

124 E BROAD ST STE C2

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Great opportunity to own your own office suite in the heart of Falls Church - right across from the new Whole Foods in a premier commercial corridor. This modern office condo features multiple offices, a kitchenette and private stylish restroom, and newer operable windows that bring in abundant natural light and fresh air. The flexible interior configuration is ideal for wellness, therapy, or professional office use, while the prime E Broad Street address delivers strong daily traffic, excellent neighborhood amenities, and easy access to dining, retail—making this an outstanding owner-user or investment opportunity in one of Northern Virginia’s most desirable locations.

PROPERTY HIGHLIGHTS

- Office condominium approximately 1,100 SF
- Bright and airy with modern kitchenette and restroom.
- Enjoy fresh air in spring- windows open!
- Located in the Heart of Falls Church City across the street from the Brand-New Whole Foods Market.

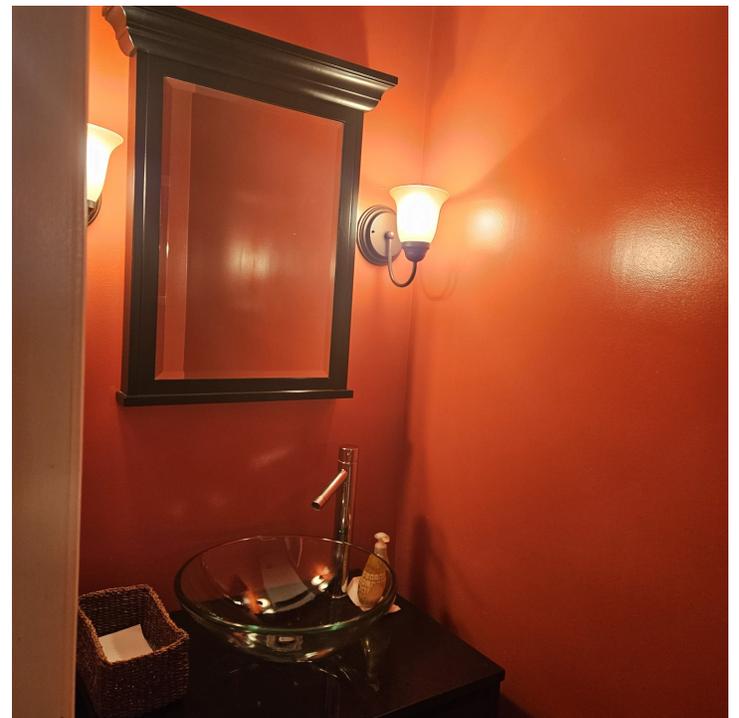
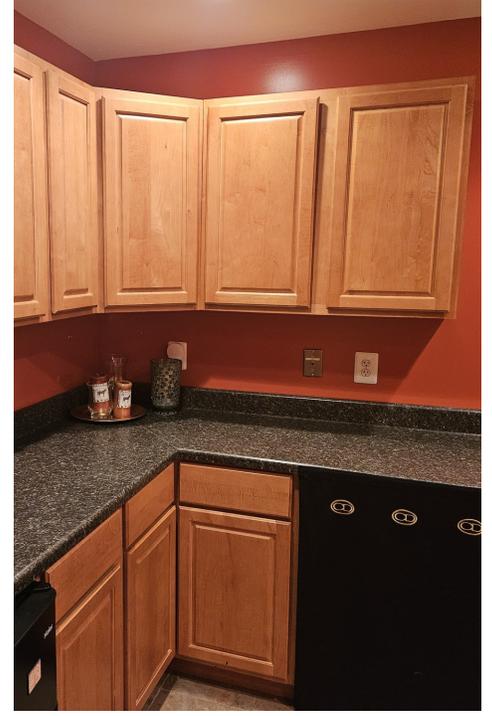
OFFERING SUMMARY

Sale Price: \$325,000
Office Condominium Size: Approx. 1,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,542	60,799	204,428
Total Population	22,235	171,173	508,248
Average HH Income	\$224,166	\$214,282	\$189,675

