

COMMERCIAL SPACE FOR LEASE

AVAILABILITY:

UNIT	S.F.
1069B (rear unit)	2,178

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,514	160,607	410,667
AVERAGE HH INCOME	\$132,534	\$117,893	\$114,052

IN THE AREA:



WEST END PLAZA

1049-1083 WEST BROAD ST, FALLS CHURCH, VA 22046

OVERVIEW:

This mixed-use property has retail on the ground level and office space on the second floor. \ Unit 1069B is a spacious lower level unit, with access at the rear of the building. A former C2 Education, contains smaller rooms and large classrooms. The plaza has great exposure from Rt-7 (W Broad Street) and N West Street (33,952 vehicles per day) and is directly adjacent to the Old Dominion bike trail. Join a strong tenant mix of: Allstate Insurance, UPS, Robeks, 10 Pizza, Ubreakifix, Value Vet, Lantern House Vietnamese, among other great co-tenants. Move your successful business to this great location.

GREAT STREET VISIBILITY:



GREAT LOCATION



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WWW.WOODMONT.US

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CLOSE-IN AERIAL:



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