

BALLSTON GATEWAY

Prime Corner Retail & Cafe Space Available With Significant Frontage on Wilson Boulevard



3,841 SF
+
1,656 SF
Corner Retail Space &
Cafe Space Available

\$50.00 NNN
For the Corner Space
+
\$38.50 NNN
For the Cafe Space

BY THE NUMBERS



21,386
Population Density
0.5 MI RADIUS



\$138,502
Household Income
0.5 MI RADIUS



15,779
Employment
0.5 MI RADIUS

98
WALKSCORE

RETAIL NEIGHBORHOOD



ABOUT THE LOCATION

- Located in a dense urban environment with a mix of office, retail and residential
- Significant vehicular traffic on Wilson Boulevard with over 20,000 cars per day
- 4 blocks from Virginia Square Metro and 2 blocks from Ballston Quarter and Ballston Metro

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MILLER WALKER
RETAIL REAL ESTATE

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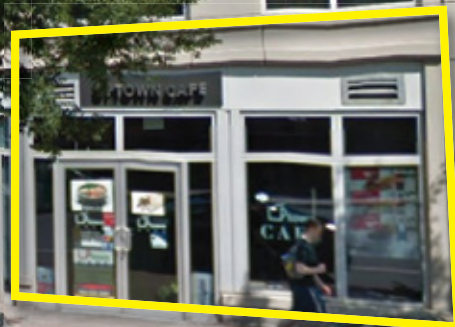
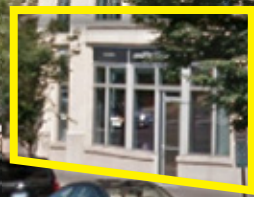
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salons by *jc*



