

# 3804 WILSON BLVD

## ARLINGTON, VA

9,450 SF AVAILABLE





RAPPAPORT  
CULTIVATING PLACES



## 3804 WILSON BLVD ARLINGTON, VA

- | 16 FT clear height
- | Located within a five minute walk of Virginia Square George Mason University Metrorail Station
- | 30 surface parking spaces exclusively serving the building
- | Great visibility on Wilson Boulevard
- | Excellent Daytime Population of 157,964 within 2 miles

### DEMOGRAPHICS 2023

	1 MILE	2 MILES	3 MILES
 POPULATION	49,456	152,174	271,686
 DAYTIME POPULATION	57,161	125,447	239,049
 HOUSEHOLD INCOME	\$157,964	\$161,591	\$163,720
 MEDIAN HOUSEHOLD INCOME	\$132,983	\$130,091	\$126,656

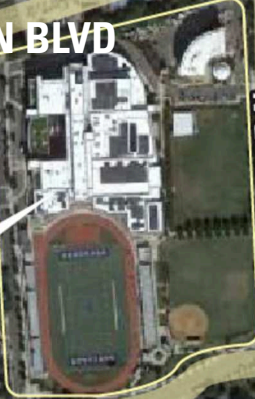
### AREA RETAILERS



3804 WILSON BLVD  
ARLINGTON, VA



WASHINGTON LIBERTY  
HIGH SCHOOL



QUINCY ST

QUINCY PARK



WASHINGTON BLVD



N KIRKWOOD RD



WILSON BLVD  
CLARENDON BLVD



TRADER JOE'S

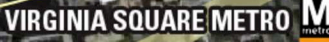
WASHINGTON BLVD



N RANDOLPH ST



10TH ST N



FAIRFAX DR



3804 WILSON BLVD



WILSON BLVD



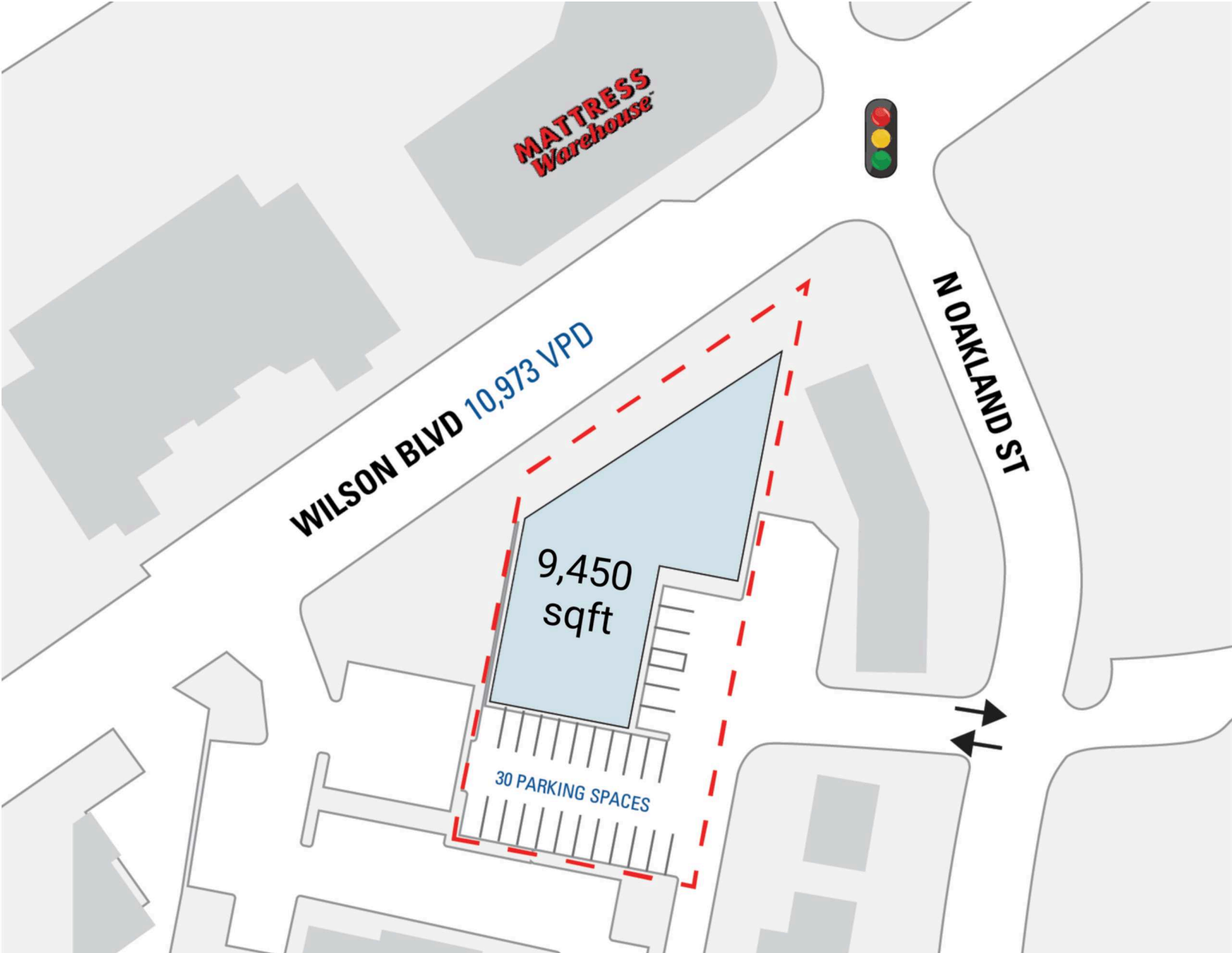
BALLSTON QUARTERS



**SITE PLAN**

3804 WILSON BLVD | ARLINGTON, VA

9,450 SF AVAILABLE





**3804 WILSON BLVD | 3804 WILSON BLVD, ARLINGTON, VA**

**Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218**

**Chris Pamboukian | [cpamboukian@rappaportco.com](mailto:cpamboukian@rappaportco.com) | 571.382.1217**

**[rappaportco.com](http://rappaportco.com)**