



—7245— ARLINGTON BLVD GRAHAM PARK PLAZA OFFICE SPACE FOR LEASE

^a Flexible Economic Possibilities (Short Term Available)

^a \$25.00 FS

^a Small Suites Available

^a 718 SF - 2,694 SF (contiguous)

^a Signage Opportunity Available

^a Access to Route 50 and I-495

^a 3.5/1,000 SF parking ratio

^a Numerous On-Site Amenities

STRONG OWNERSHIP

Federal Realty
INVESTMENT TRUST



FEDERAL REALTY

OVER
100+
PROPERTIES

3,000+
TENANTS

600+
RESTAURANTS

RESIDENTIAL

4,500
RESIDENTS

3,000
INCLUDING
FUTURE RENTAL
UNITS

RETAIL + RESTAURANTS + MORE

BETHESDA ROW | PENTAGON ROW | PIKE & ROSE



OFFICES

2.1
MILLION
TOTAL
SQUARE FOOTAGE

900K
SQUARE FOOTAGE
UNDER DEVELOPMENT
PLANNED



GRAHAM PARK PLAZA

Federal Realty
INVESTMENT TRUST



GRAHAM PARK PLAZA

FALLS CHURCH, VA 22042

Located inside the Capital Beltway and just one mile from the bustling Seven Corners intersection and business district of Falls Church, Graham Park Plaza features a mix of restaurants, apparel retailers, and service providers, as well as office. Proposed development plans will include future Multi-Family with ground-floor retail, transforming Graham Park Plaza into a convenient destination to live, work and play for its residents, employees, and the surrounding community.

TRAFFIC COUNTS:

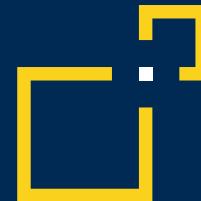
ROUTE 50 ADT: 50,000 VEHICLES

GRAHAM ROAD ADT: 12,000 VEHICLES

TENANTS INCLUDE:



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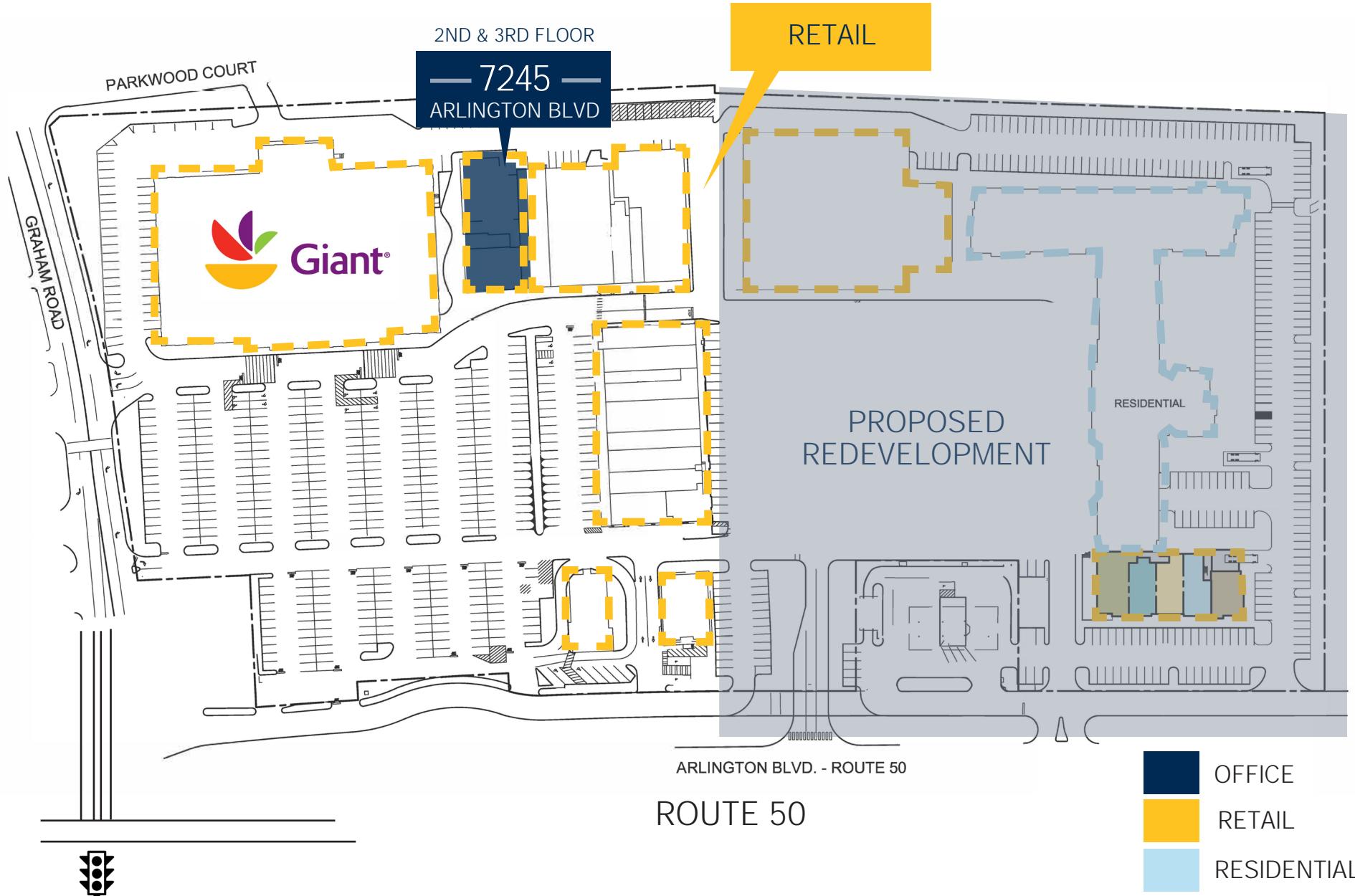
DEMOGRAPHICS

