

## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Rare opportunity in Ballston submarket of Arlington for single story retail with surface parking.
- Size: Approximately 5,129 SF
- Dimensions: Approx 145' wide by 35.3' deep
- 2 Existing ADA Restrooms
- Zoning: C-2
- Parking: 22 dedicated surface parking spaces
- NNNs: \$11.75 PSF

**BETH SARGENT**

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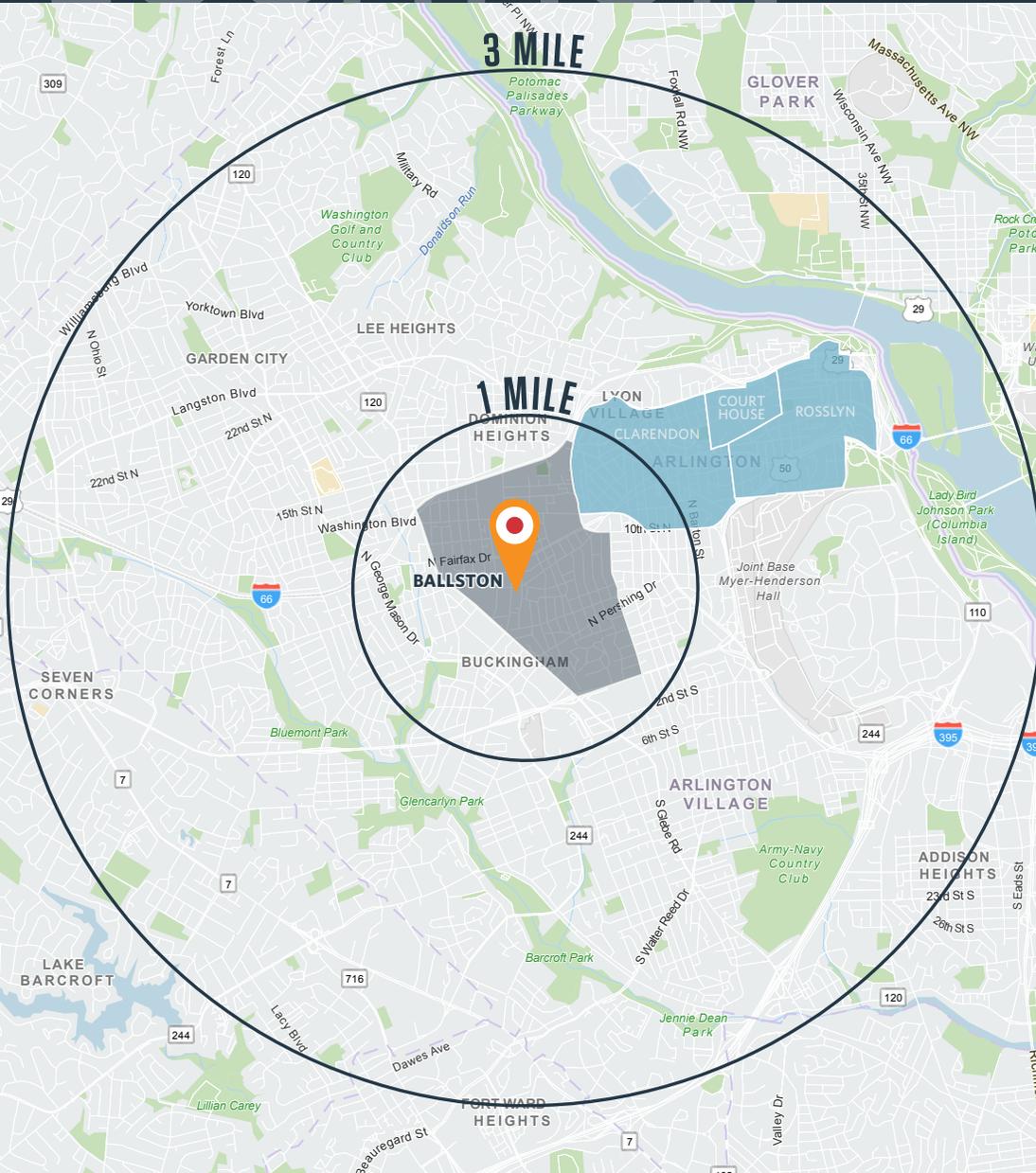
**DIMITRI GEORGELAKOS**