3,841 SF
Corner

1,656 SF
Cafe



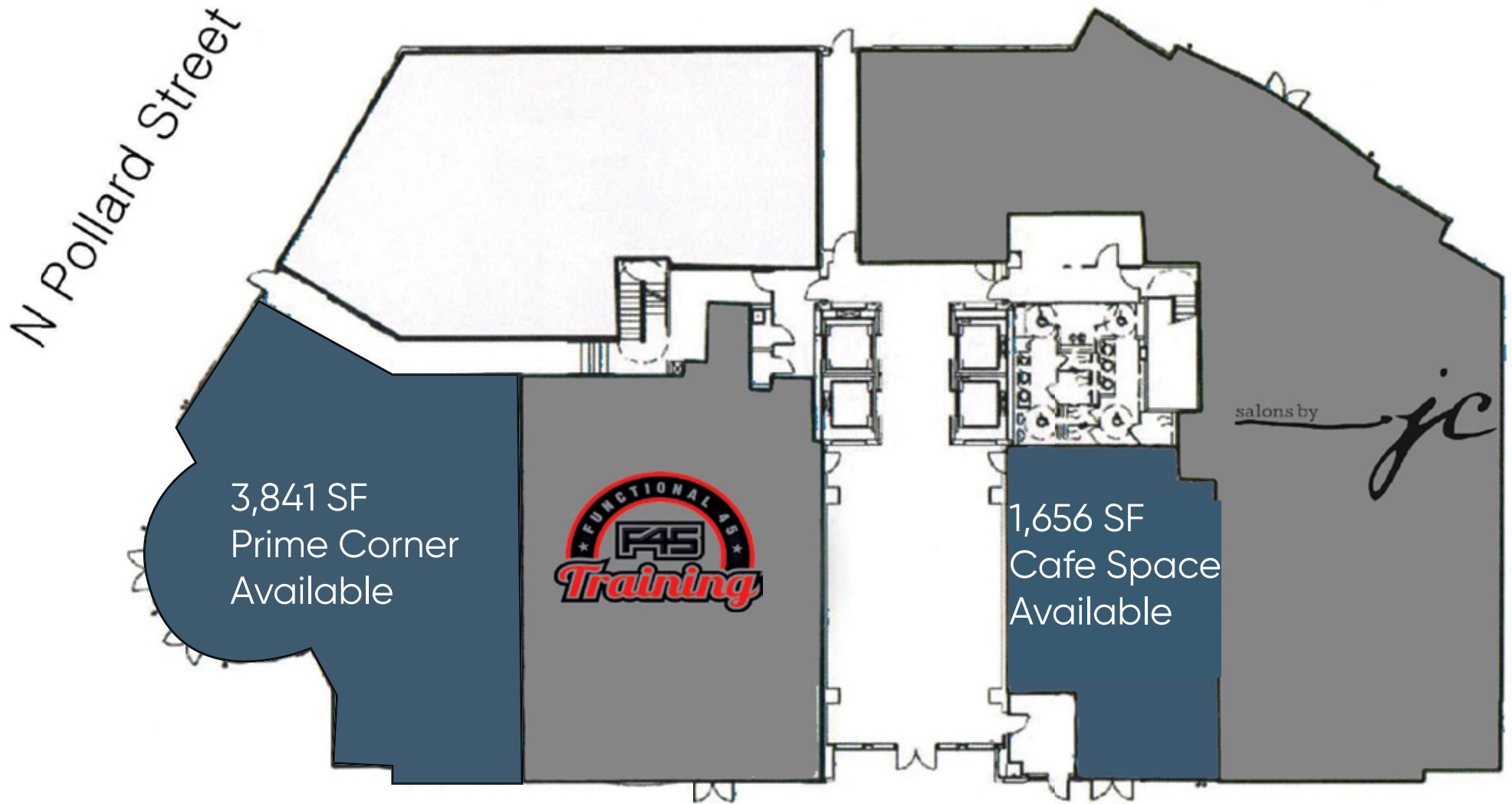
WILSON BOULEVARD

Ballston Gateway

3865 Wilson Boulevard – Arlington, VA

MILLER WALKER

RETAIL REAL ESTATE

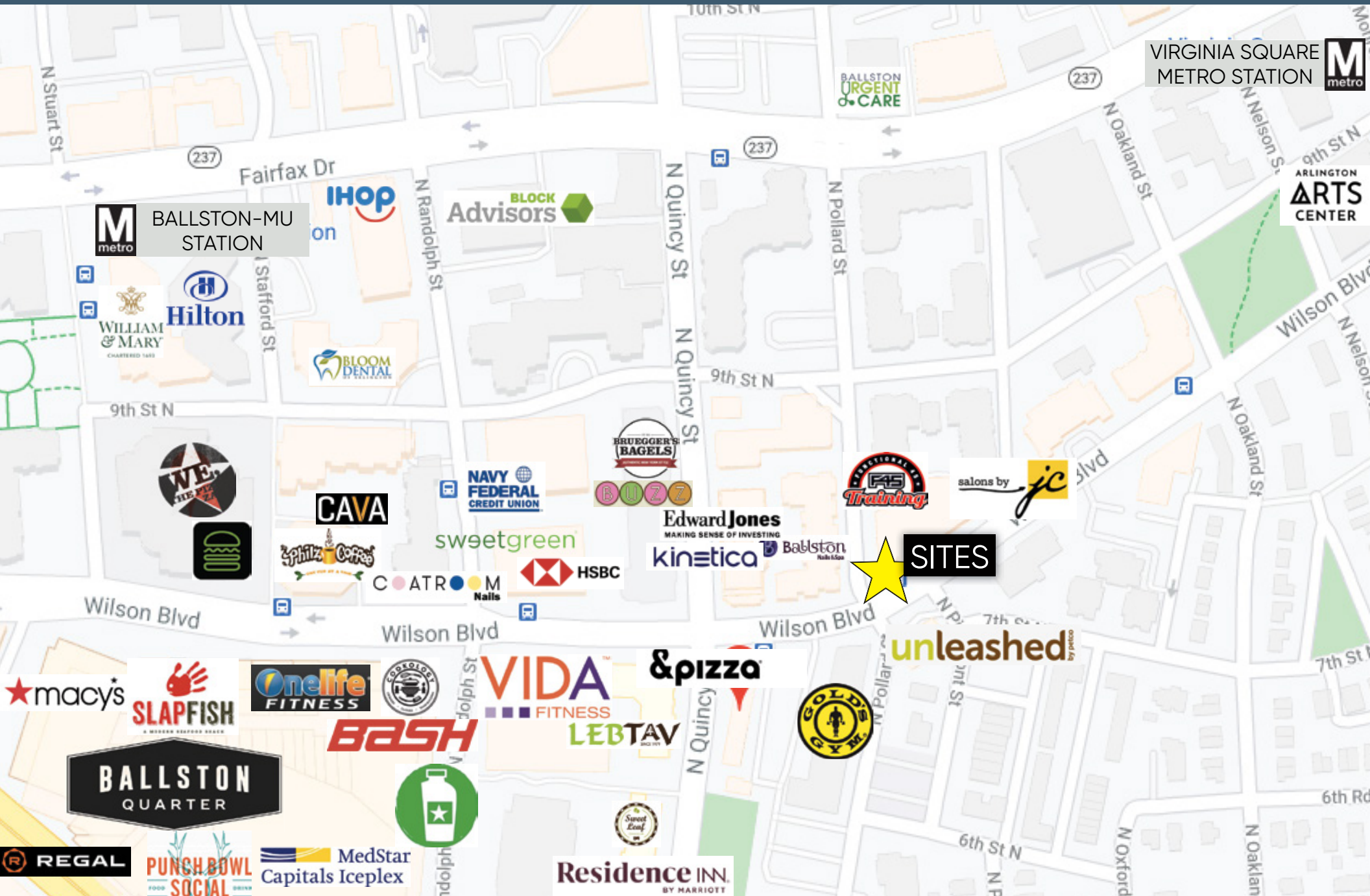


Wilson Boulevard

Ballston Gateway

3865 Wilson Boulevard – Arlington, VA

MILLER WALKER
RETAIL REAL ESTATE



DEMOGRAPHIC SUMMARY

3865 Wilson Blvd, Arlington, Virginia,
22203
Ring of 0.25 miles

KEY FACTS

33.4

Median Age



5,081

Total Households



\$87,900

Median Disposable Income



1.64

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$146,514

2019 Average Household Income (Esri)



3 mi radius

8,439

2019 Total Population (Esri)



4,901

2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING



\$3,796

Apparel & Services



\$290

Computers & Hardware



\$6,708

Eating Out



\$8,706

Groceries



\$8,026

Health Care

EDUCATION



88%

Bachelor's Degree or Higher



10%

More Than High School Education

Tapestry Segments



3B

Metro Renters

4,462 households

87.8%

of Households



3C

Trendsetters

546 households

10.7%

of Households



3A

Laptops and Lattes

73 households

1.4%

of Households

EMPLOYMENT



White Collar

91%



Blue Collar

4%



Services

5%

6.8%

Unemployment Rate

BUSINESS



326

2019 Total (SIC01-99) Businesses



\$313,500,881

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$62,315,204

2017 Total Retail Sales (including Food/Drink Sales)

DEMOGRAPHIC SUMMARY

3865 Wilson Blvd, Arlington, Virginia,
22203
Ring of 0.5 miles

KEY FACTS

34.0

Median Age



12,240

Total Households



\$89,572

Median Disposable Income



1.74

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$153,143

2019 Average Household Income (Esri)



21,458

2019 Total Population (Esri)



16,407

2019 Total (NAICS11-99) Employees

3 mi radius

Tapestry Segments



3B

Metro Renters

7,894 households

64.5%

of Households



3A

Laptops and Lattes

