

PROPERTY FOR LEASE

2305 WILSON BLVD

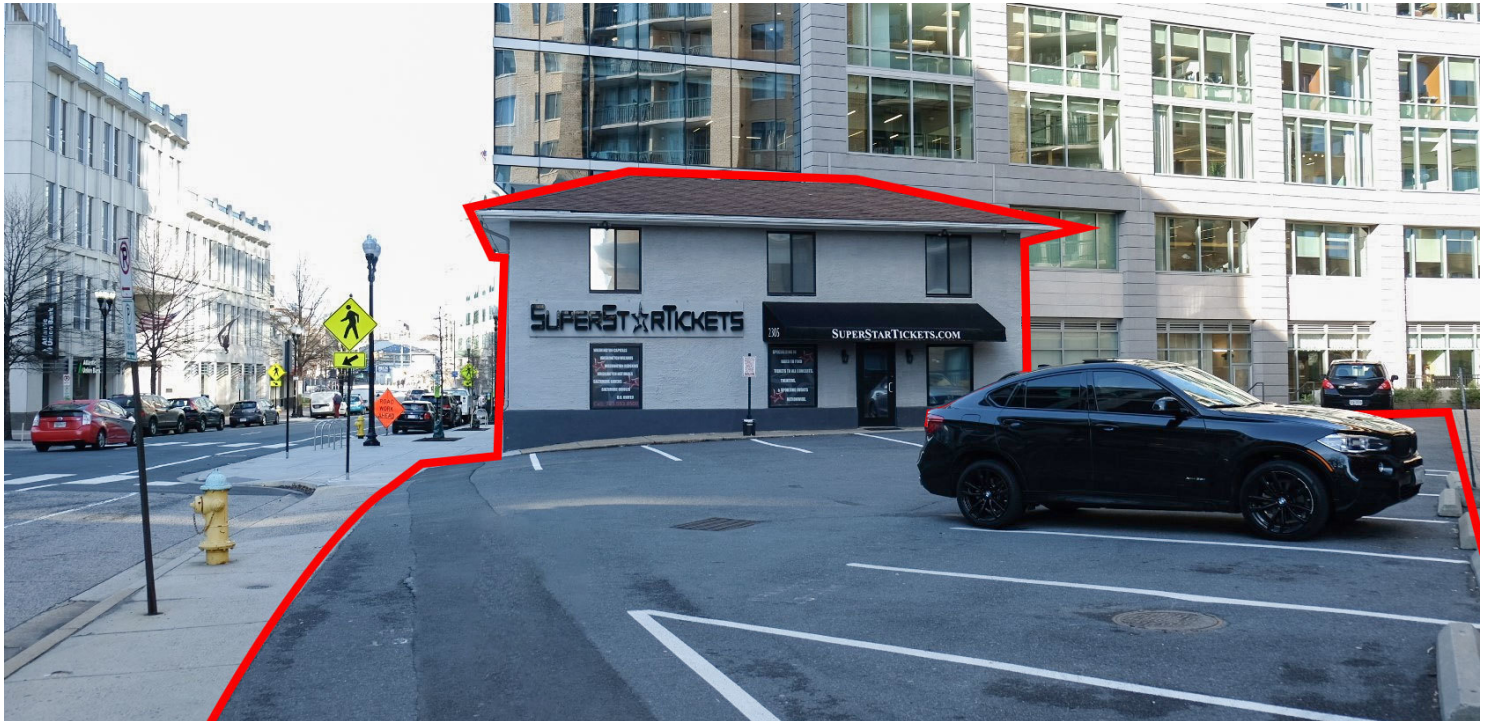
ARLINGTON, VA 22201



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate: Negotiable
Building Size: 1,600 SF

PROPERTY OVERVIEW

Rare opportunity in the heart of downtown Arlington, Virginia. Wilson Boulevard which is the main East/West arterial road in Arlington, VA. Potential tenants will benefit from the unique parking and great visibility of this location which is surrounded by high end office and residential buildings. The owner has approval from the county for a new retail layout. The property is zoned RC (Commercial District).