dimitri@klnb.com | 703-268-2710

# LOCATION

# 3924 WILSON BOULEVARD

ARLINGTON, VA 21117, ARLINGTON COUNTY



## BALLSTON VIRGINIA

	.5 MILE	1 MILE	3 MILE
POPULATION	27,317	51,669	278,655
MEDIAN AGE	34.5	34.5	34.5
AVG HH INCOME	\$190,958	\$210,532	\$190,757
BACHELOR'S DEGREE OR HIGHER	84%	83.6%	79.5%
DAYTIME POPULATION	31,170	53,976	222,677

WALK SCORE **92**

### TRAFFIC COUNTS

WILSON BLVD.....11,961 ADT  
 N GLEBE RD.....24,649 ADT

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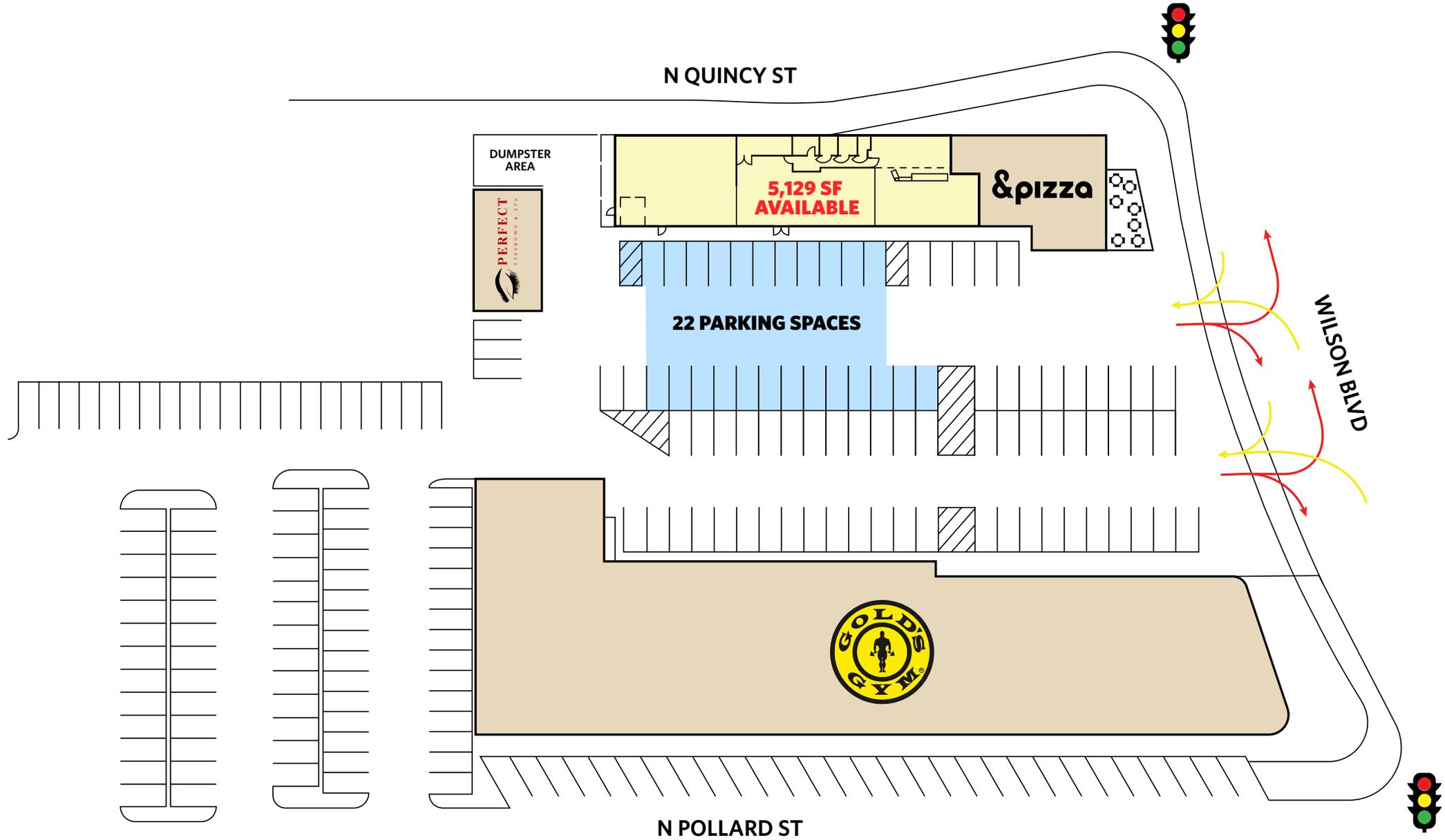
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# SITE PLAN

