

Arlington Blvd & Seven Corners

- High visibility prime commercial lot where Routes 50, 7, 613, 338, & Wilson Blvd converge at Seven Corners.
- C8 Zoning can be used for auto repair, contractor shop, and almost any retail use.
- New roof and recently remodeled.
- ½ acre lot. Holds approximately 50 cars in back.
- 7 bays – new garage doors ordered for rear of building.
- 5,000 sf building w/offices.
- Pylon sign.
- 50k cars per day.
- Excellent ingress & egress.

RECENTLY REMODELED HIGH VISIBILITY 5,000SF COMMERCIAL BUILDING WITH 7 BAYS & TONS OF PARKING

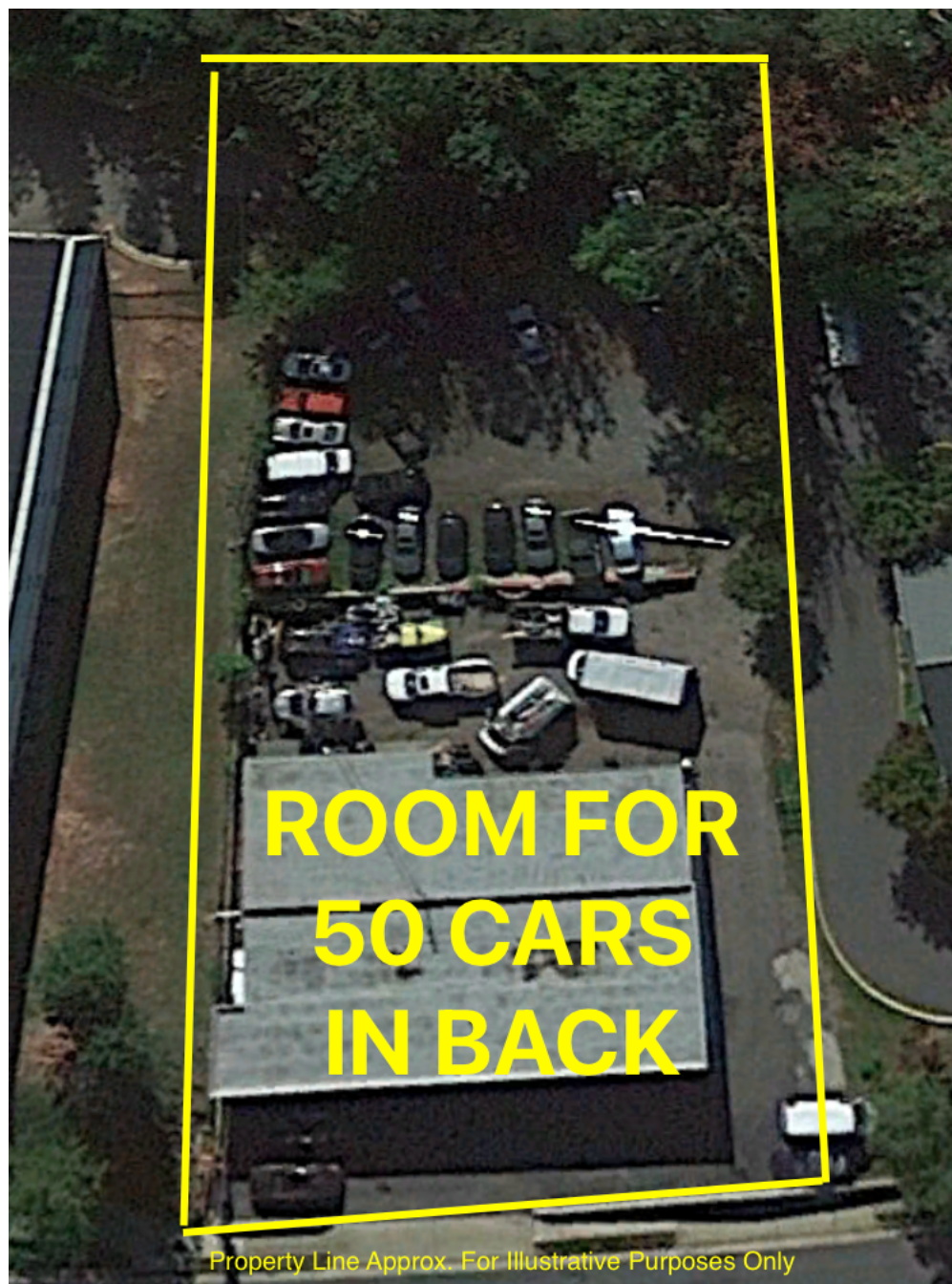
**FOR SALE
OR LEASE
BY OWNER**



**6325 Arlington
Blvd, Falls
Church VA 22044**

Call 540-538-9216

**SHOWING BY APPOINTMENT ONLY. DO NOT DISTURB
EXISTING TENANT WHO CAN VACATE W/ 30 DAYS NOTICE.**



Property Line Approx. For Illustrative Purposes Only

Site is situated within a 15 minute drive of more people with a \$100k+ income than any other location in the country. Falls Church VA is surrounded by Arlington, Fairfax, & Loudoun County (3 of top 6 counties for highest income in country) approximately 11 miles from Washington DC. The site is just outside the town boundary in Fairfax County, VA. Property lines are approximate and for illustrative purposes only.



