

# 3033 Wilson Boulevard

Arlington, Virginia

**1,220 SF**

Fully Leased



3033

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## Site Facts

- Ideal space on the corner of Wilson Boulevard and N. Garfield Street
- Non-vented restaurant prospects
- Outdoor seating opportunity available
- Clarendon neighborhood known for bustling daytime traffic and vibrant weekend activity
- Millennial market with the average age of 31 within 1-mile of the site
- 1 block from Market Commons and other notable national retailers
- Building lobby renovation underway to be completed Fall 2017
- Additional seating areas available in lobby area
- Common restrooms available for tenant's use



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SITE

N GARFIELD ST

WILSON BOULEVARD 16,000 VPD



CLARENDON BOULEVARD

N. FILMORE ST



WASHINGTON BLVD

N HIGHLAND ST



## Demographics

		1 Mile	3 Mile	5 Mile
Population		53,993	266,361	715,545
Household Income		\$156,804	\$149,845	\$140,151
Daytime Employees		38,713	290,677	699,987
Expenditures: Entertainment		\$154 Million	\$637 Million	\$1.65 Billion
Expenditures: Dining Out		\$372 Million	\$1.55 Billion	\$4.04 Billion
Expenditures: All Retail		\$1.21 Billion	\$5.03 Billion	\$13.1 Billion
Traffic Counts		16,000 Vehicles Per Day on Wilson Boulevard		

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