

FOR LEASE



**CITY OF FALLS CHURCH
PROMINENT HARD CORNER
OF BROAD & WASHINGTON**



AT THE INTERSECTION OF N WASHINGTON ST & W BROAD ST - 45,697 VPD

CITY OF FALLS CHURCH – PROMINENT HARD CORNER OF BROAD & WASHINGTON

106 W BROAD ST, FALLS CHURCH, VA 22046

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This prime 0.33-acre corner lot features a 5,720 SF one-story free-standing building in the City of Falls Church. The property has surface parking and is strategically located at a traffic light at the intersection of Route 7 and Route 29 (Lee Hwy), with easy access to I-495, I-66, and the Dulles Toll Road. The property is just blocks away from Harris Teeter, Dogwood Tavern, Clare & Don's, and numerous other retail shops, providing excellent visibility and convenience for a variety of businesses.

OFFERING SUMMARY

Lot Size:	0.33 Acres
Building Size:	5,720 SF
Availability:	720 - 5,720 SF

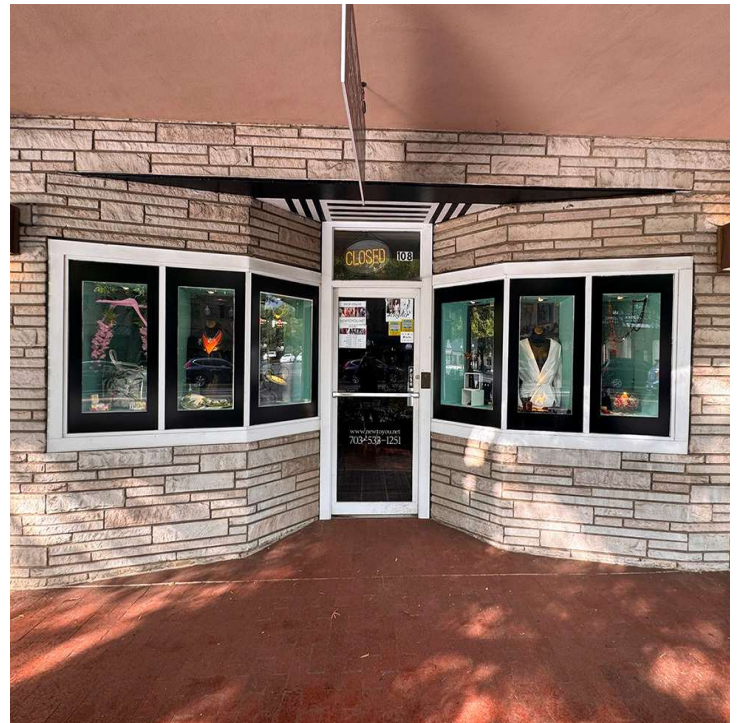
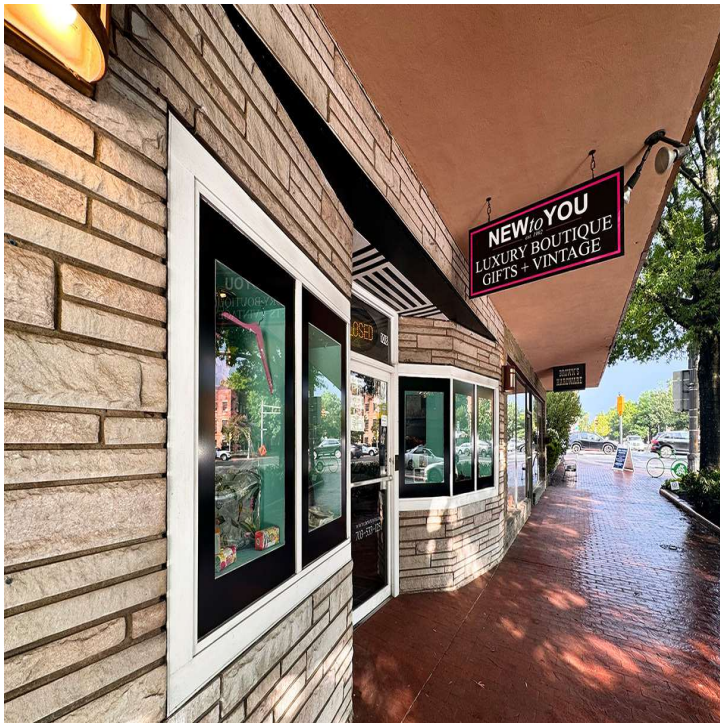
PROPERTY HIGHLIGHTS