Four new commercial garage doors ordered for rear of building.



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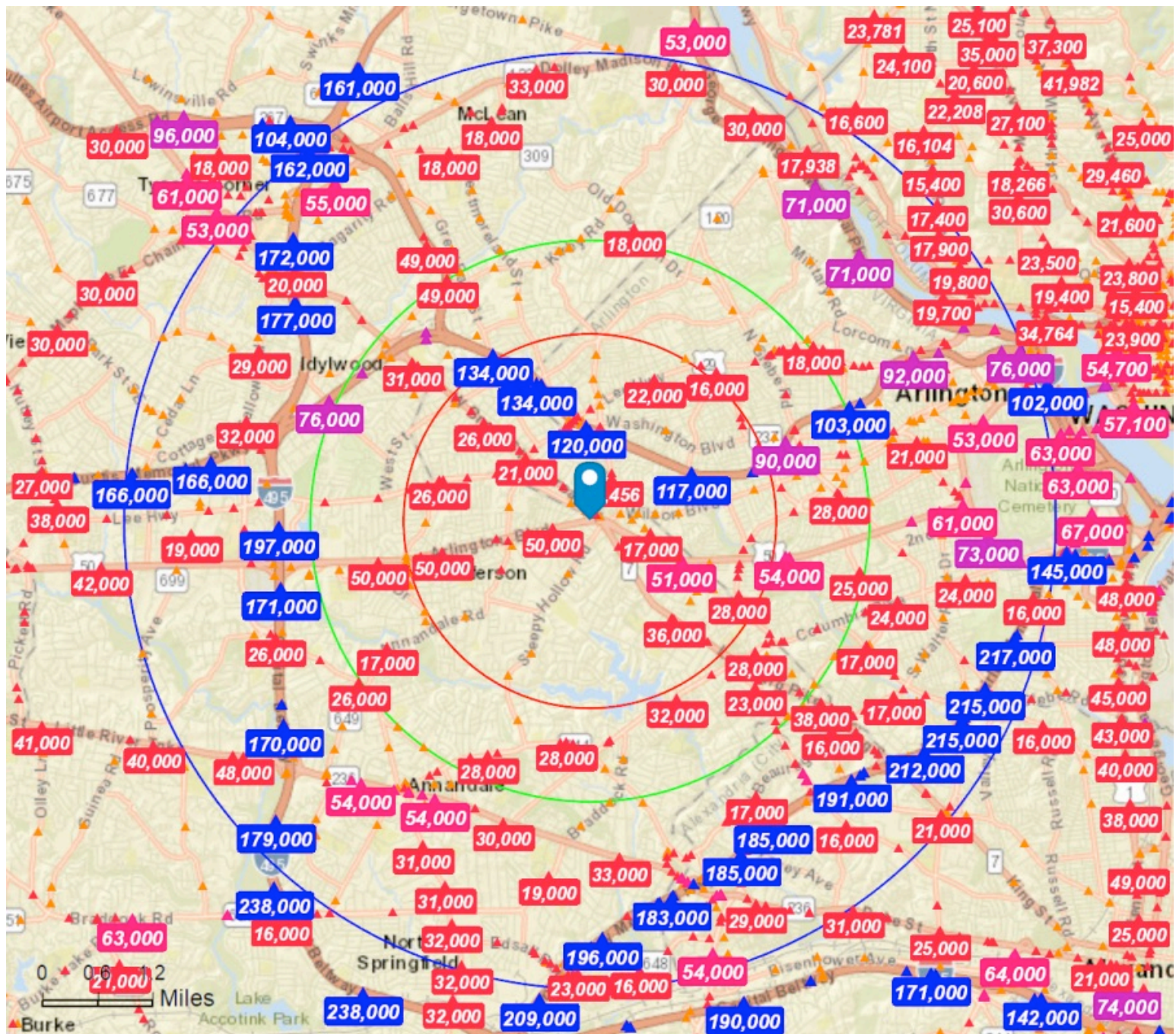




