



COMMERCIAL SPACE BUILDING FOR SALE

PRIME CORNER LOT WITH SITE PLANS FOR SALE IN FALLS CHURCH

821 WEST BROAD STREET, FALLS CHURCH, VA 22046



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rare opportunity to acquire a 15,334 SF lot with approved plans for an 11,740 SF multi-level development. Located at a high-visibility, signalized corner on West Broad Street, the site benefits from premier billboard exposure in the heart of the Little City. Minutes from Founder’s Row, Modera, I-66, and I-495, and just a 15-minute walk to Metro access.

PROPERTY HIGHLIGHTS

- 15,334 SF Lot with Site Plan Approval for a 11,740 SF multilevel building. (An existing 3-level 1,926 SF building currently sits on the property.)
- 16 parking spaces + 2 street parked spaces
- Floorplate: 4,400 SF direct entry at grade to the lower level from the rear parking lot, and direct entry on grade for the main level facing West Broad Street. The main level includes mezzanine space and a rooftop deck, as shown in the plans. Large Signage opportunities are also featured in the plans.
- Zoned B-1; allowing for restaurants, retail, daycare, hotel, office. and medical

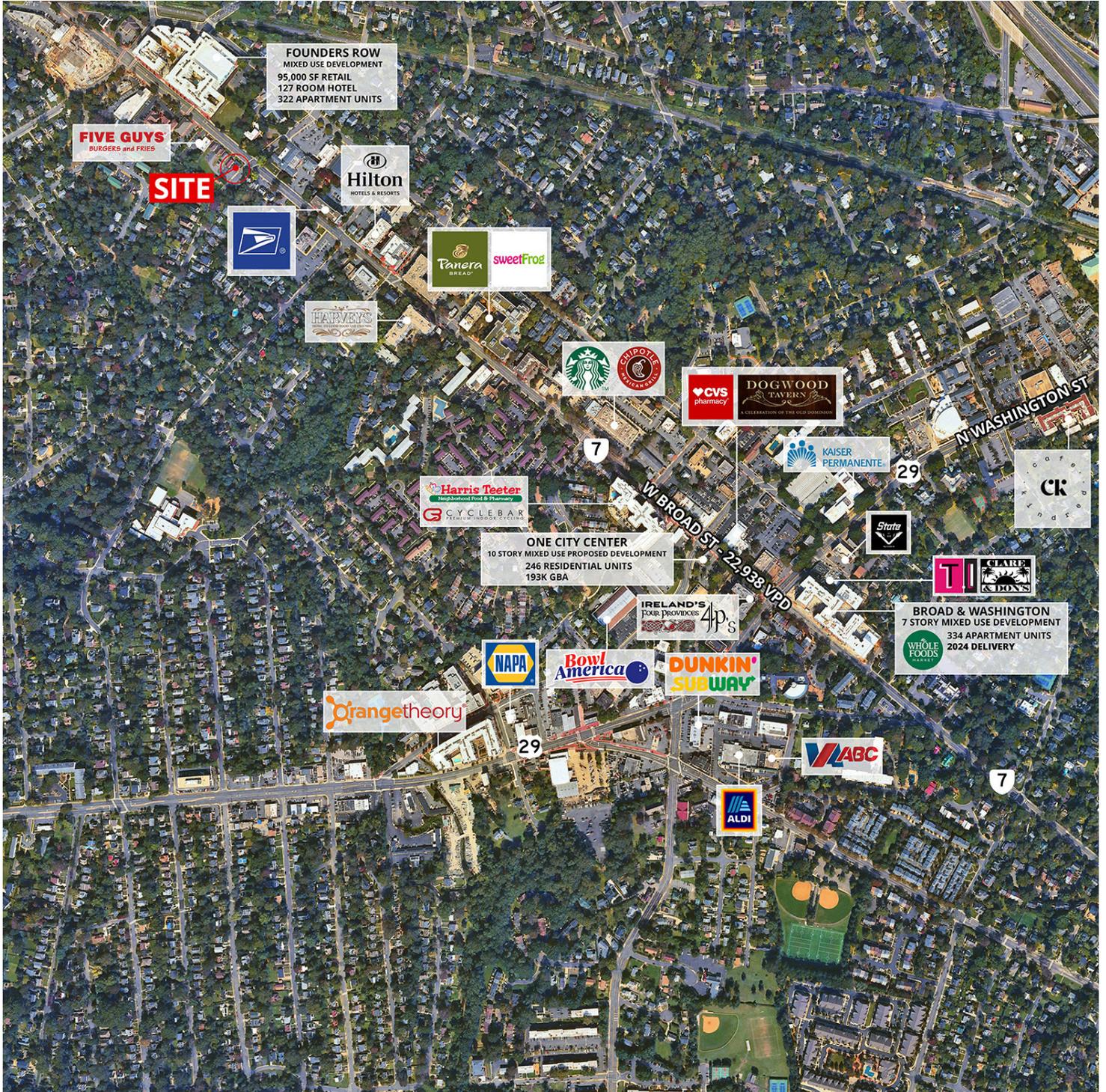
OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	15,334 SF
Building Size (approved):	11,740 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,318	29,150	62,253
Total Population	19,846	81,898	168,371
Average HH Income	\$242,790	\$216,936	\$216,808

