

FOR LEASE

2300

WILSON BOULEVARD

ARLINGTON,
VIRGINIA
22001

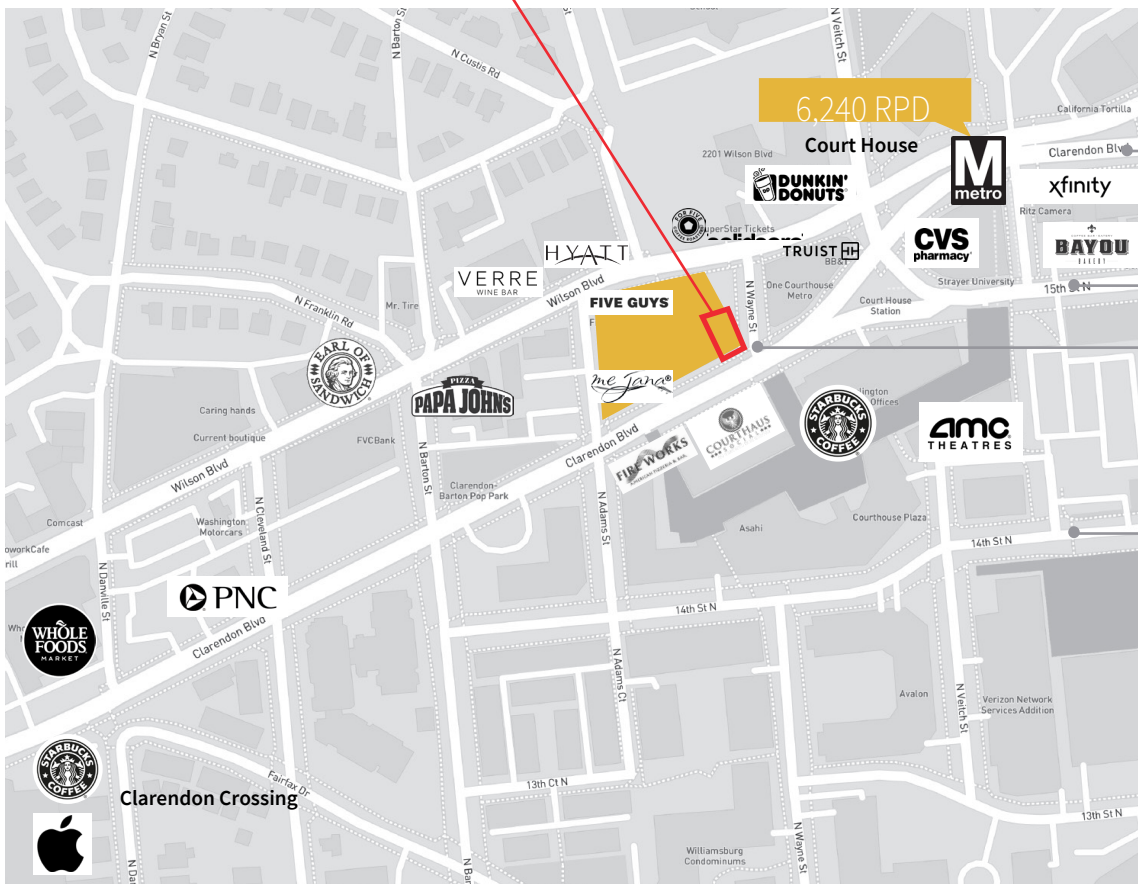


Opportunity Highlights

- 7,100 SF ground floor corner retail space along Clarendon Blvd. 2nd generation fitness build out
- Situated in a 196,004 SF office building
- Surrounded by dense office community (13,533,665 SF within .1 miles)
- Excellent demographics (\$150,887 household income within 1 mile)
- 2,525 hotel rooms within .1 miles
- Less than a half mile from Court House Station with an average of 6,240 riders per day
- Located in Courthouse, steps from the county seat
- Fantastic co-tenants: Five Guys, Mejana - Lebanese Cuisine, Aesthetic Artistry Laser Center, and more!