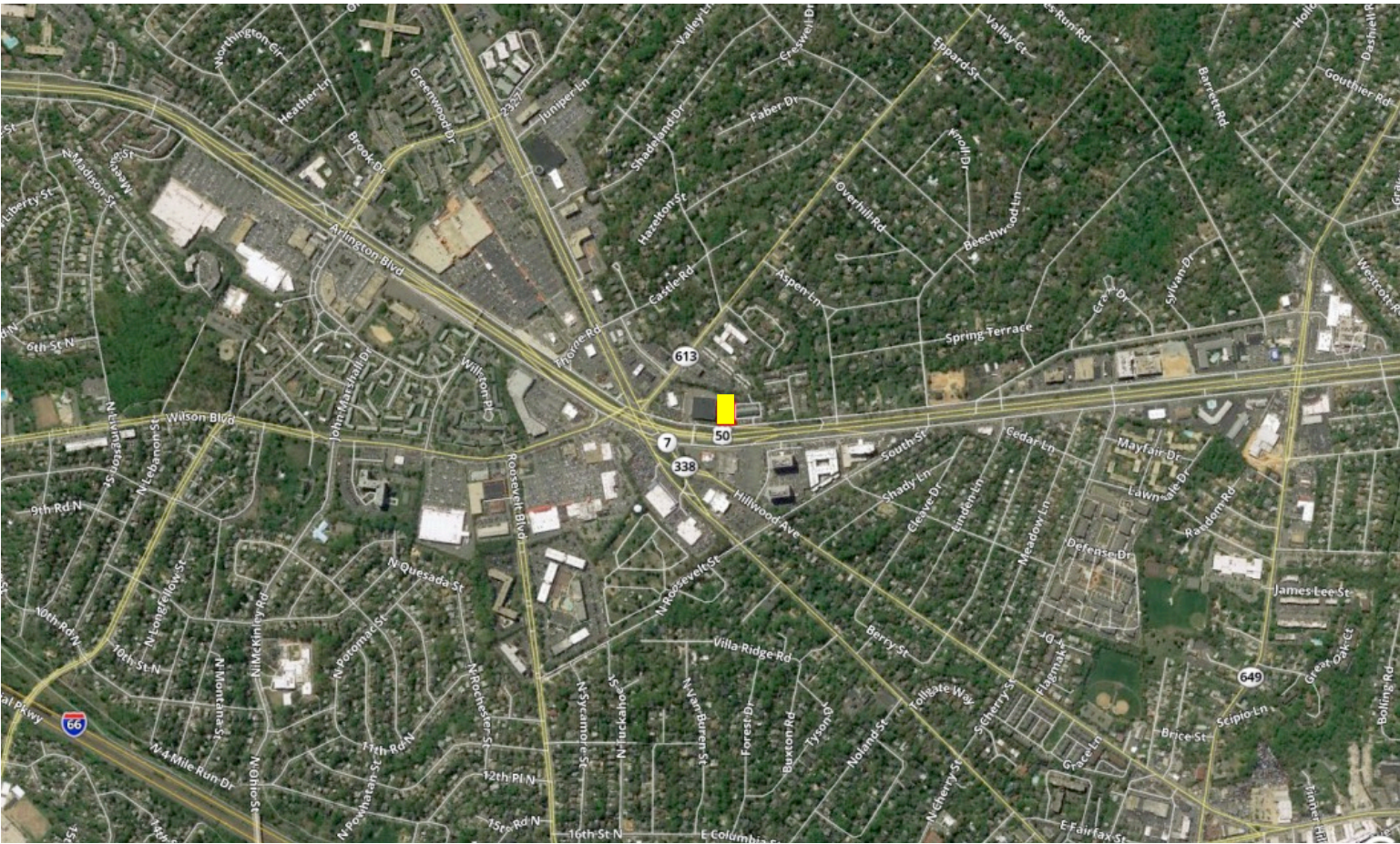




Traffic Count



Aerial View



Demographics

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	19,851	188,947	506,705
Households	7,551	73,686	214,160
Families	4,708	42,972	113,749
Average Household Size	2.62	2.55	2.34
Owner Occupied Housing Units	3,906	42,725	109,107
Renter Occupied Housing Units	3,645	30,961	105,053
Median Age	36.6	36.0	35.2
2019 Summary			
Population	22,672	201,379	547,040
Households	8,442	77,899	230,838
Families	5,263	45,090	120,974
Average Household Size	2.68	2.57	2.35
Owner Occupied Housing Units	3,870	42,746	110,675
Renter Occupied Housing Units	4,571	35,153	120,162
Median Age	38.2	37.7	37.1
Median Household Income	\$103,198	\$110,749	\$106,227
Average Household Income	\$151,307	\$158,407	\$149,587
2024 Summary			
Population	23,893	208,416	568,404
Households	8,823	80,523	239,636
Families	5,510	46,339	124,943
Average Household Size	2.70	2.57	2.35
Owner Occupied Housing Units	4,118	44,748	116,243
Renter Occupied Housing Units	4,706	35,775	123,393
Median Age	39.2	38.7	37.9
Median Household Income	\$114,387	\$121,414	\$115,398
Average Household Income	\$168,464	\$175,429	\$166,116
Trends: 2019-2024 Annual Rate			
Population	1.05%	0.69%	0.77%
Households	0.89%	0.66%	0.75%
Families	0.92%	0.55%	0.65%
Owner Households	1.25%	0.92%	0.99%
Median Household Income	2.08%	1.86%	1.67%