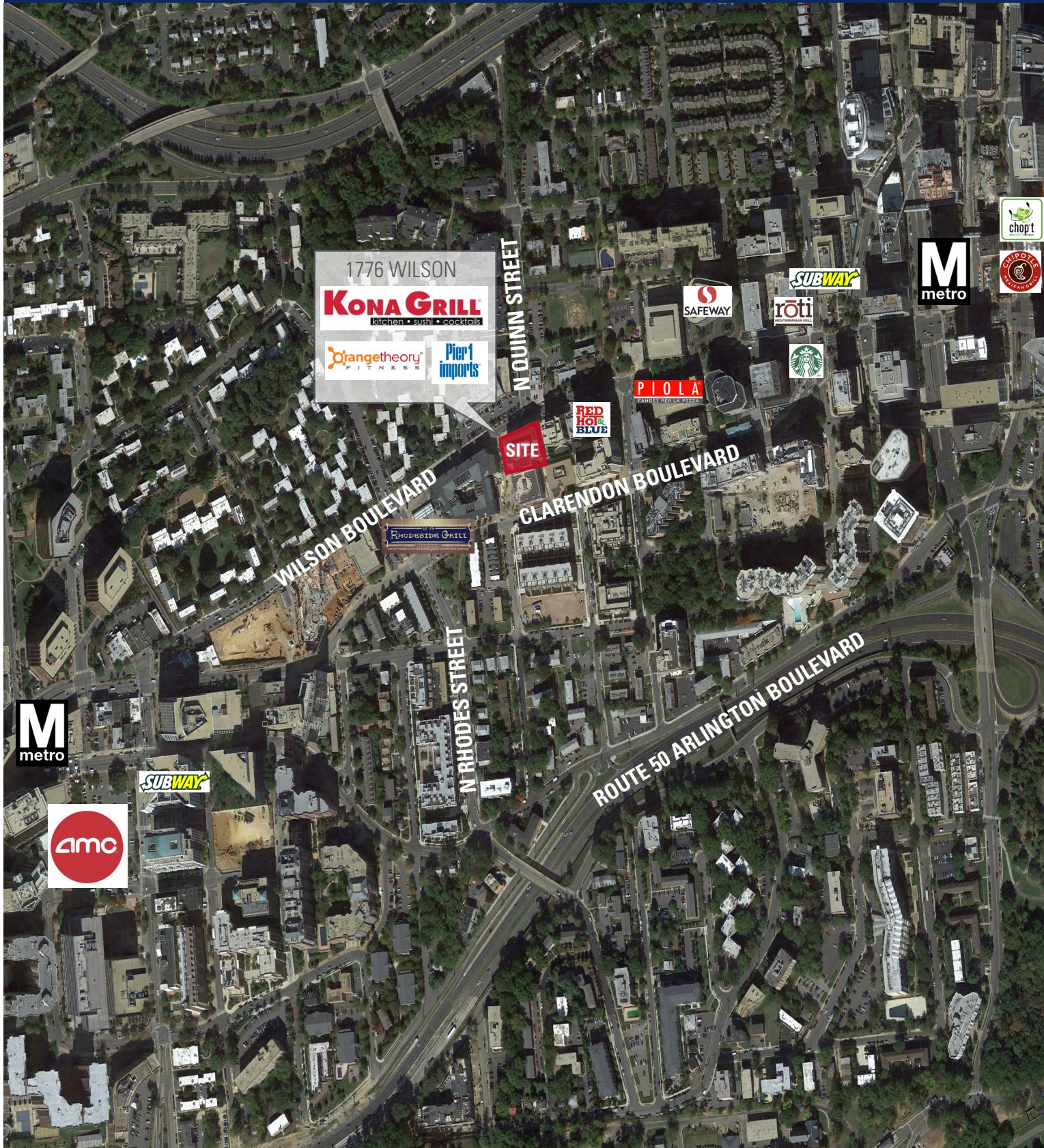


RAPPAPORT

1776 Wilson Boulevard
Arlington, Virginia

2,900 SF Retail/Restaurant Space Available



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STATISTICAL SNAPSHOT 3-MILE RADIUS, 2014 DEMOS



POPULATION
281,011

AVG HH INCOME
\$136,405



TRAFFIC COUNTS
15,795 VPD
(Wilson Boulevard)



DAYTIME POPULATION
465,594



Co-Tenants
Pier 1 Imports
Kona Grill
Orange Theory Fitness

1776 Wilson Boulevard Facts At-A-Glance

- Excellent mix of tenants including Pier 1 Imports, Kona Grill & Orange Theory Fitness
- Located on busy Wilson Boulevard with signage opportunity available
- Outdoor seating available on Wilson Boulevard
- Situated between Court House Metro Station and Rosslyn Metro Station with just under 24,000 riders per day (combined)
- LEED Platinum certified building
- Arlington has had one of the largest increases in population in the nation between 2007 & 2013 with millennials making up 39.5% of the population

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	39,750	281,011	728,519
AVG HH INCOME	\$137,597	\$136,405	\$128,272
EMPLOYEES	49,237	465,594	819,629

SITE FACTS

SPACE: 2,900 SF Retail/Restaurant Space

TRAFFIC COUNTS: 15,795 VPD Wilson Boulevard

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