

Retail Space For Lease | Yorktowne Center

8100 Arlington Boulevard | Falls Church | Virginia 22042



Premium shopping center located at the corner of Route 50/Arlington Boulevard and Gallows Road



For Additional
Information:

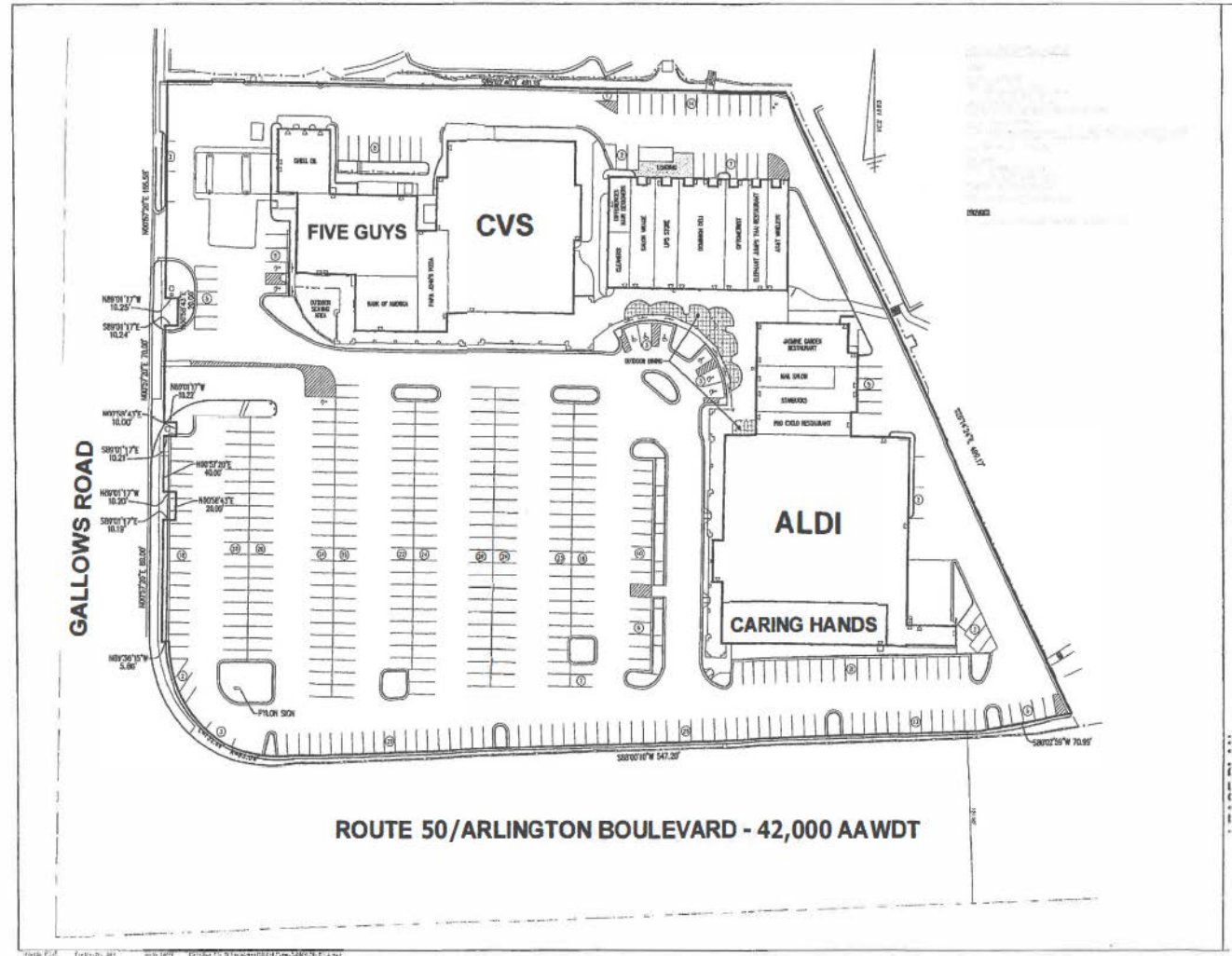
Sam Pozez | (703) 698-4028
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Retail Space for Lease