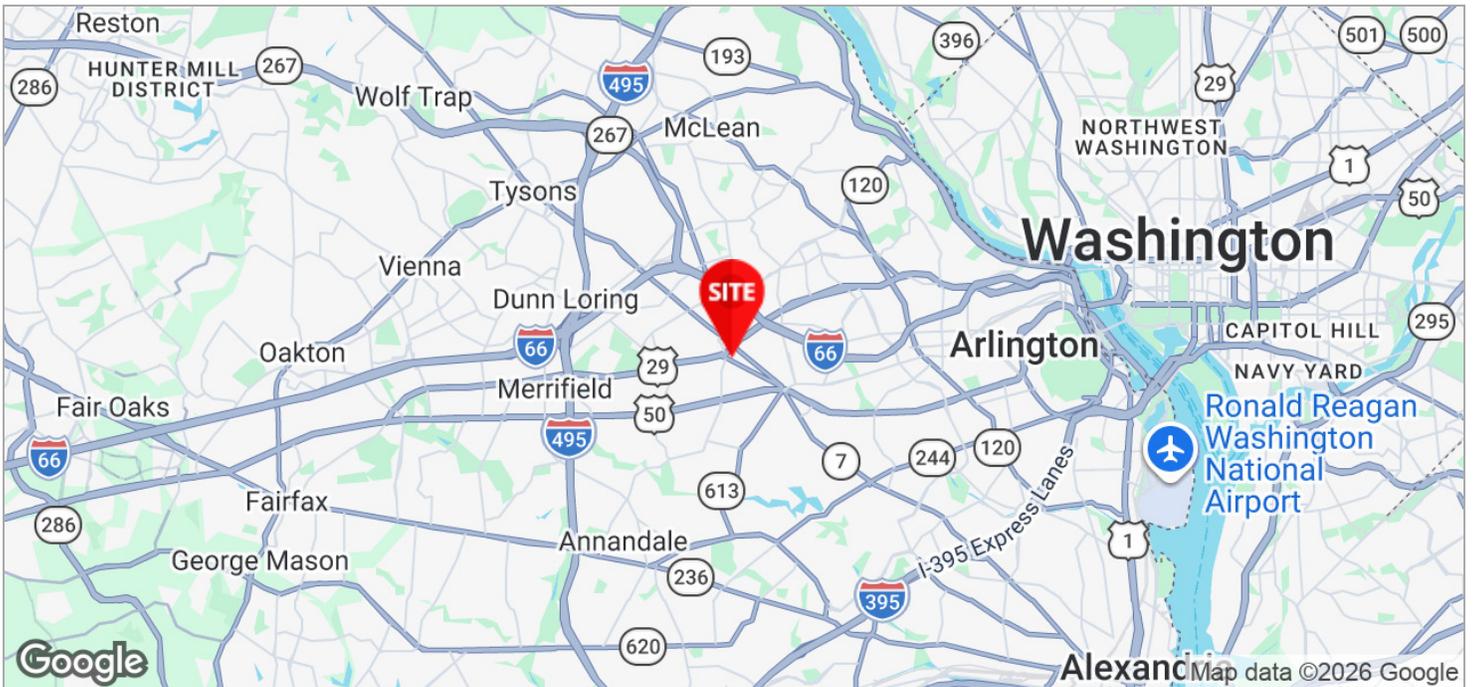
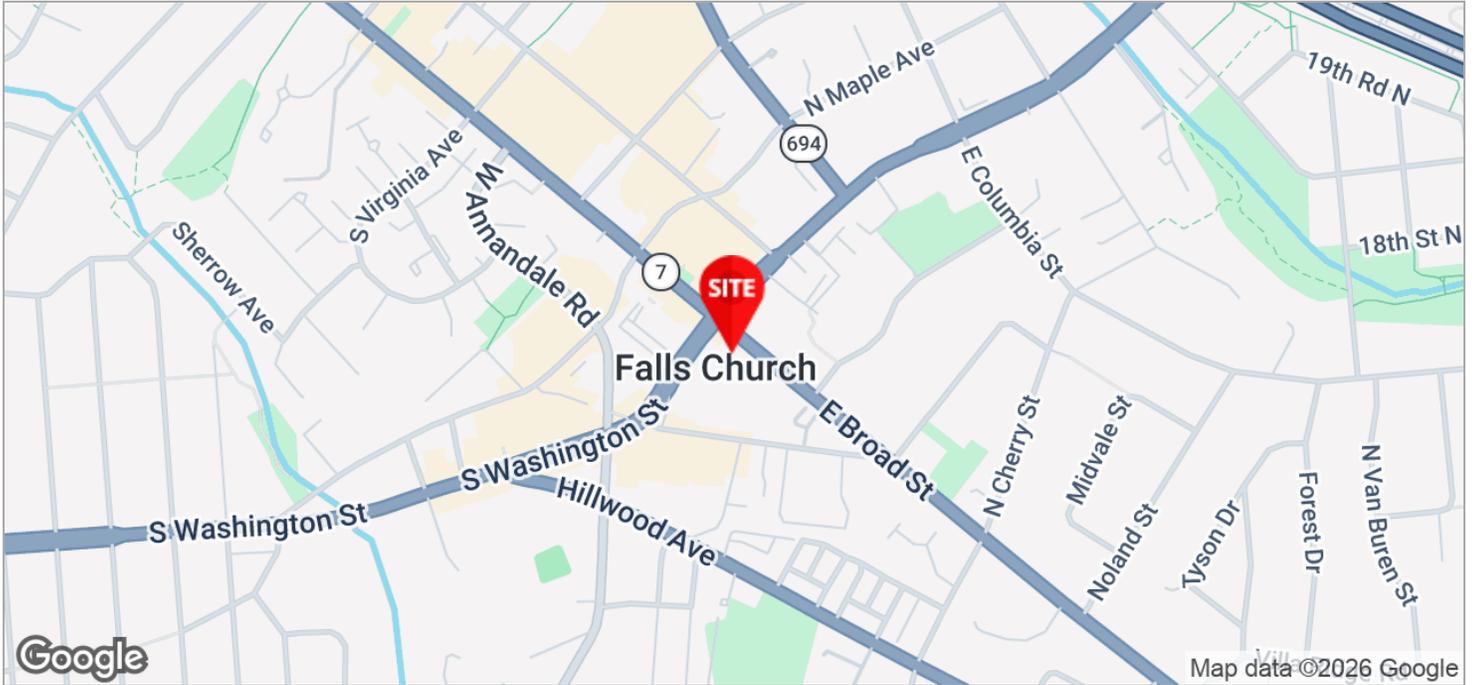
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ADDITIONAL PHOTOS