The Neighborhood



VEHICLES
PER DAY

Clarendon Blvd
10,748 VPD

15th St N
8,665 VPD

N Wayne St SW
8,813 VPD

14th St N
4,540 VPD



RIDERS
PER DAY

Courthouse
6,240 RPD

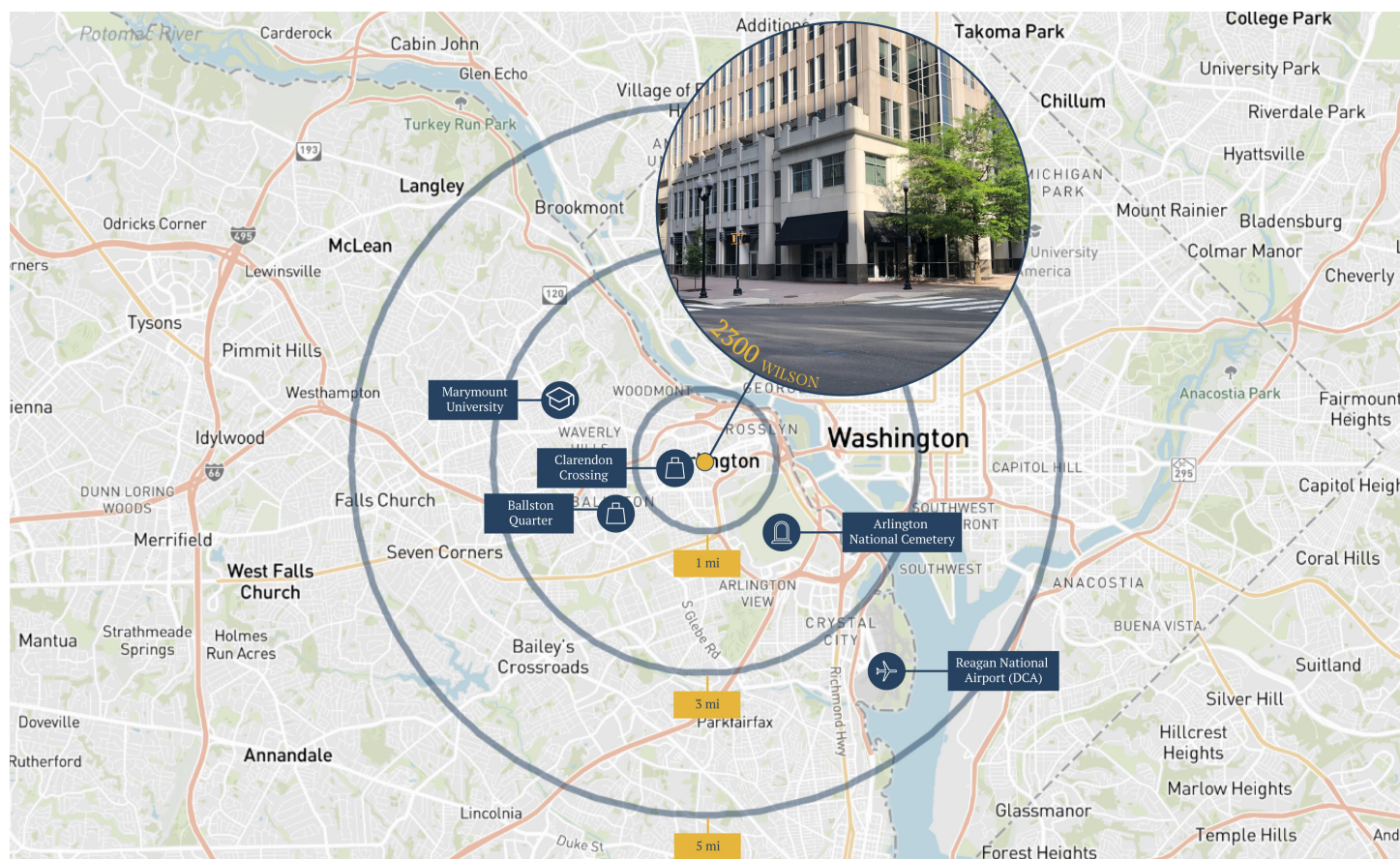
Clarendon
4,375 RPD

