



NEARBY RETAILERS



RETAIL FOR LEASE

- 2,180 SF space great for fitness or other uses.
- Convenient surface parking with 53 common spaces.
- Located .2 miles from newly signed 50,000 SF Whole Foods anchored mixed use project including 350 apartments.
- B-2 Zoning (Falls Church)

CRAIG S. CHENEY

ccheney@klnb.com | 703-268-2705

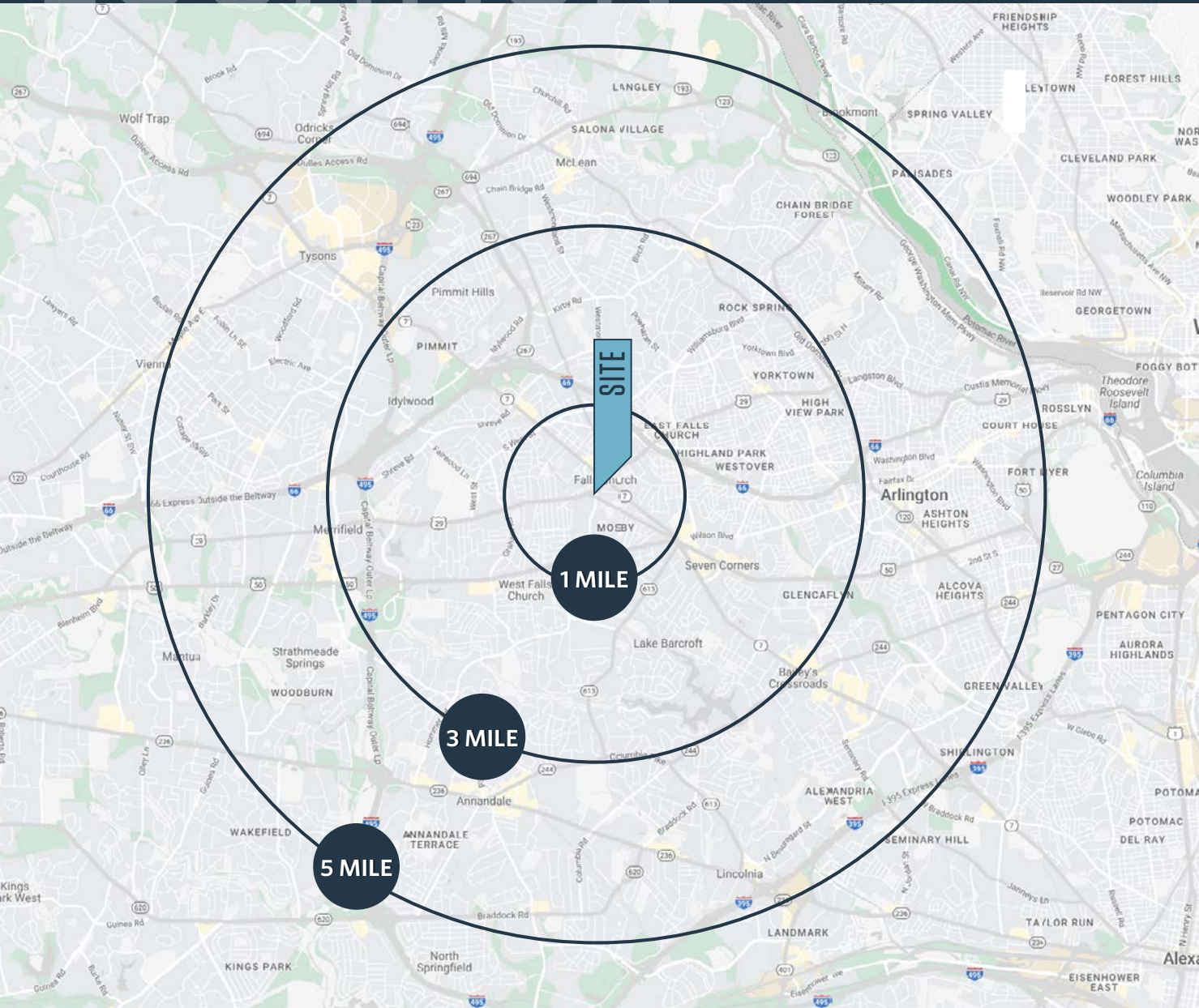
ALEX WILLNER

awillner@klnb.com | 703-268-2718

LOCATION

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046



AVAILABILITY:

