

FOR LEASE | GROCERY/RETAIL OPPORTUNITY

THE RESERVE AT TINNER HILL - FALLS CHURCH, VA

580 S Washington St, Falls Church, VA 22046



PROPERTY HIGHLIGHTS

- Former The Fresh Market Space Available for Assignment or Sublease
- Located in the newly built Reserve At Tinner Hill Mixed Use Development with 224 apartments above 46K SF of Retail.
- Affluent D.C. suburb with numerous restaurants, shops, and residences in walking distance.



SPACE DETAILS

Size: 20,804 SF
 +Mezzanine (Additional) 4,894 SF
 Lease Expiration: 11/30/2028
 Options: 6 x 5 Years



TRAFFIC COUNTS

25,000 VPD on S. Washington St.

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION			
	21,850	78,546	162,993
HOUSEHOLDS			
	7,915	28,186	58,221
AVERAGE HOUSEHOLD INCOME			
	\$138,376	\$143,616	\$149,753

Source: Applied Geographic Solutions (2016 Estimates)



JOIN THESE NEARBY RETAILERS



JACK BARSON
 jack@terrational.com
 (216) 912-5810
 29225 Chagrin Blvd. Suite 360
 Pepper Pike, OH 44122



MATT TABLOFF
 mtabloff@hilcoglobal.com
 (847) 849-2983
 5 Revere Dr Suite 320
 Northbrook, IL 60062

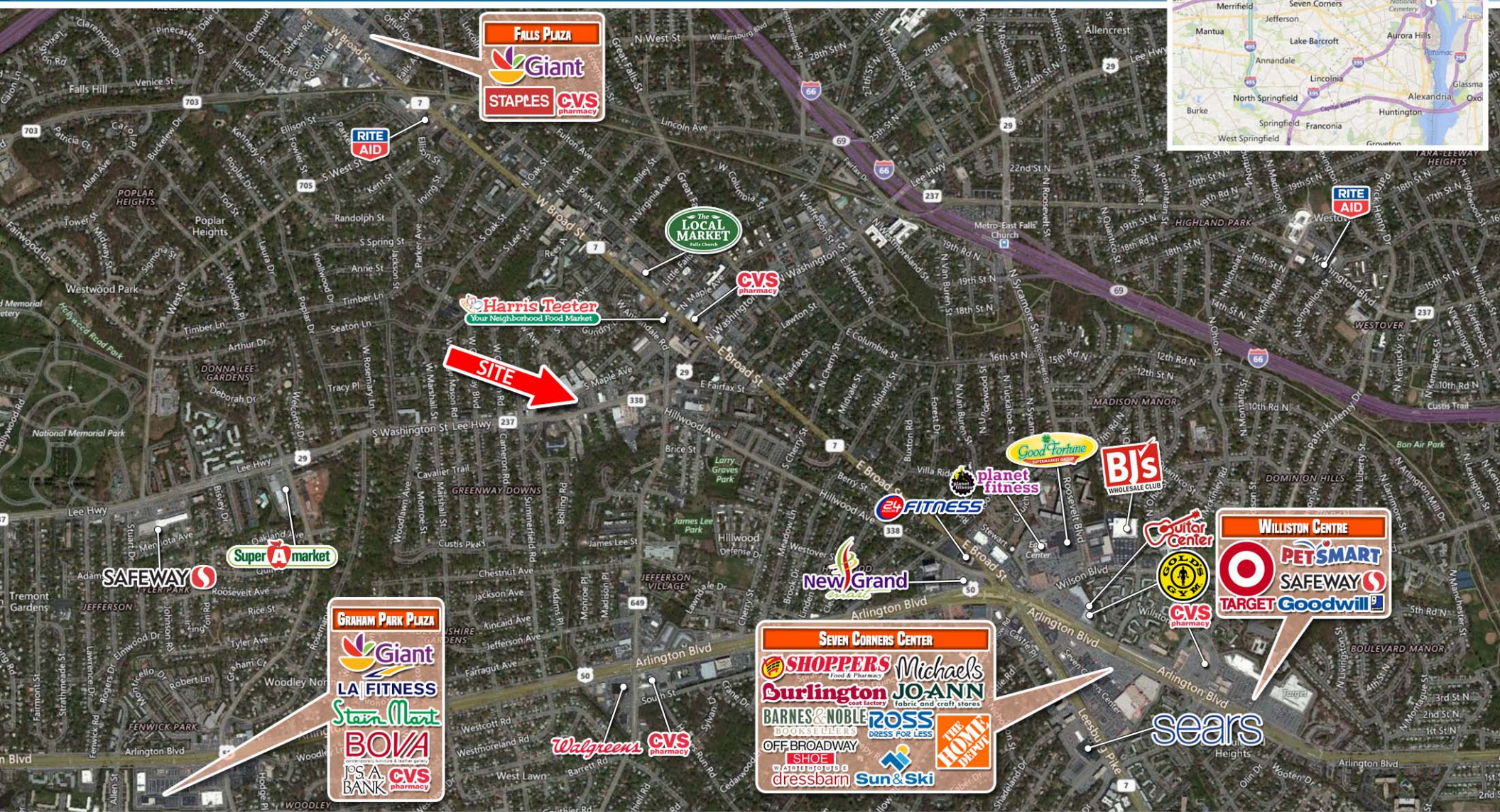
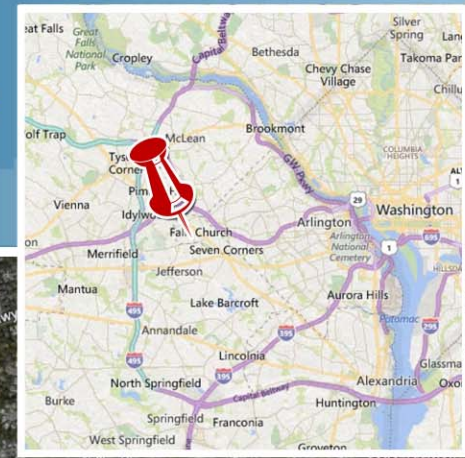