Demographics from Subject Site

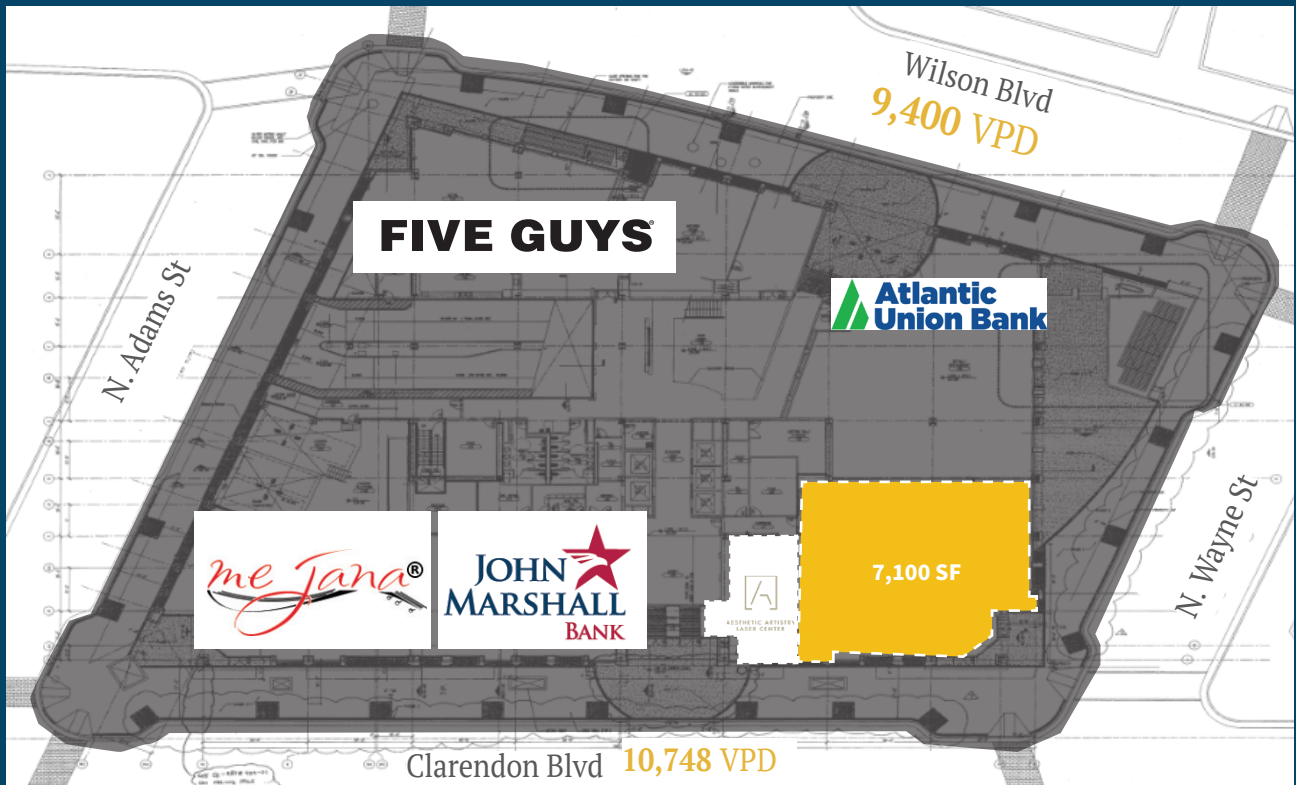
	1 mi	3 mi	5 mi
Population	51,179	252,117	731,112
Average HH Income	\$150,887	\$150,386	\$149,764
Households	27,046	123,091	345,932
Employees	45,582	332,975	766,277
Median Ages	35	36	37