SPACE	RATE	CONDITION	DELIVERY
Suite 336A 2,180 SF	\$35.00 PSF NNN	VANILLA SHELL	IMMEDIATE

*Est NNN: \$10.30 PSF

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
22,357	167,208	507,050
Daytime Population		
25,271	154,220	560,889
Households		
8,312	59,159	199,667
Average HH Income		
\$217,911	\$218,384	\$195,966

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

S Washington St	16,188 ADT
W Annandale Rd	11,210 ADT

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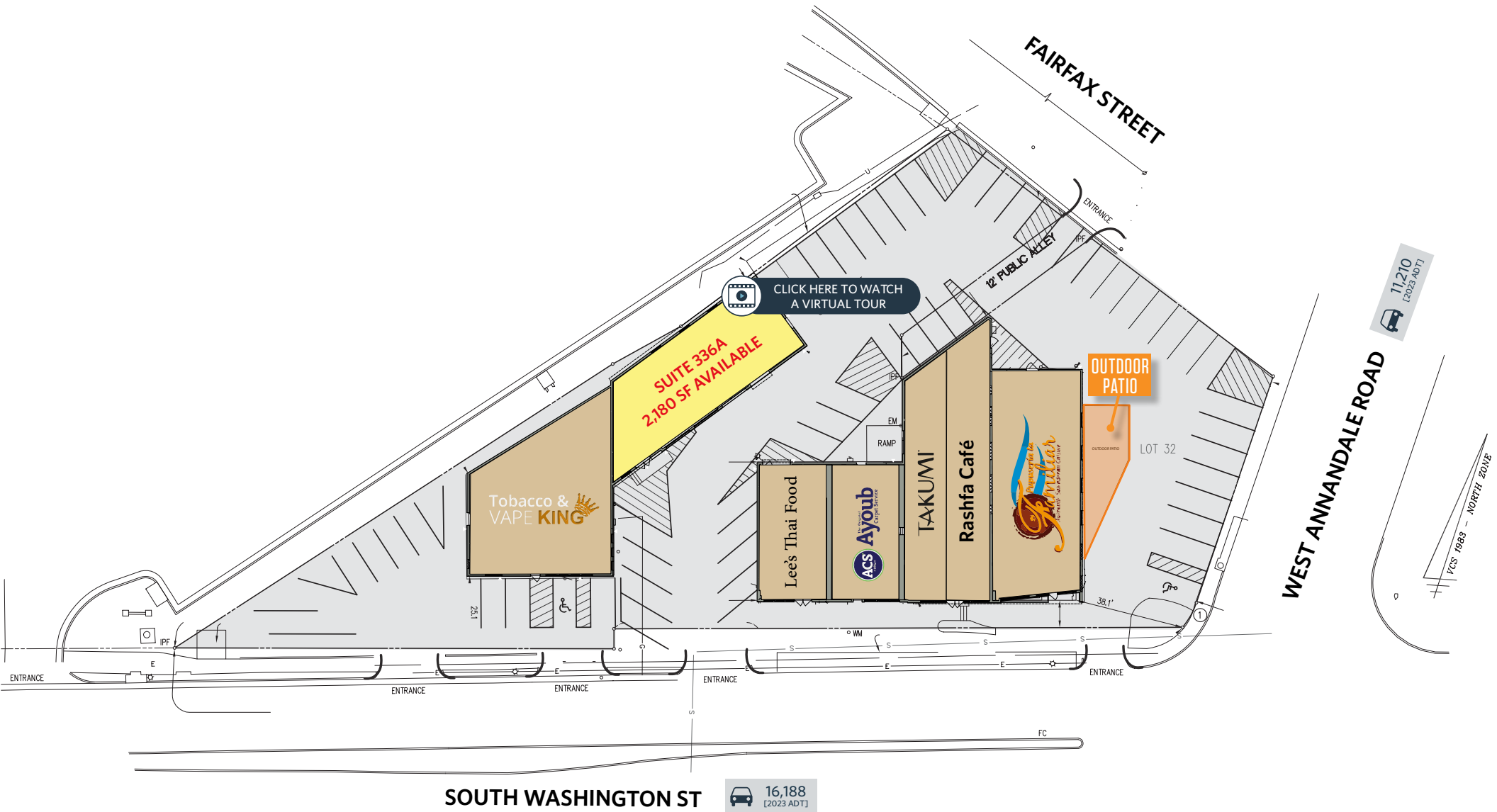
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SITE PLAN