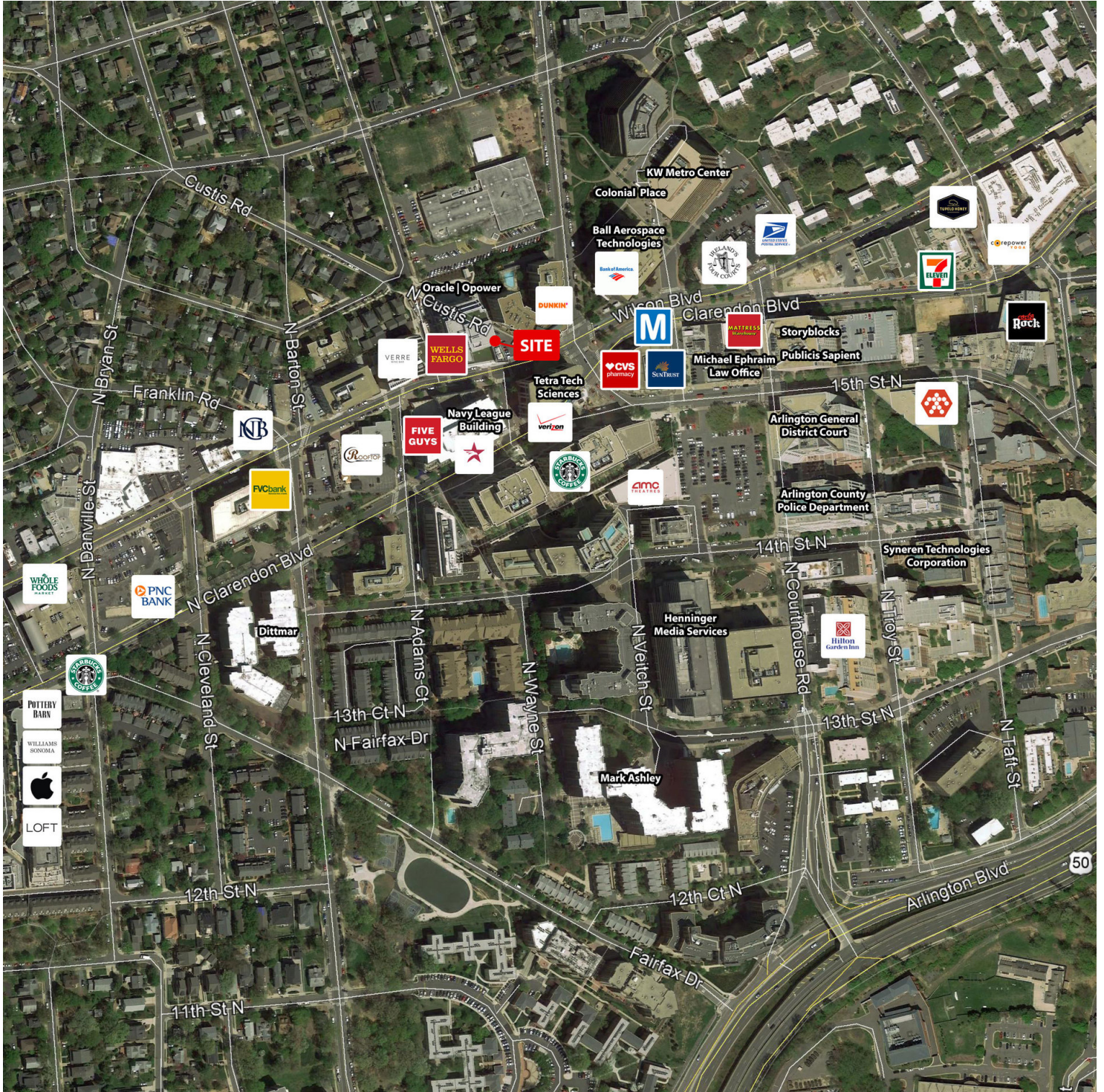
PROPERTY HIGHLIGHTS

- Excellent visibility on busy Wilson Boulevard and rare opportunity for building signage and surface parking
- Located across the street from the Court House Metro Station with a "Walker's Paradise" Walk Score of 97 out of 100
- Surrounded by high density developed office and residential buildings with an Average Household income of over 140K annually