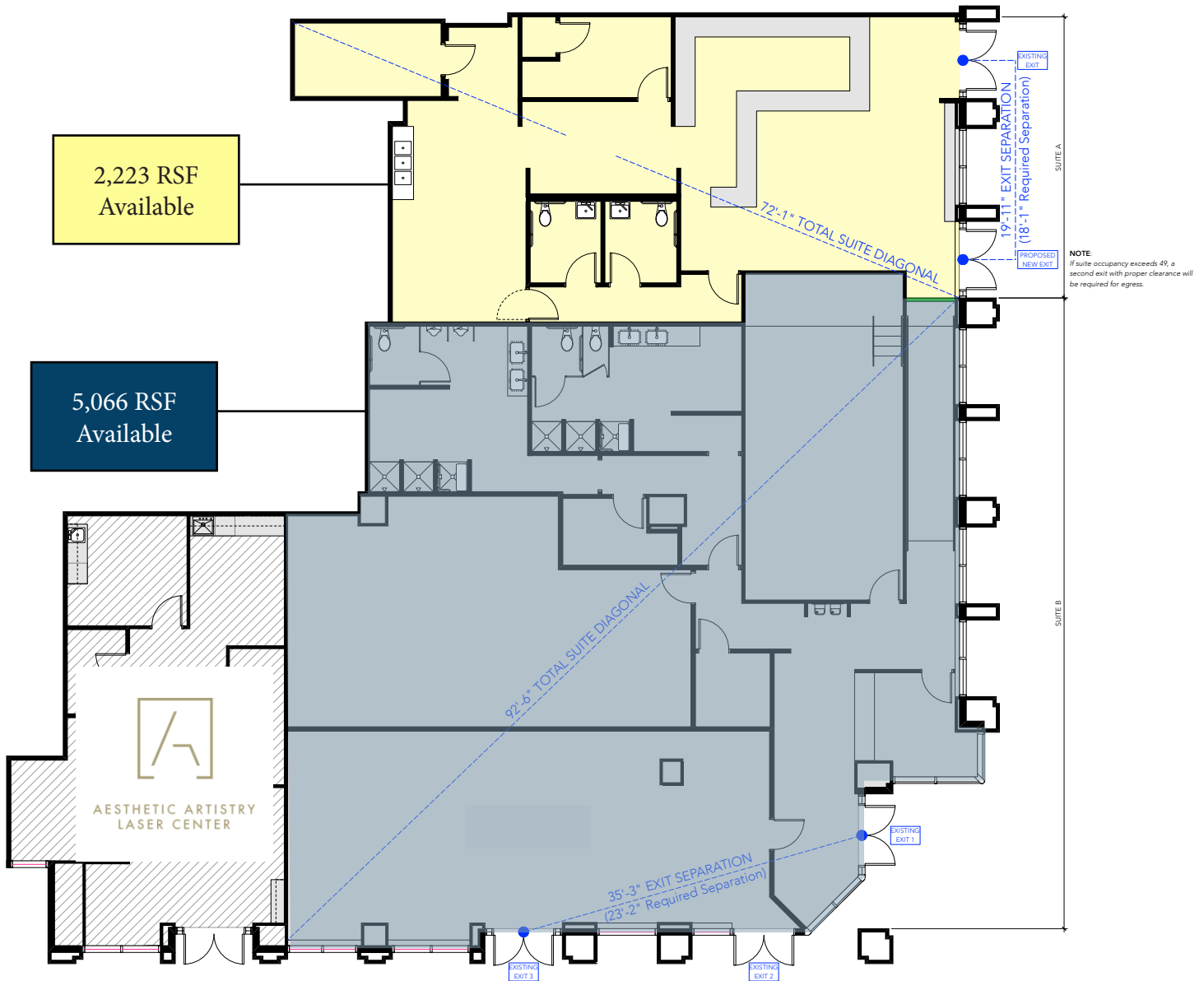
Trade Area



The Space



Demising Plans



For more information,
please contact:

Andy Corno

O: +1 202 719 6137
M: +1 301 520 2620
andy.corno@jll.com

Thomas Jackman

O: +1 202 719 5624
M: +1 301 580 1512
thomas.jackman@jll.com

Simms Henschel

O: +1 202 533 2529
M: +1 301 332 5220
simms.henschel@jll.com

