



Colonial Village Shopping Center

1731 Wilson Boulevard, Arlington, VA 22209

**2nd Generation Restaurant
space Available**

RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

2,350 SF

2nd generation restaurant
space available



DEMOGRAPHICS

POPULATION AVG. INCOME

1 mile

41,251

\$153,017

3 mile

292,435

\$160,003

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Plug and play opportunity available! Potential to purchase business and FFE. Surface parking, abundant street parking, and surrounded by dense residential parking. Lease expires 4/30/2026.

JOIN THESE RETAILERS:



[Click For Street View](#)



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



Leasing Plan

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Tenants

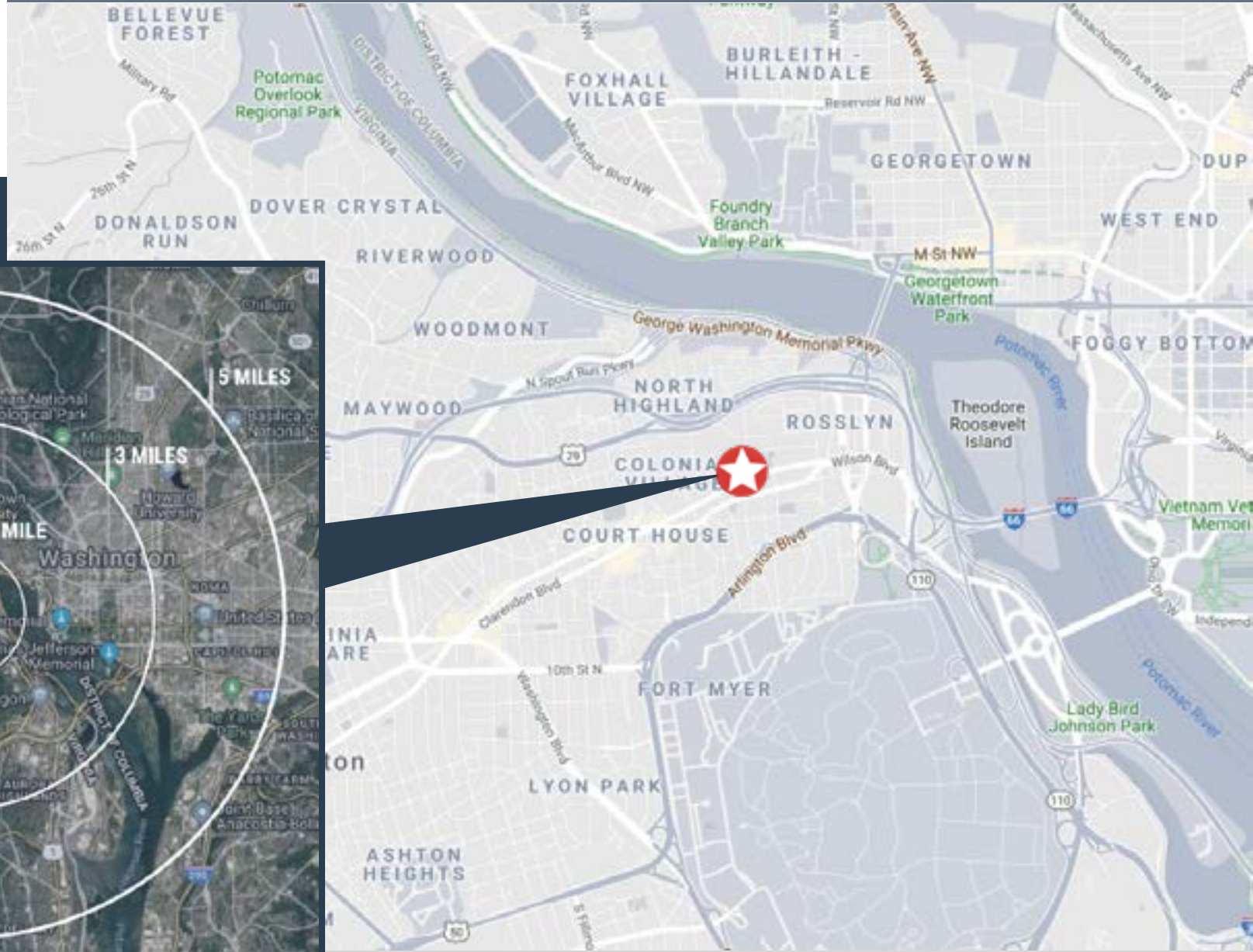
- 1 Eclairons
- 2 Available (Currently occupied by The Simple Greek)
- 3 Guajillo
- 4 Guerra Steakhouse
- 5 Mele Bistro
- 6 Pho 75
- 7 IceBerry
- 8 Thai Select
- 9 Good Sweat



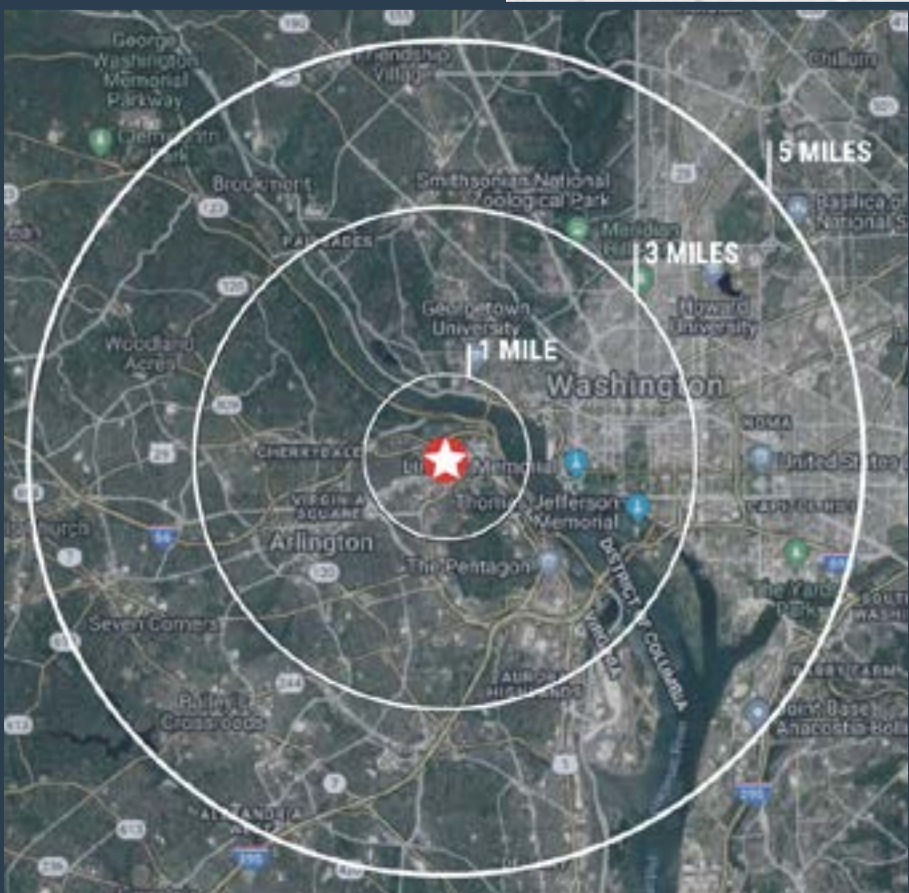


Location Map

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Radius Map





Competitive Map

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In The Area

NEARBY RETAILERS

- Target
- Safeway
- 7 Eleven
- Exxon
- Pier 1 Imports
- Orangetheory Fitness
- Wells Fargo
- Starbucks

