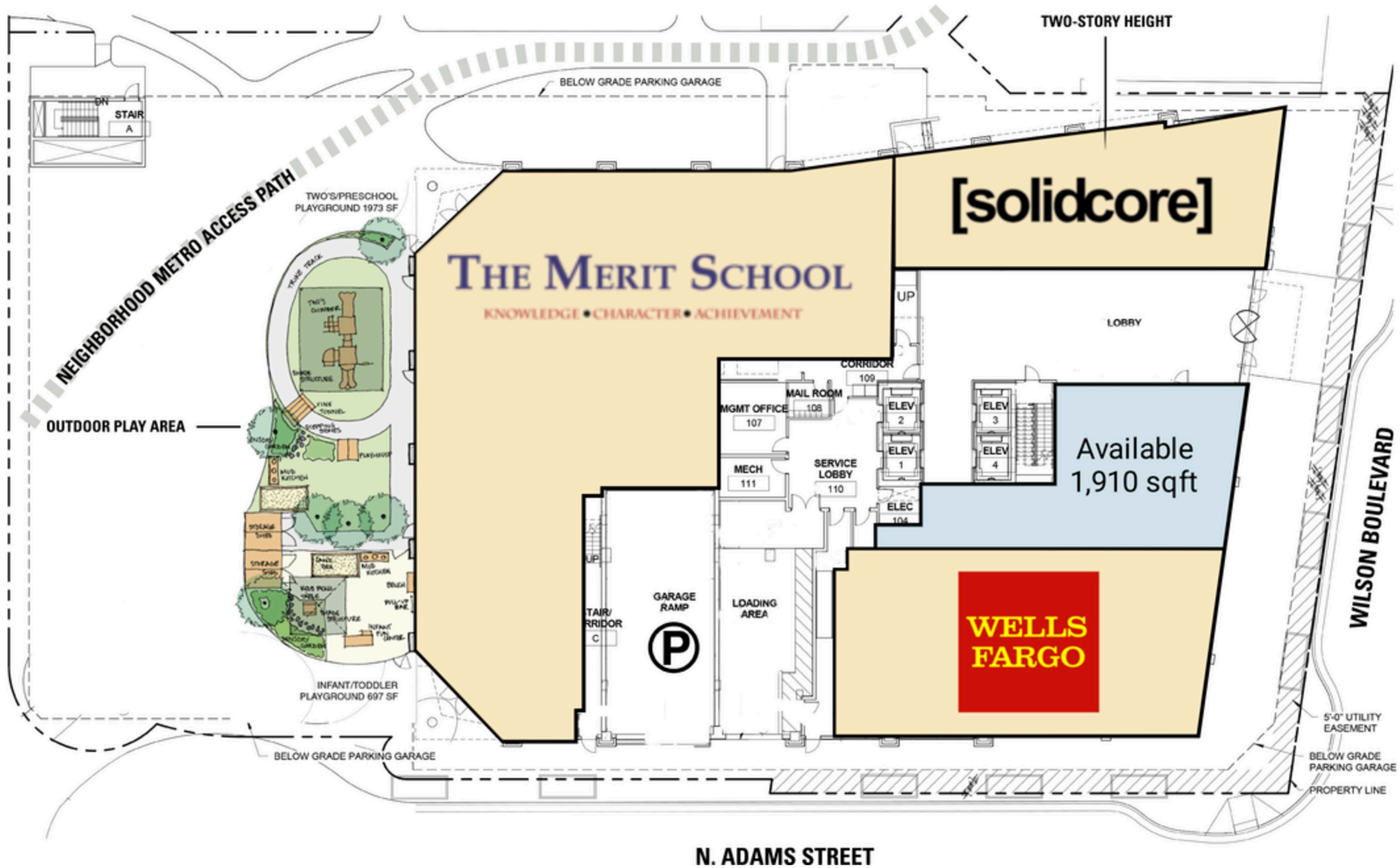




2311 Wilson Boulevard

Site plan  
1,910 SF available

● Space Available



# The Property



2311 Wilson Boulevard

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

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**