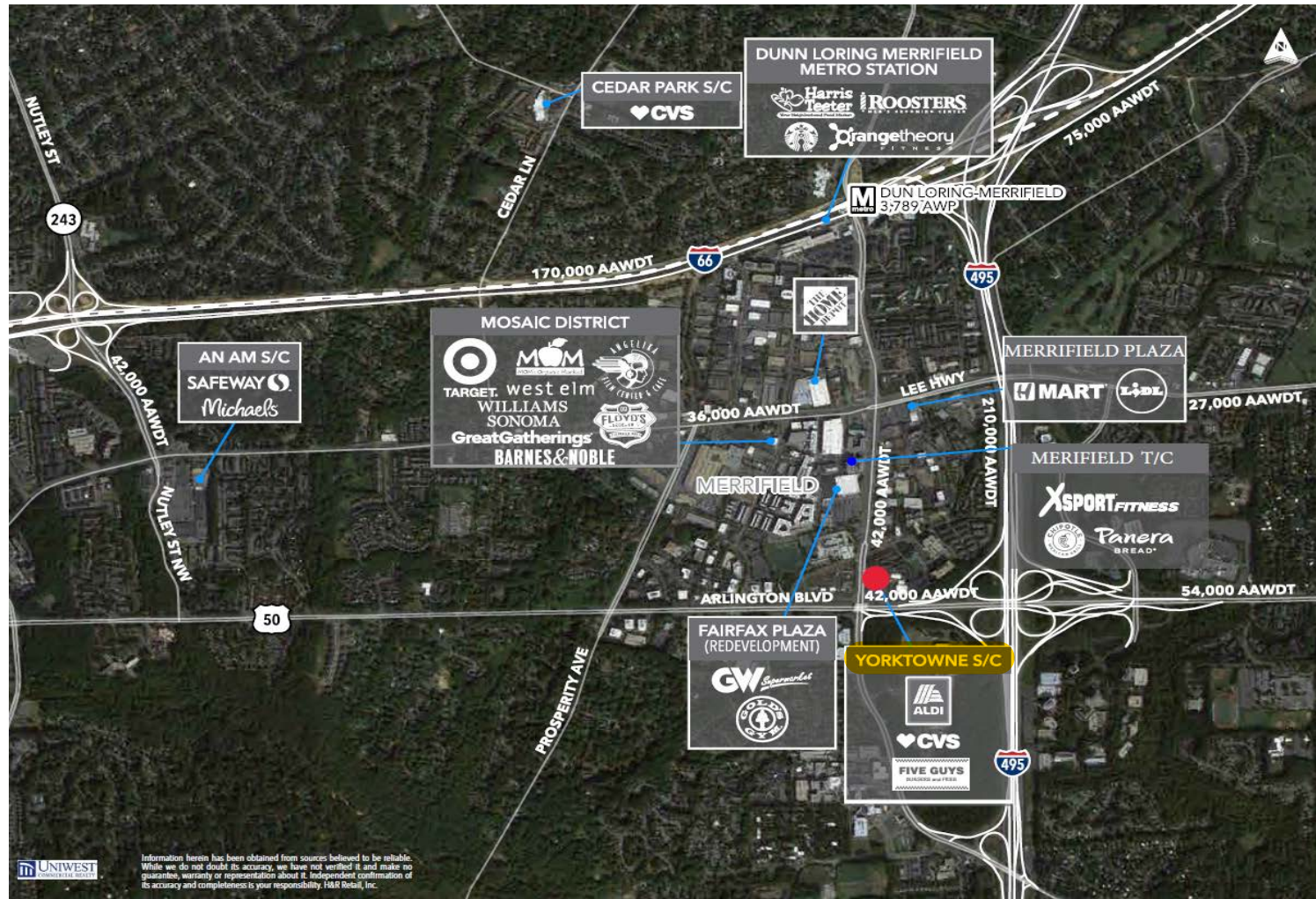


Property Highlights

- Join Aldi, CVS and Five Guys
- Signalized intersection with a dedicated turn lane on Gallows Road
- Freeway visibility with direct access to and from I-495
- Located at the intersection of Gallows Road and Route 50/Arlington Boulevard
- 42,000 cars pass on Route 50/Arlington Blvd. in annual average workday traffic(AAWDT) and 42,000 cars pass on Gallows road in AAWDT
- Conveniently located near Inova Medical Center, Mosaic District, and the Dunn Loring Metro Station(Orange line)



Exceptionally Located in Merrifield, VA



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. F&B Retail, Inc.