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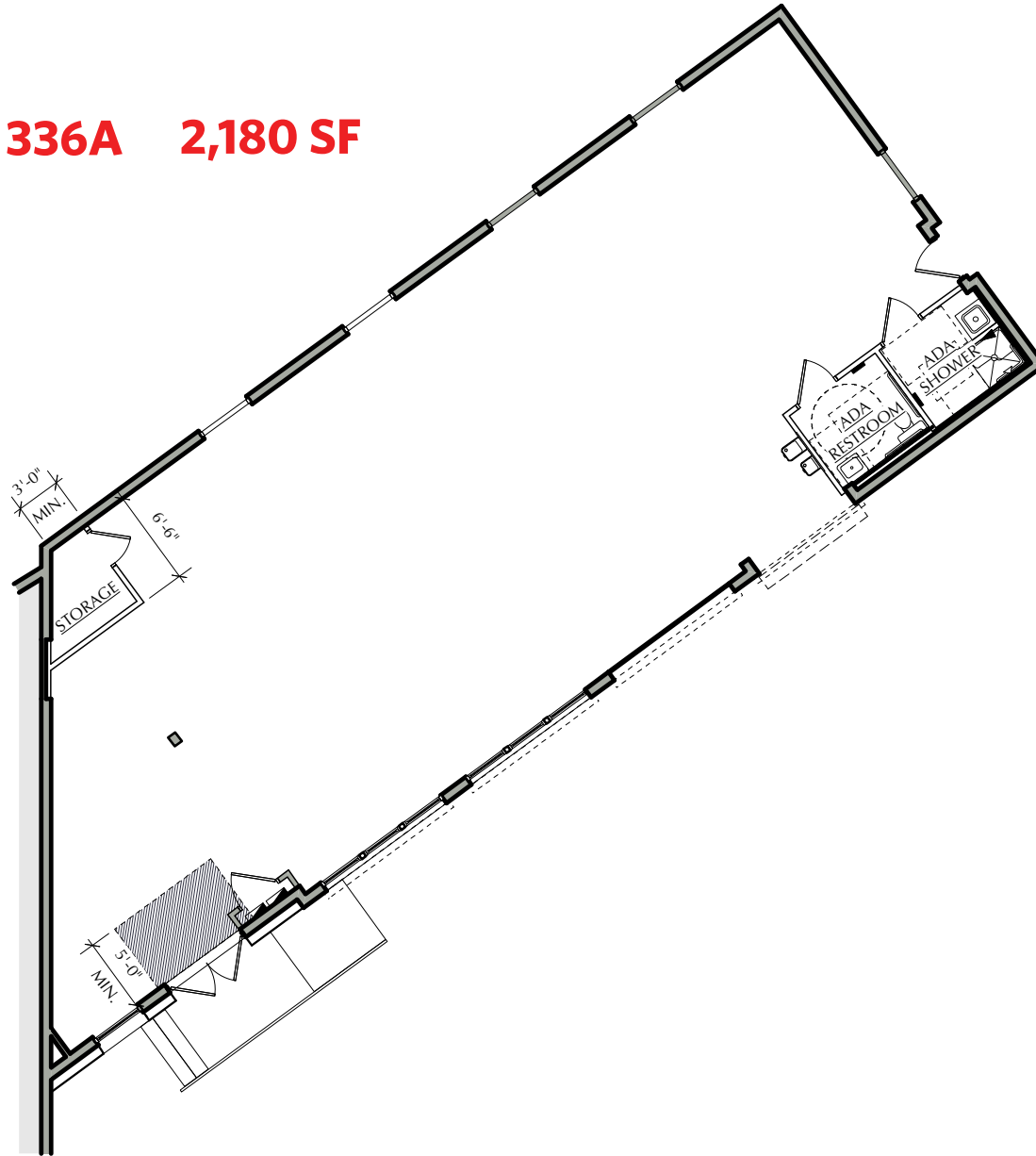
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SPACE PLAN