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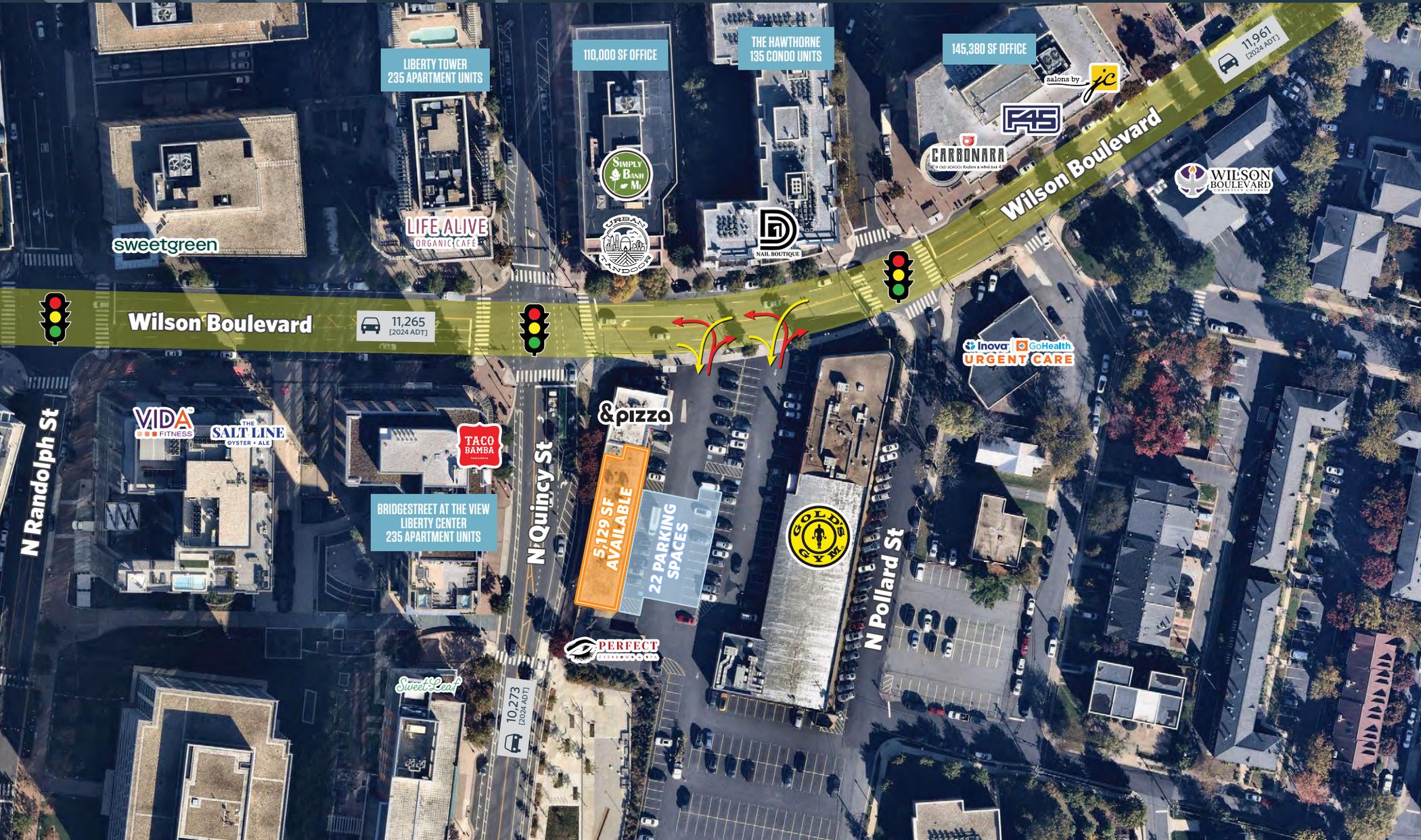
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# CLOSEUP