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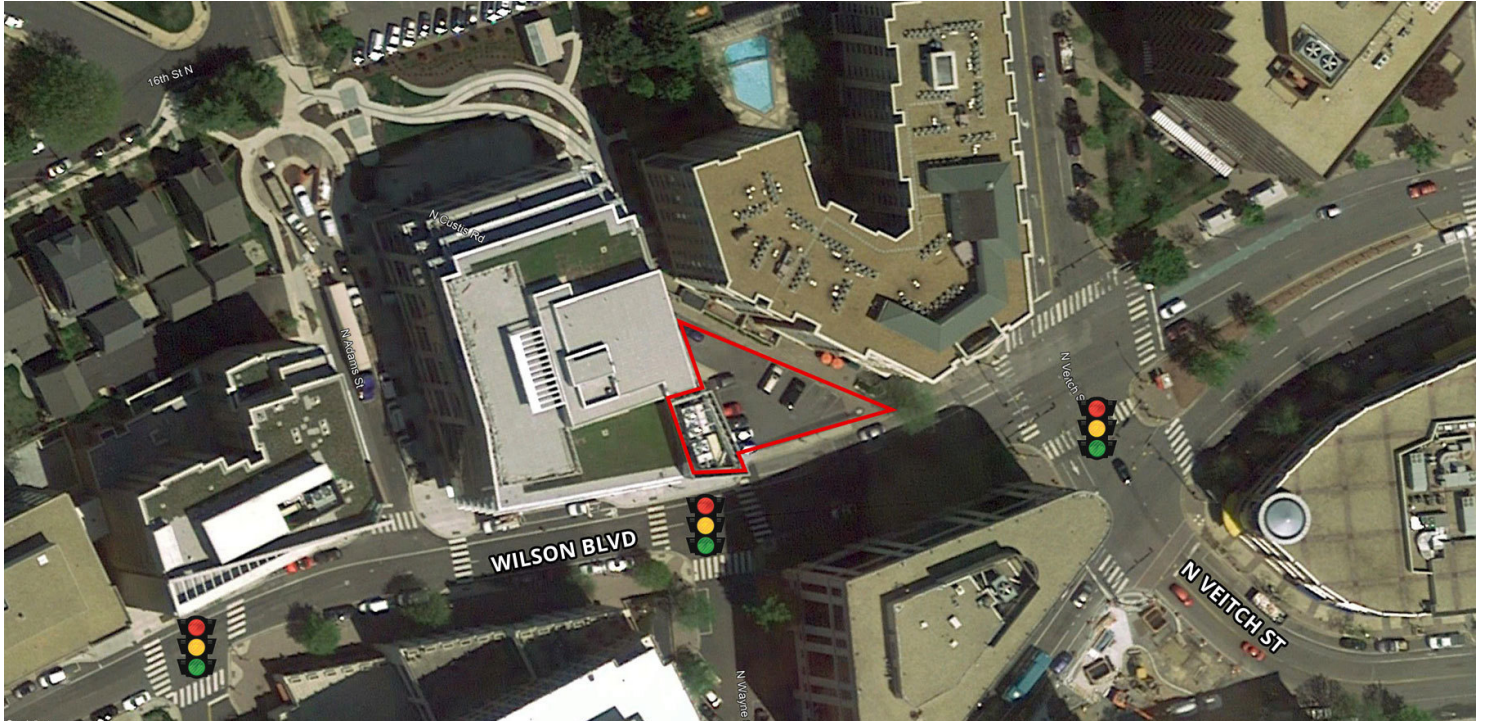
AERIAL