2,159 households

17.6%

of Households



3C

Trendsetters

1,899 households

15.5%

of Households

ANNUAL HOUSEHOLD SPENDING



\$3,900

Apparel & Services



\$301

Computers & Hardware



\$6,888

Eating Out



\$8,990

Groceries



\$8,285

Health Care

EDUCATION



84%

Bachelor's Degree or Higher



9%

More Than High School Education

EMPLOYMENT



White Collar

90%



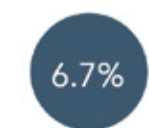
Blue Collar

4%



Services

6%



6.7%

Unemployment Rate

BUSINESS



1,052

2019 Total (SIC01-99) Businesses



\$732,038,117

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$546,551,934

2017 Total Retail Sales (including Food/Drink Sales)

DEMOGRAPHIC SUMMARY

3865 Wilson Blvd, Arlington, Virginia,
22203
Ring of 1 mile

KEY FACTS

34.5

Median Age



23,062

Total Households



\$97,112

Median Disposable Income



1.95

2019 Average Household Size (Esri)

DEMOGRAPHICS



\$173,342

2019 Average Household Income (Esri)



45,269

2019 Total Population (Esri)



36,060

2019 Total (NAICS11-99) Employees

3 mi radius

Tapestry Segments



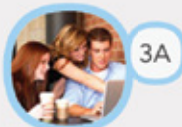
3B

Metro Renters

8,927 households

38.7%

of Households



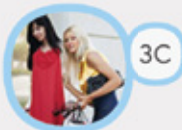
3A

Laptops and Lattes

7,726 households

33.5%

of Households



3C

Trendsetters

2,385 households

10.3%

of Households

ANNUAL HOUSEHOLD SPENDING



\$4,300

Apparel & Services



\$335

Computers & Hardware



\$7,564

Eating Out



\$10,007

Groceries



\$9,464

Health Care

EDUCATION



82%

Bachelor's Degree or Higher



9%

More Than High School Education

EMPLOYMENT



White Collar

90%



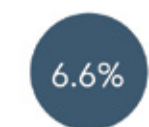
Blue Collar

3%



Services

7%



6.6%

Unemployment Rate

BUSINESS



2,205

2019 Total (SIC01-99) Businesses



\$1,506,453,716

2017 Total Retail Sales Potential (including Food/Drink Sales)



\$1,000,508,411

2017 Total Retail Sales (including Food/Drink Sales)