POPULATION	DAYTIME POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME	MEDIAN AGE
1 MILE: 23,177	1 MILE: 14,149	1 MILE: 8,100	1 MILE: \$113,272	1 MILE: 36
3 MILES: 151,911	3 MILES: 153,540	3 MILES: 56,474	3 MILES: \$136,213	3 MILES: 38
5 MILES: 449,320	5 MILES: 520,734	5 MILES: 173,081	5 MILES: \$137,601	5 MILES: 38

AMENITIES & TRANSPORTATION

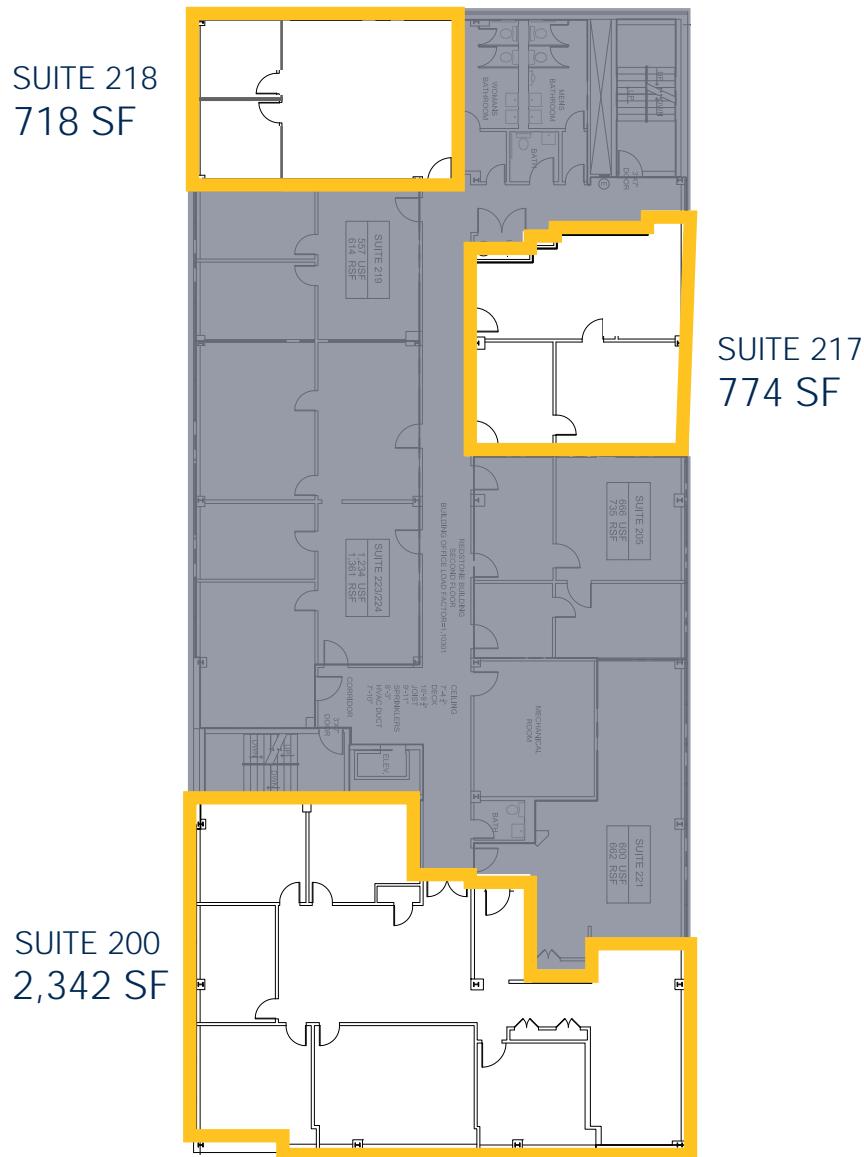


SITE PLAN



FLOOR PLANS

2ND FLOOR



3RD FLOOR