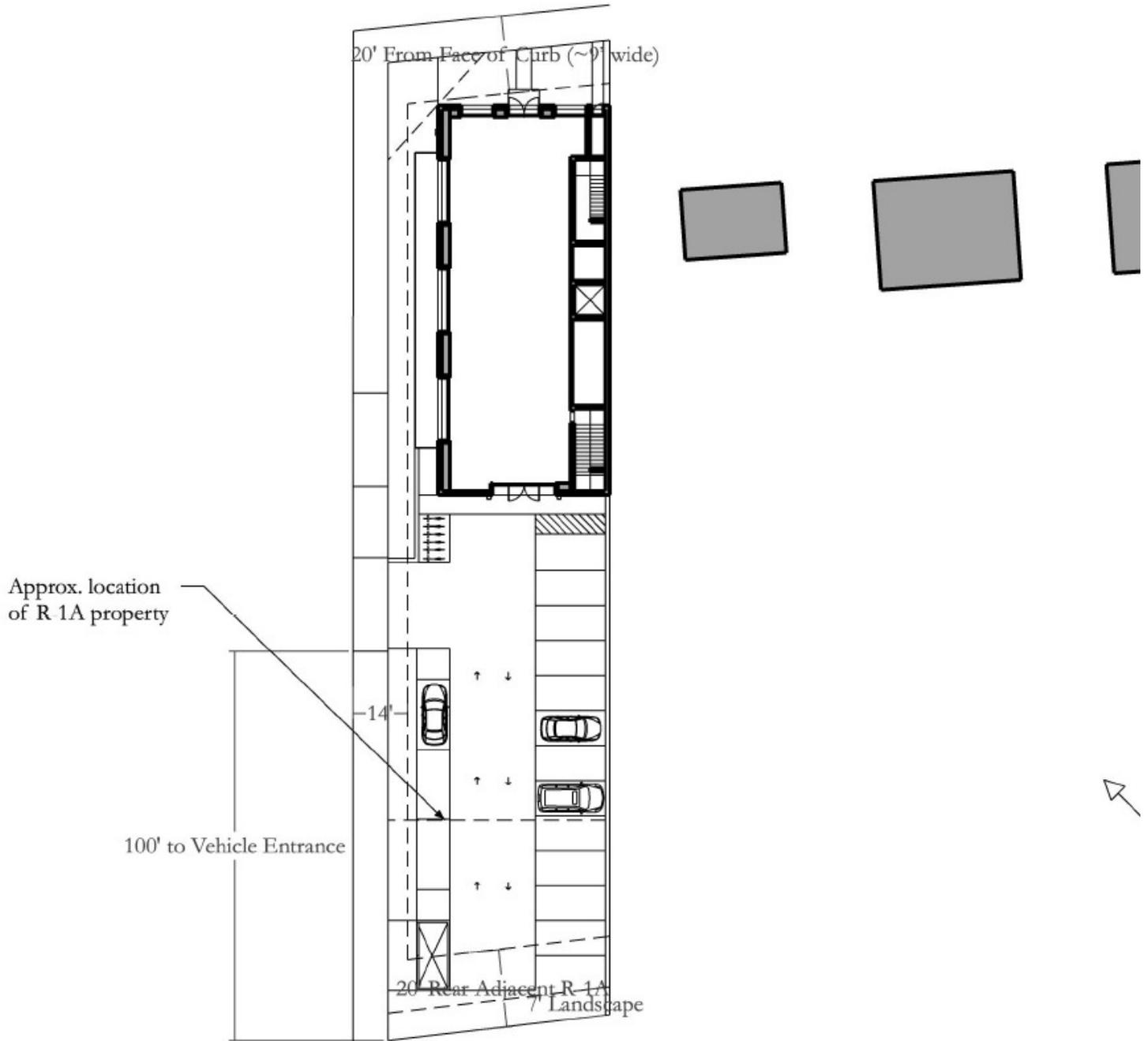
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AERIAL MAP