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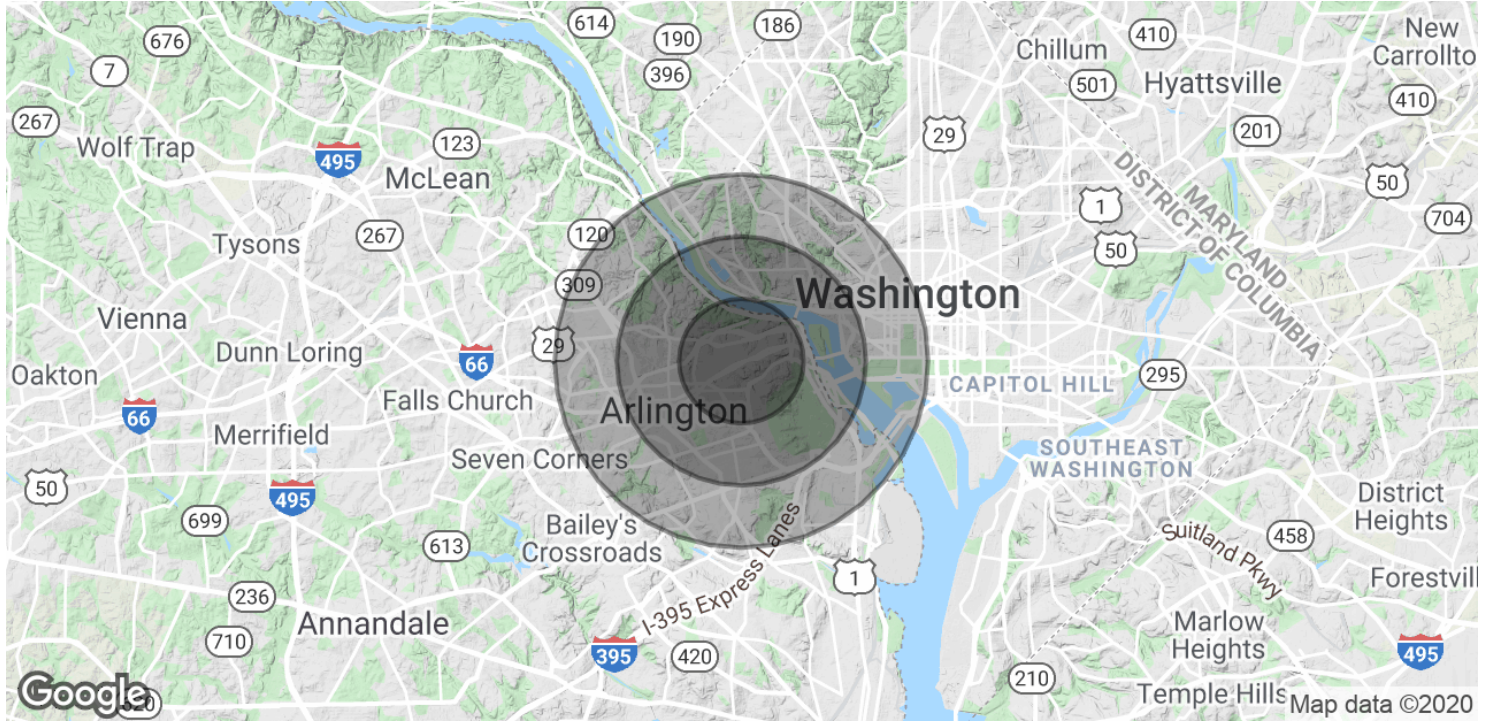
SITE LOCATION