A Busy, Economically Thriving Corridor



POPULATION

| 1 Mile | 3 Mile | 5 Mile |
|--------|---------|---------|
| 19,061 | 146,183 | 369,255 |



DAYTIME POPULATION

| 1 Mile | 3 Mile | 5 Mile |
|--------|---------|---------|
| 28,023 | 155,047 | 402,346 |



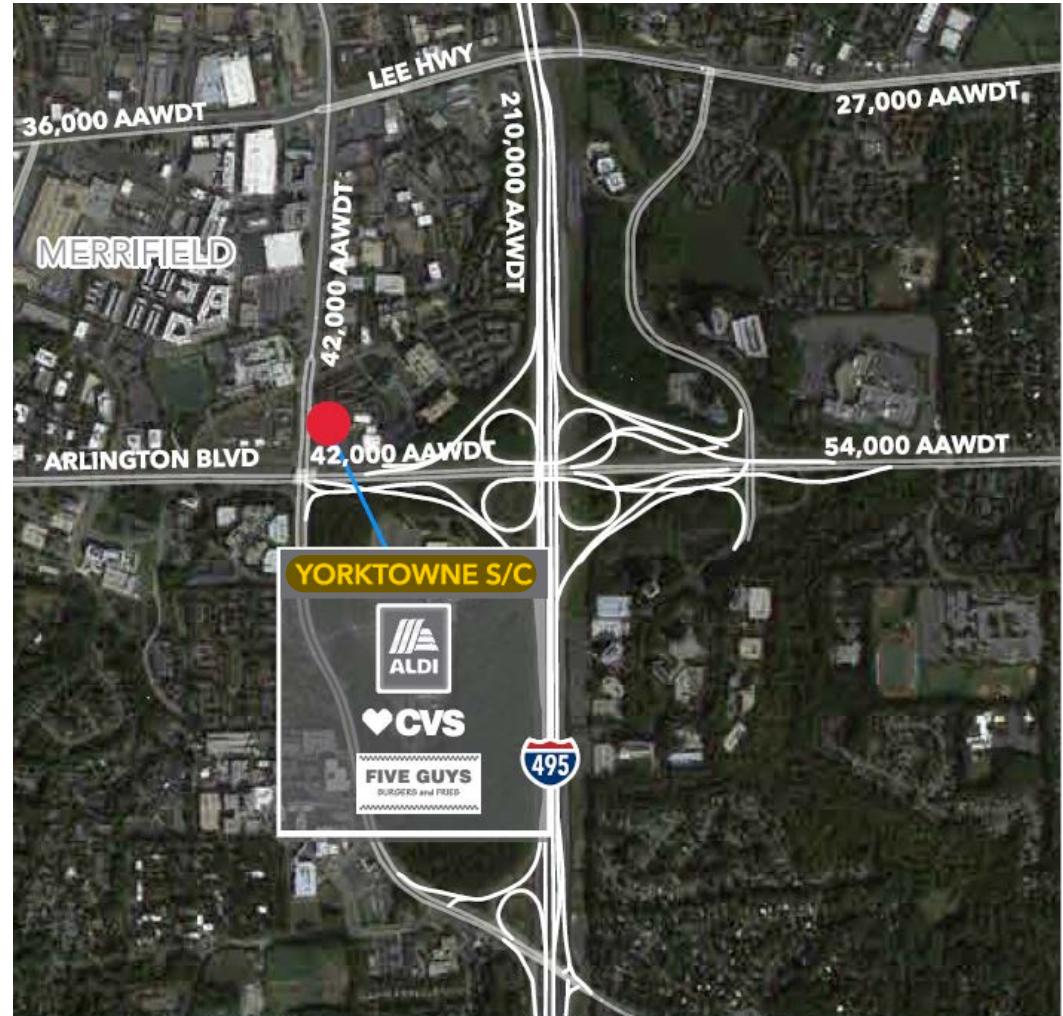
AVERAGE HOUSEHOLD INCOME

| 1 Mile | 3 Mile | 5 Mile |
|-----------|-----------|-----------|
| \$139,237 | \$159,180 | \$171,362 |



GALLOWS RD. & ARLINGTON BLVD.

**42,000
AAWDT**





For Additional
Information,
Please Contact:

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