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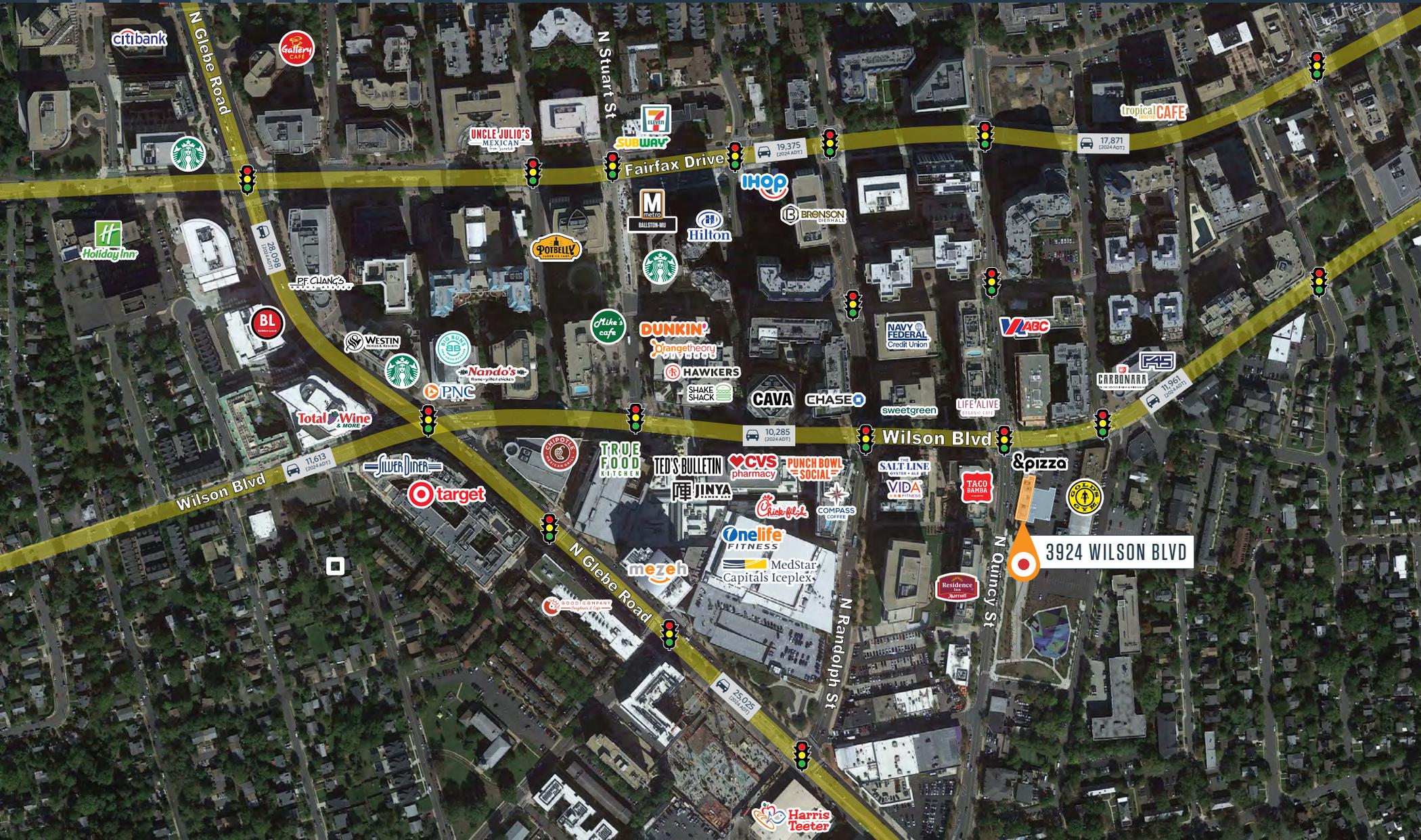
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# MARKET