300 S WASHINGTON ST - WASHINGTON COMMONS

FALLS CHURCH, VA 22046

Suite 336A 2,180 SF



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klnb

PHOTOS

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SUITE 336A



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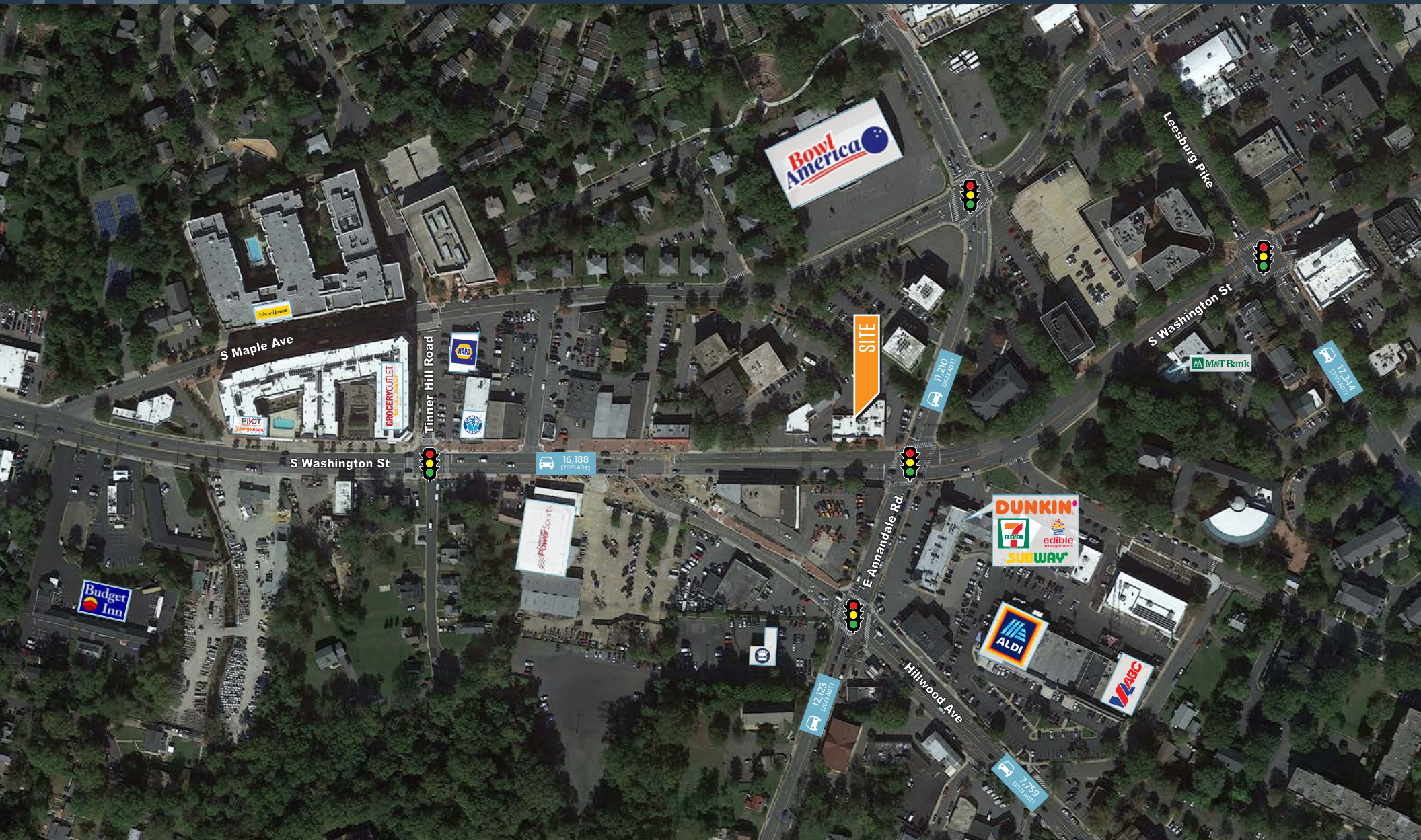
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AERIAL