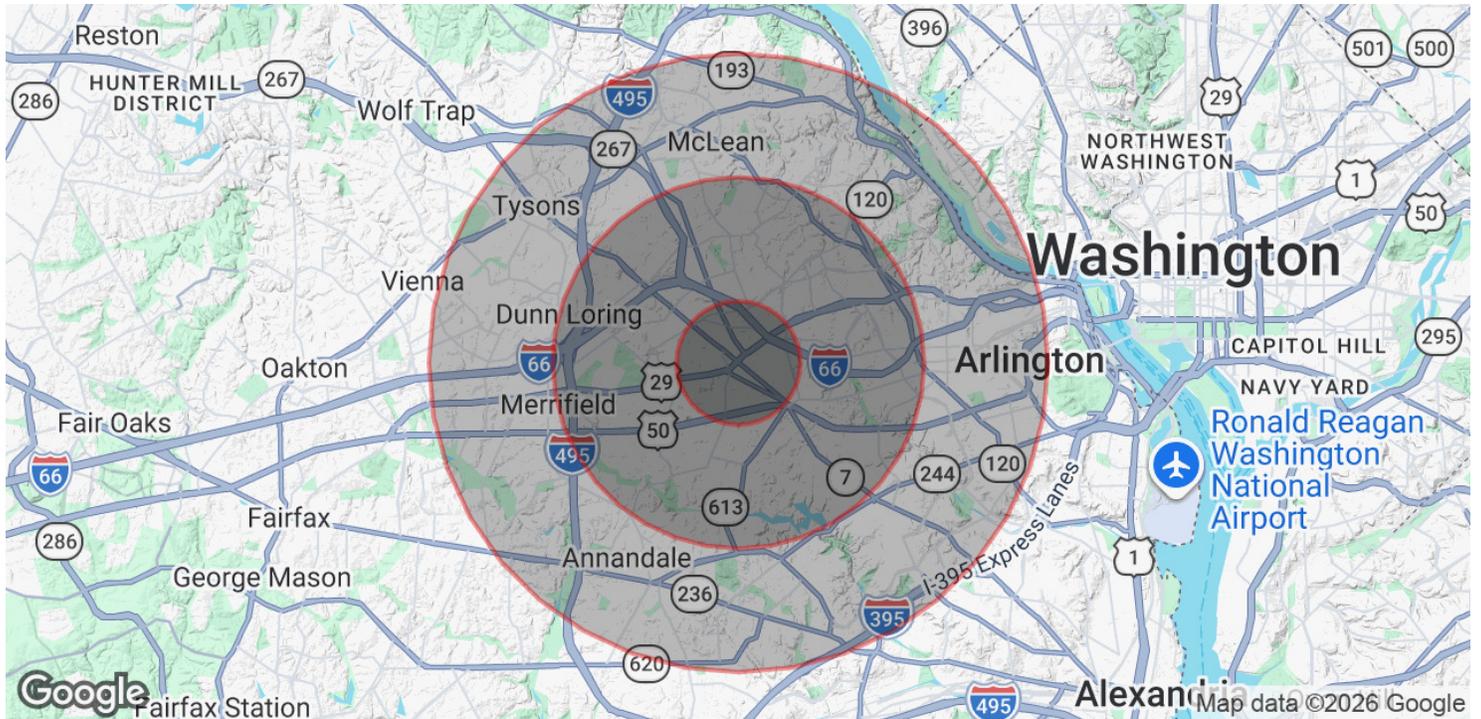
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LOCATION MAPS