RAY SCHUPP
 rschupp@hrretail.com
 (240) 482-3611
 7201 Wisconsin Ave. Suite 600
 Bethesda, MD 20814



FOR LEASE | GROCERY/RETAIL OPPORTUNITY | AERIAL

THE RESERVE AT TINNER HILL - FALLS CHURCH, VA



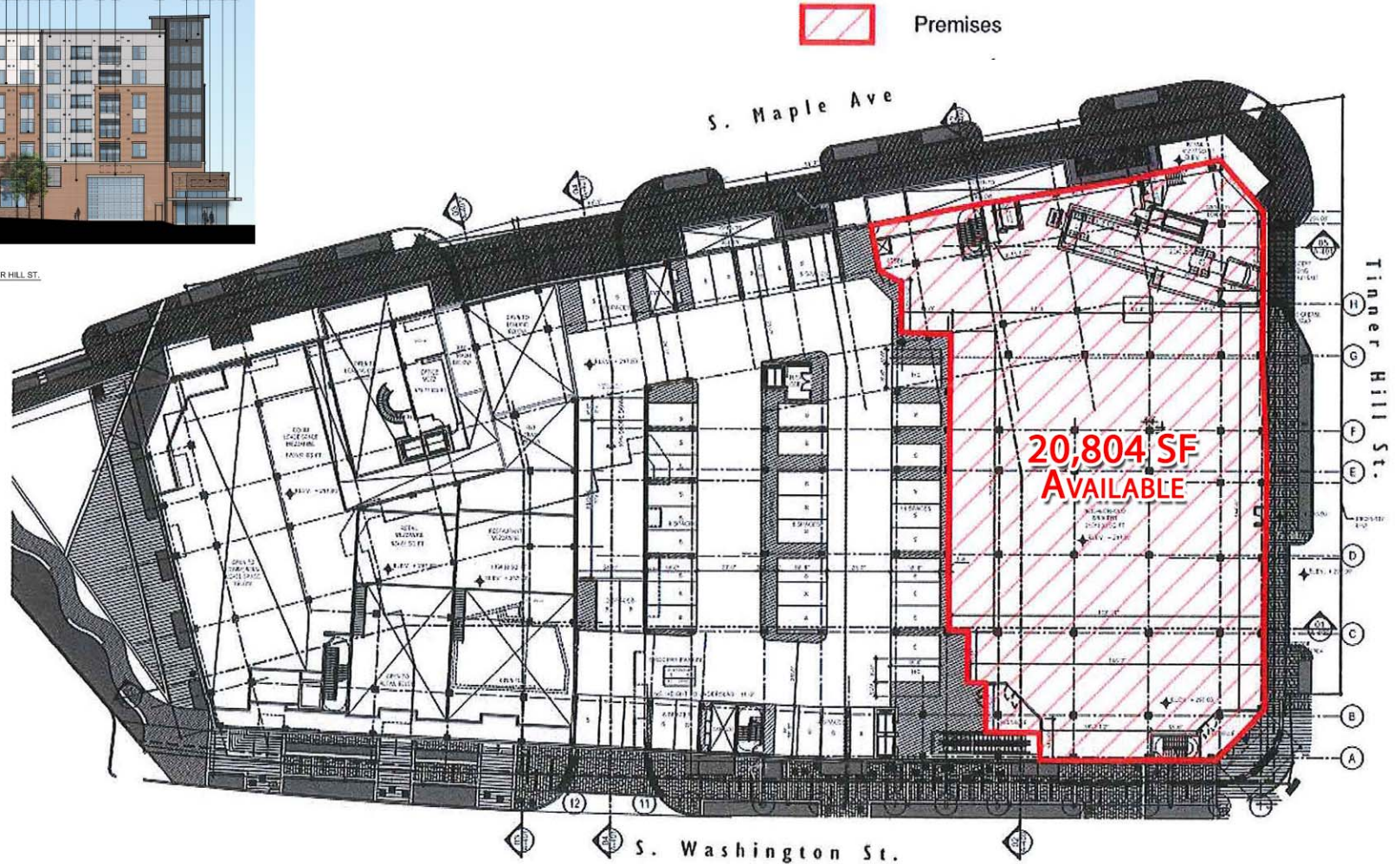
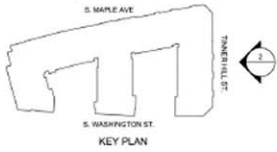
<p>MORE INFO</p>	<p>JACK BARSON jack@terrannational.com (216) 912-5810 29225 Chagrin Blvd, Suite 360 Pepper Pike, OH 44122</p> <p>TERRA NATIONAL REAL ESTATE GROUP www.terrannational.com</p>	<p>MATT TABLOFF mtabloff@hilcoglobal.com (847) 849-2983 5 Revere Dr Suite 320 Northbrook, IL 60062</p> <p>Hilco Real Estate www.hilcorealestate.com</p>	<p>RAY SCHUPP rschupp@hrretail.com (240) 482-3611 7201 Wisconsin Ave, Suite 600 Bethesda, MD 20814</p> <p>H&R RETAIL www.hrretail.com</p>
-------------------------	---	--	---

FOR LEASE | GROCERY/RETAIL OPPORTUNITY | SITE PLAN

THE RESERVE AT TINNER HILL - FALLS CHURCH, VA



2 EAST ELEVATION - TINNER HILL ST.



MORE INFO

JACK BARSON

jack@terrannational.com
(216) 912-5810

29225 Chagrin Blvd. Suite 360
Pepper Pike, OH 44122



www.terrannational.com

MATT TABLOFF

mtabloff@hilcoglobal.com
(847) 849-2983

5 Revere Dr Suite 320
Northbrook, IL 60062



www.hilcorealestate.com

RAY SCHUPP

rschupp@hrretail.com
(240) 482-3611

7201 Wisconsin Ave. Suite 600
Bethesda, MD 20814



www.hrretail.com