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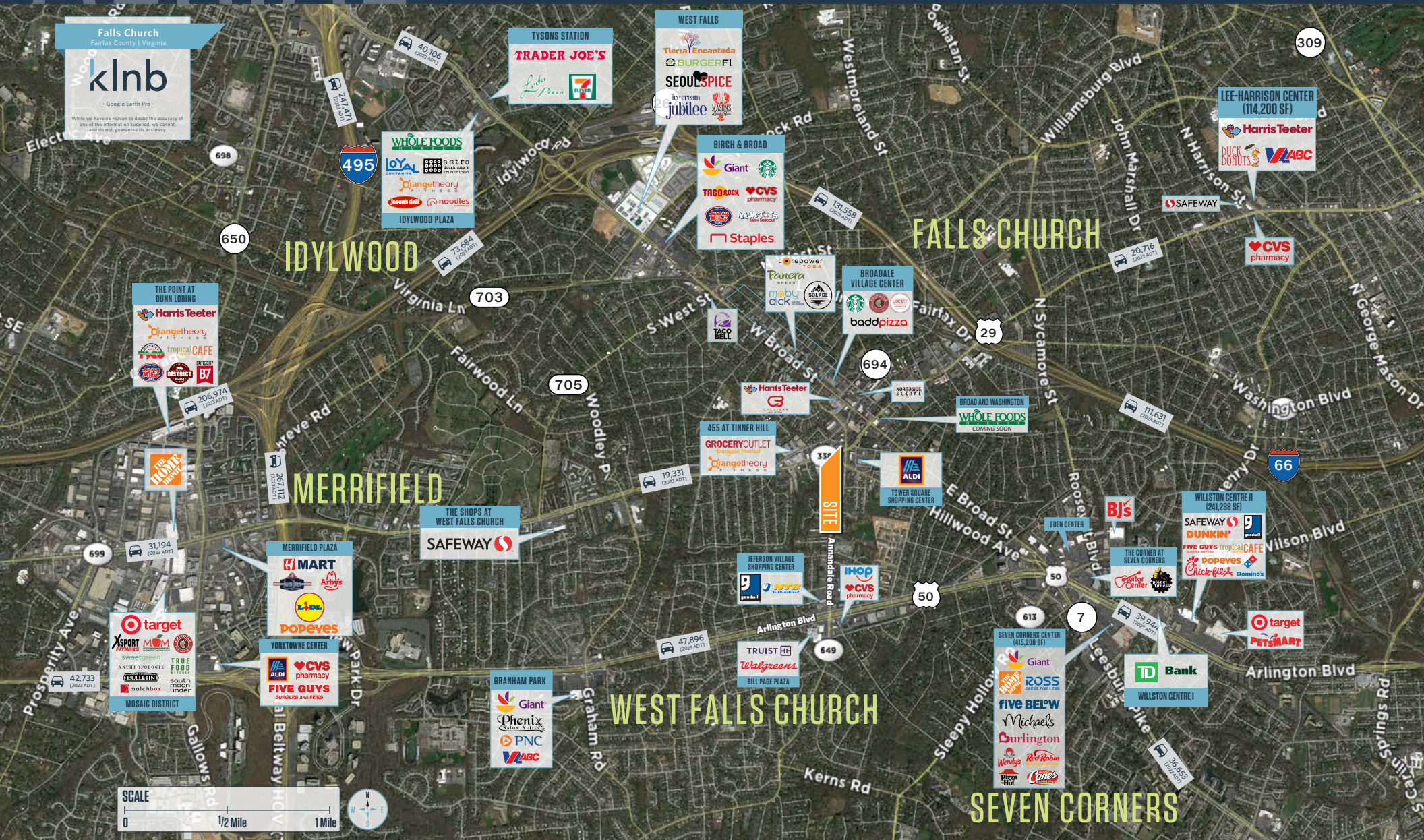
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klnb

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FOR MORE INFORMATION, PLEASE CONTACT:

CRAIG S. CHENEY

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703-268-2705

ALEX WILLNER

awillner@klnb.com

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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