

# CAPTIVATING NEW RETAIL SPACE

AT 3601 WILSON BLVD

3601





CONCEPTUAL RENDERING

# ACTIVATED BOULEVARD

3601 Wilson is located in a dense urban environment with a mix of office, retail, and residential – offering opportunities for all. Wilson Boulevard sees significant vehicular traffic with over 20,000 cars per day. Positioned atop Virginia Square Metro, and just 5 blocks from Ballston Quarter. Nearby retailers include Medium Rare, Urban Boxing, & Pizza, Taco Bamba, Conte's Bike Shop, The Salt Line, Starbucks, and more!



**STEPS FROM  
VIRGINIA SQUARE  
METRO**



**5 BLOCKS  
TO AND FROM  
BALLSTON QTR.**



**INSTANT ACCESS  
TO I-66 AND  
ROUTE 29**



**26,220  
RESIDENTS  
WITHIN 1 MILE**



**20,000 CARS  
PER DAY ON  
WILSON BLVD**



**UNIQUE  
STOREFRONT  
FLOOR PLANS**



CONCEPTUAL RENDERING

# EXCITING & INVITING STOREFRONT

Giving you high exposure to Arlington's bustling community, your storefront will be hard to miss.









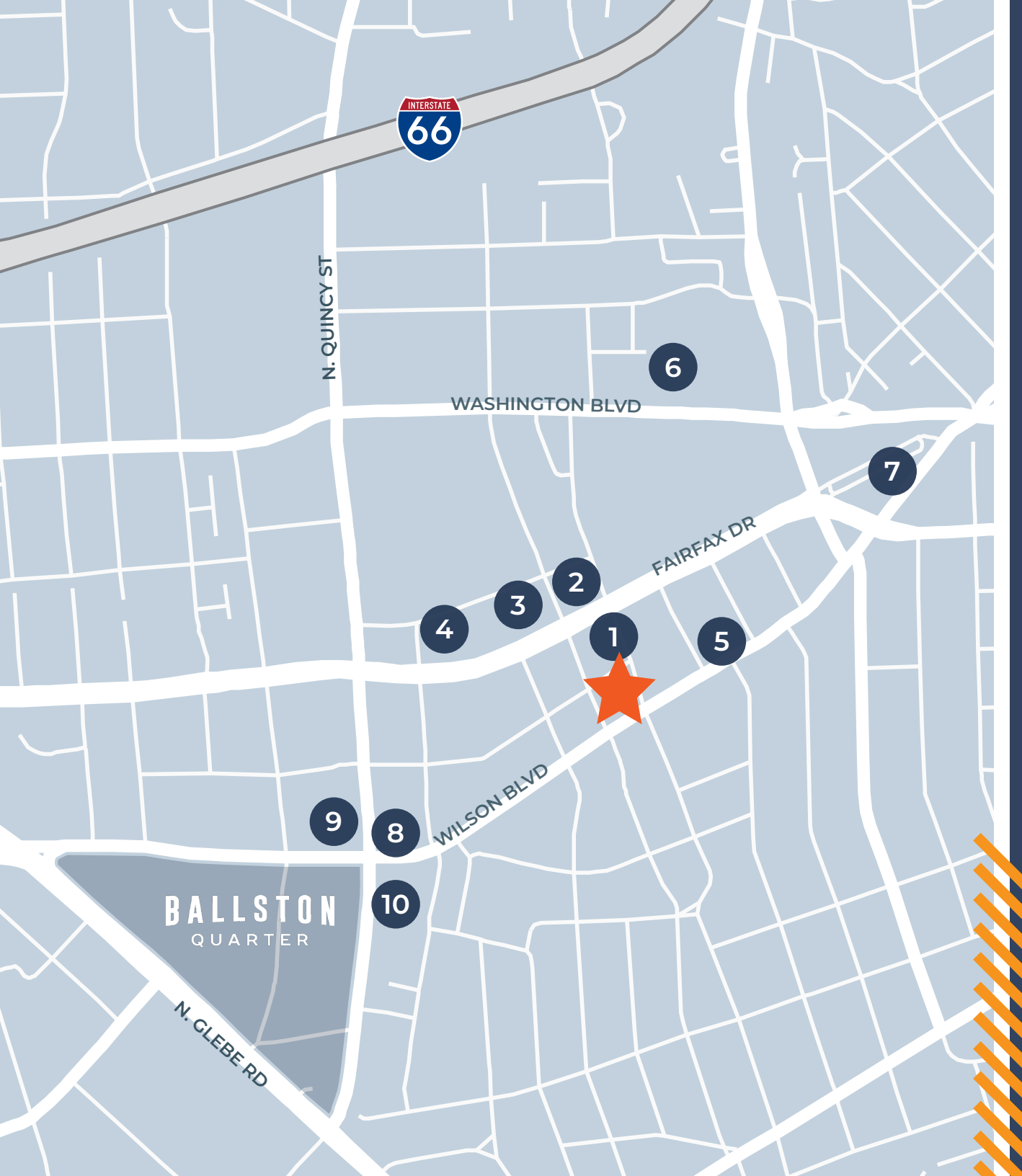
**+ 5**

 12

MIN. DRIVE TO  
REAGAN NATIONAL



# RETAIL POPULATED



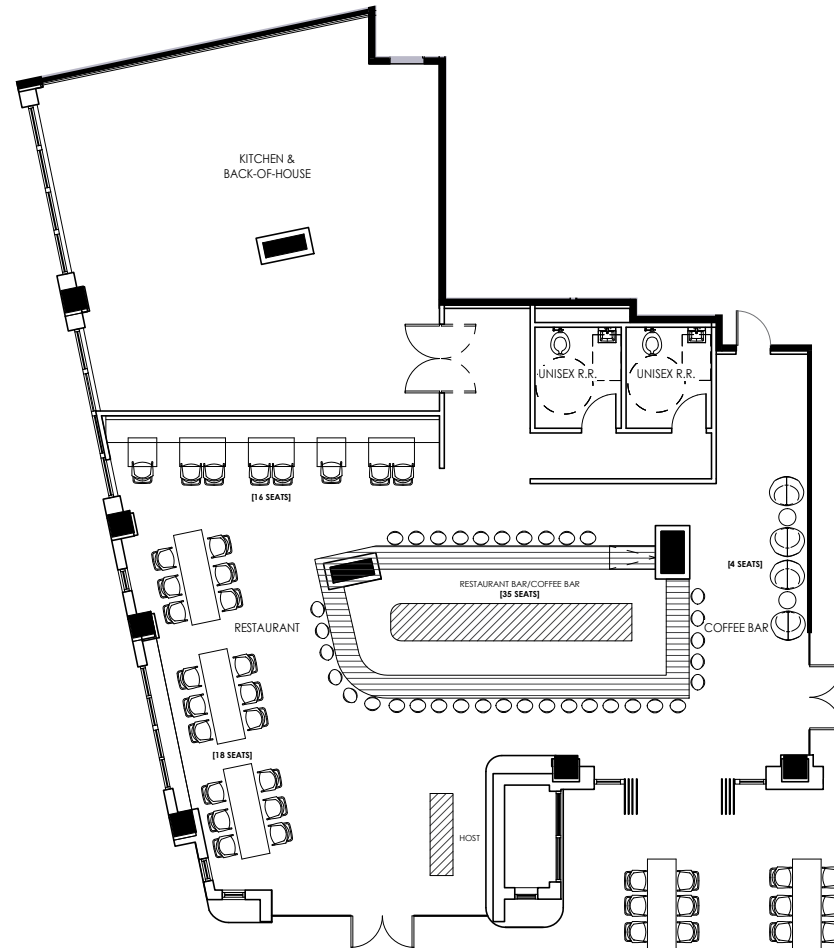
## BALLSTON QUARTER

- |                    |                    |
|--------------------|--------------------|
| 11. &Pizza         | 21. Shake Shack    |
| 12. Taco Bamba     | 22. Ted's Bulletin |
| 13. Punchbowl      | 23. Chipotle       |
| 14. Compass Coffee | 24. World of Beer  |
| 15. CVS Pharmacy   | 25. Groove Coffee  |
| 16. JINYA Ramen    | 26. Sweet Leaf     |
| 17. Bartaco        | 27. CAVA           |
| 18. True Food      | 28. Hot Lola's     |
| 19. South Block    | 29. Union Kitchen  |
| 20. Superette      | 30. Chick-fil-A    |

# FLOOR PLANS

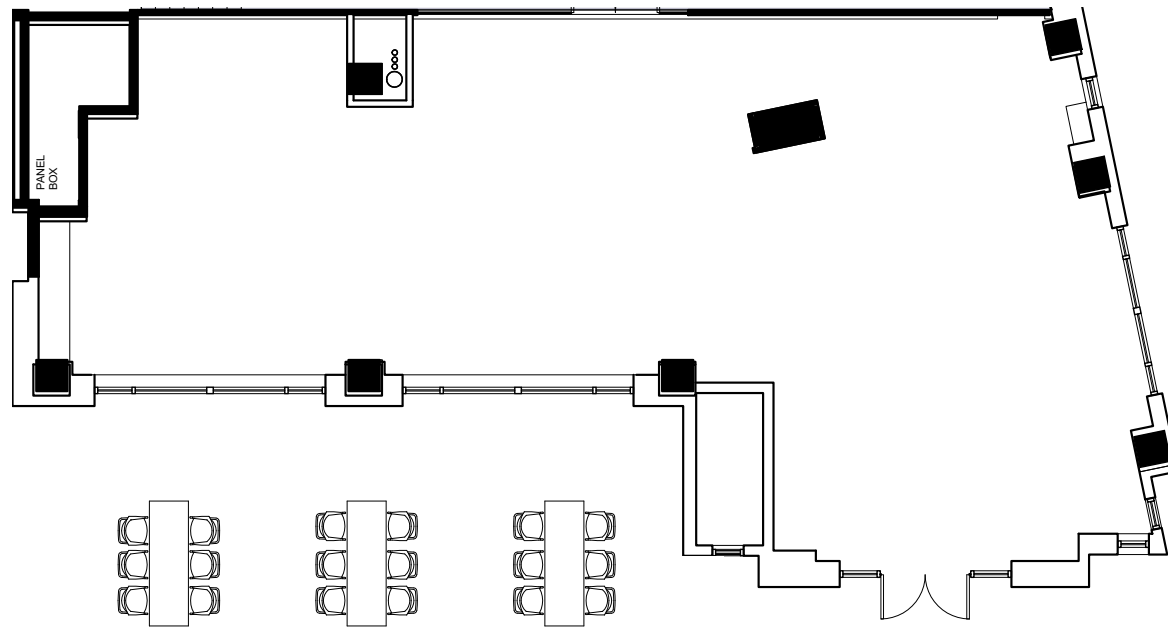


**AVAILABLE IMMEDIATELY: 3 SUITES PERMITTING 4,724 SF CONTIGUOUS**



**HYPOTHETICAL TEST-FIT: 4,724 SF CONTIGUOUS**





HYPOTHETICAL TEST-FIT: 2,634 SF

# 3601

— WILSON —