124 E BROAD ST STE C2

DEMOGRAPHICS MAP & REPORT



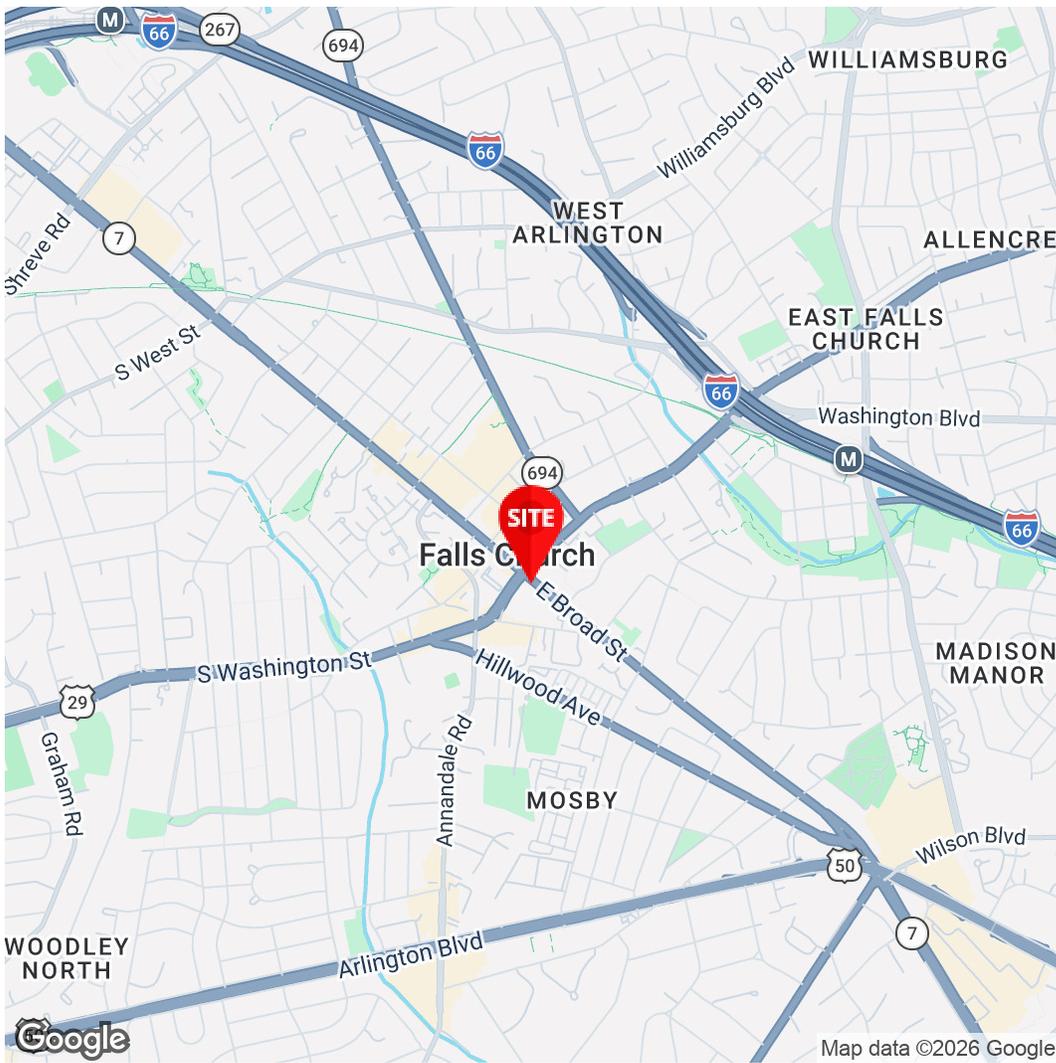
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	22,235	171,173	508,248
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,542	60,799	204,428
# of Persons per HH	2.6	2.8	2.5
Average HH Income	\$224,166	\$214,282	\$189,675
Average House Value	\$998,257	\$978,280	\$883,364

Demographics data derived from AlphaMap



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