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BUILT OUT FLOOR PLAN | 4,000 SF

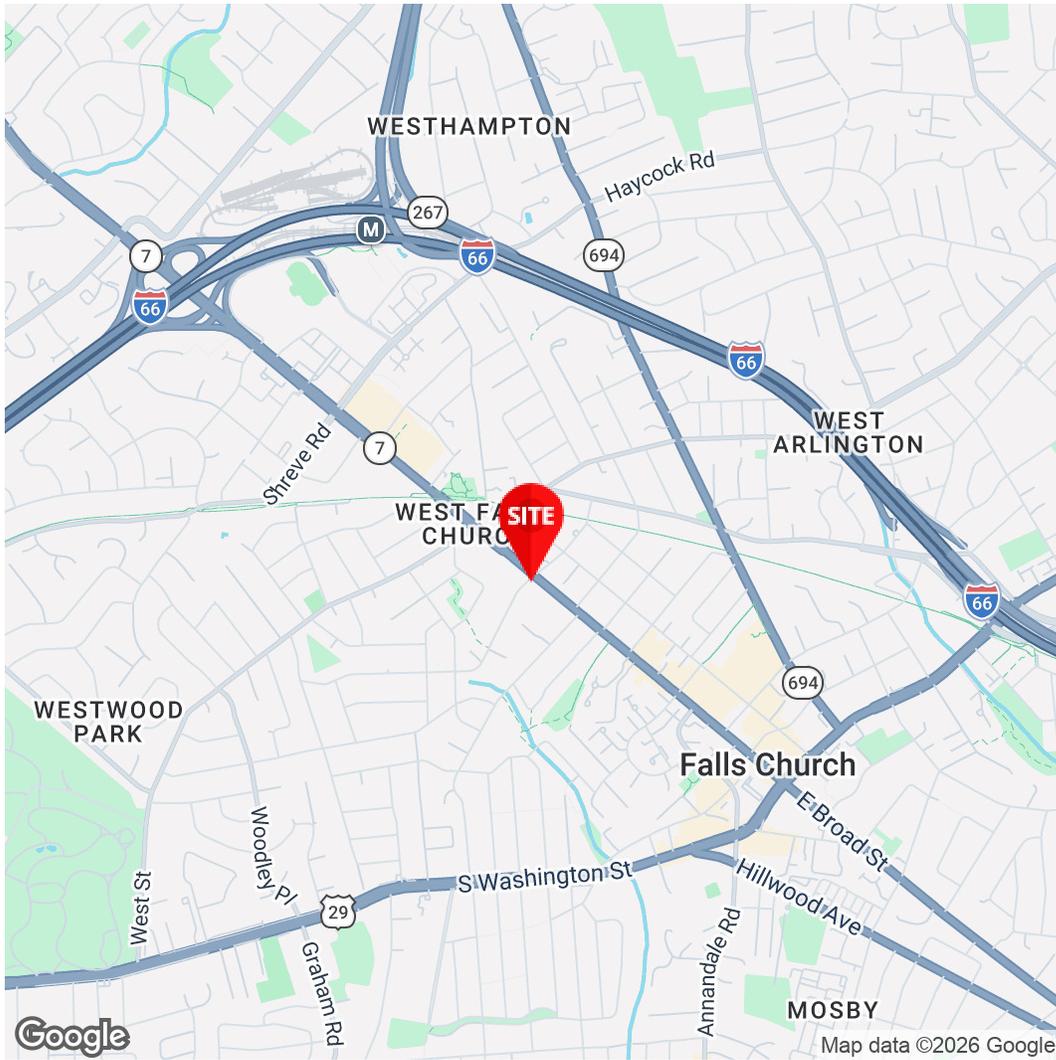


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ADDITIONAL PHOTOS





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