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DEMOGRAPHICS MAP & REPORT



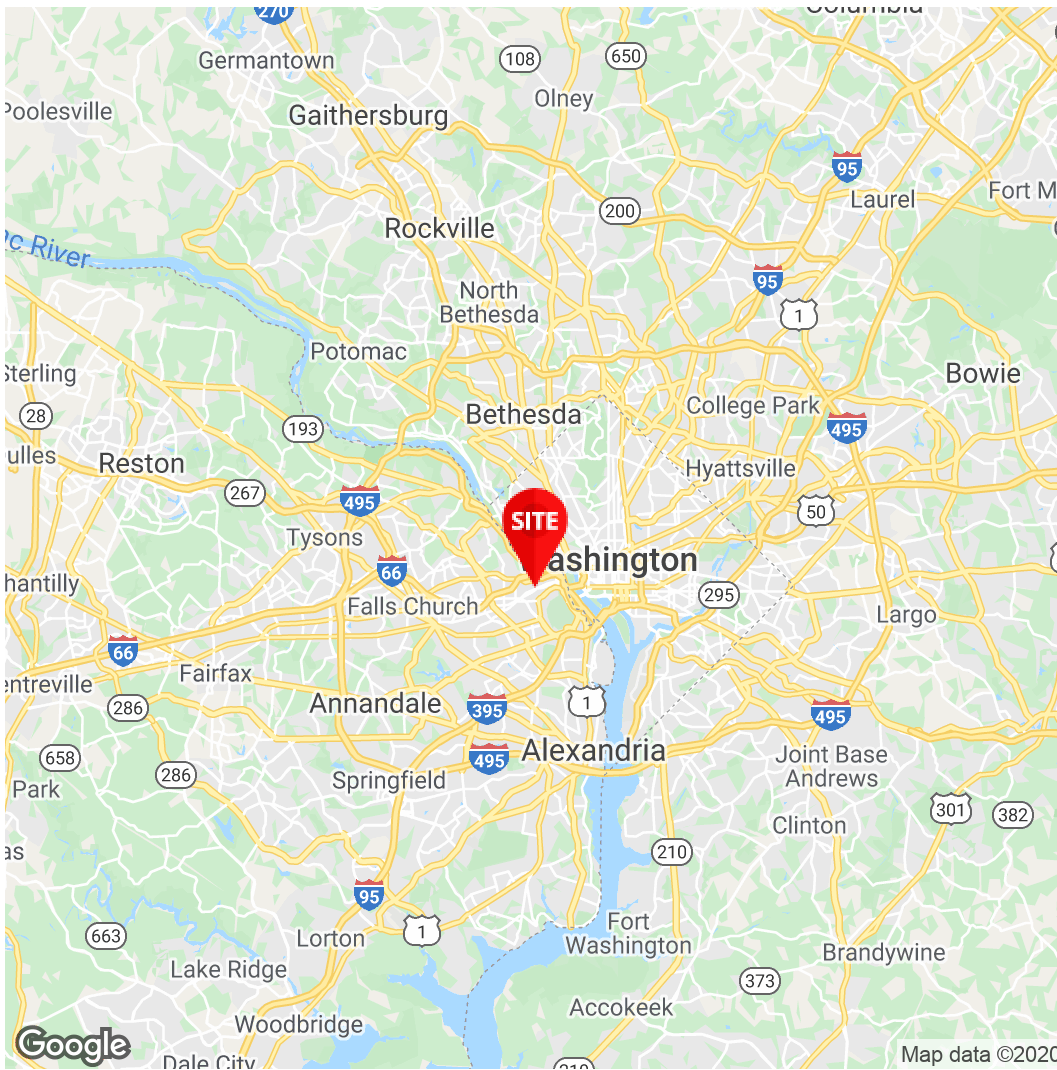
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	39,846	110,275	231,894
Average age	30.9	32.3	33.9
Average age (Male)	31.8	32.6	34.0
Average age (Female)	30.0	32.0	33.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	20,792	52,380	110,576
# of persons per HH	1.9	2.1	2.1
Average HH income	\$120,459	\$125,343	\$122,003
Average house value	\$613,574	\$685,536	\$664,668

* Demographic data derived from 2010 US Census



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