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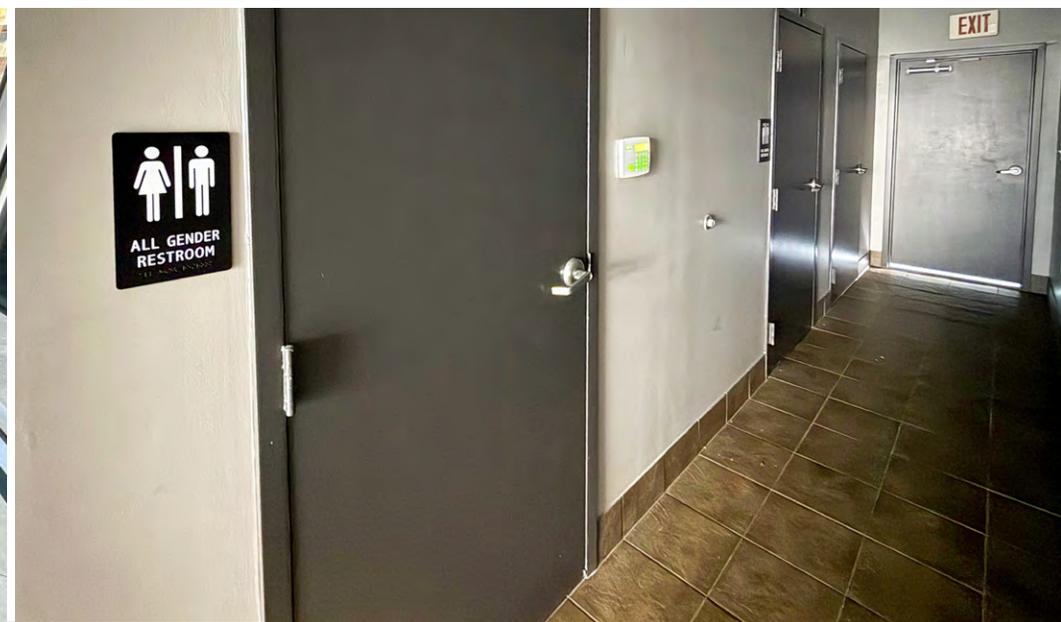
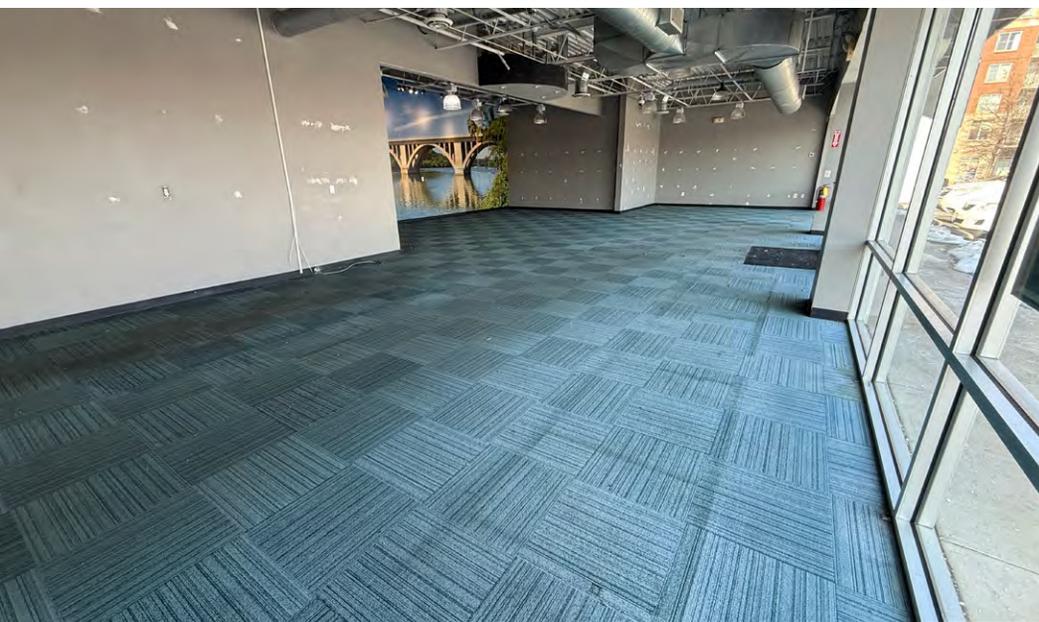
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# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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