- 0.33 AC on busy Corner Lot at Traffic Light
- 5,720 SF one-story free-standing building
- 13 Off Street Parking Spaces
- Situated at the intersection of Route 7 and Route 29
- Easy access to I-495, I-66, and the Dulles Toll Road
- Zoned B-2; Central Business District (Falls Church)

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ADDITIONAL PHOTOS



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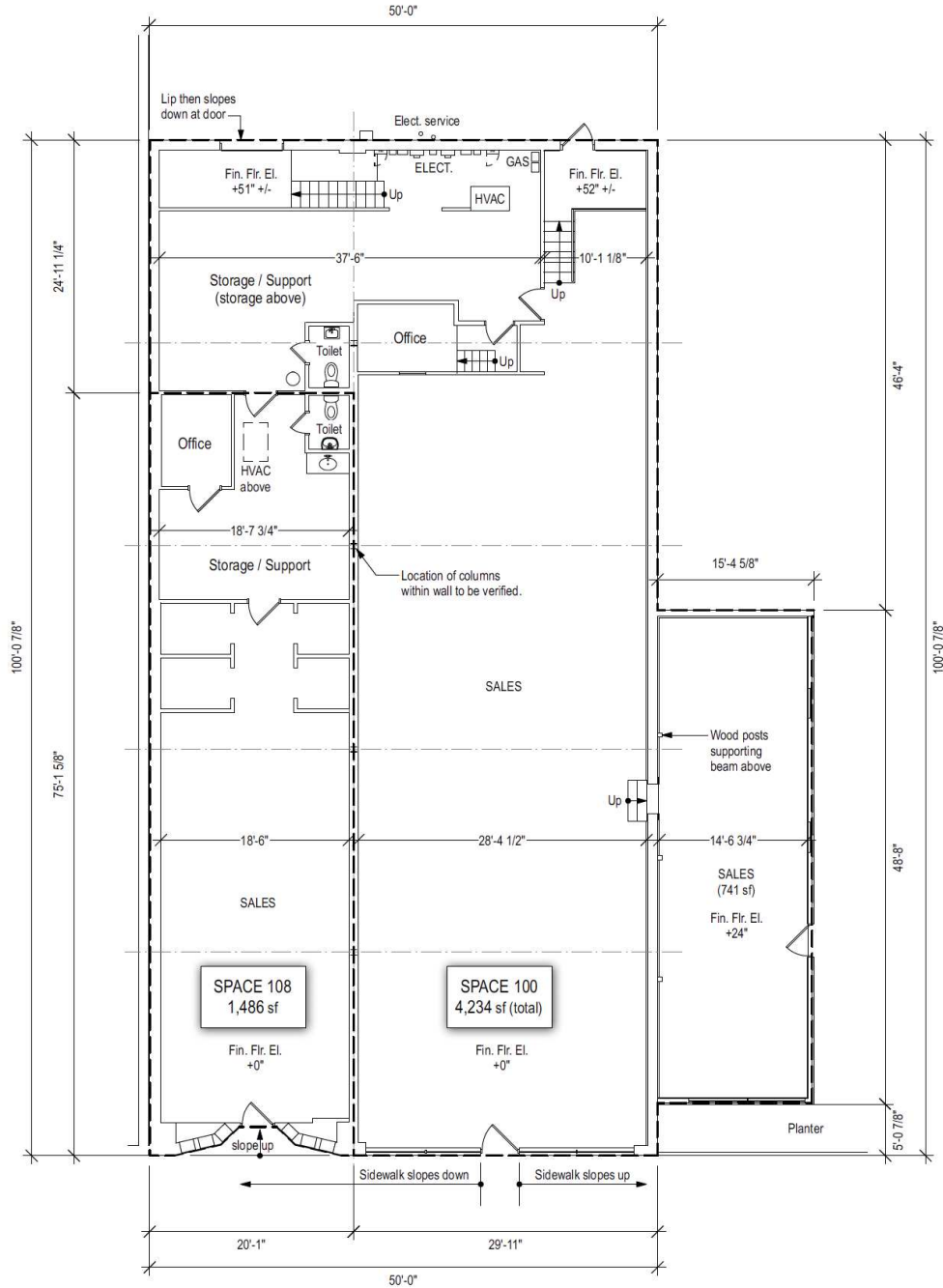
RETAILER MAP



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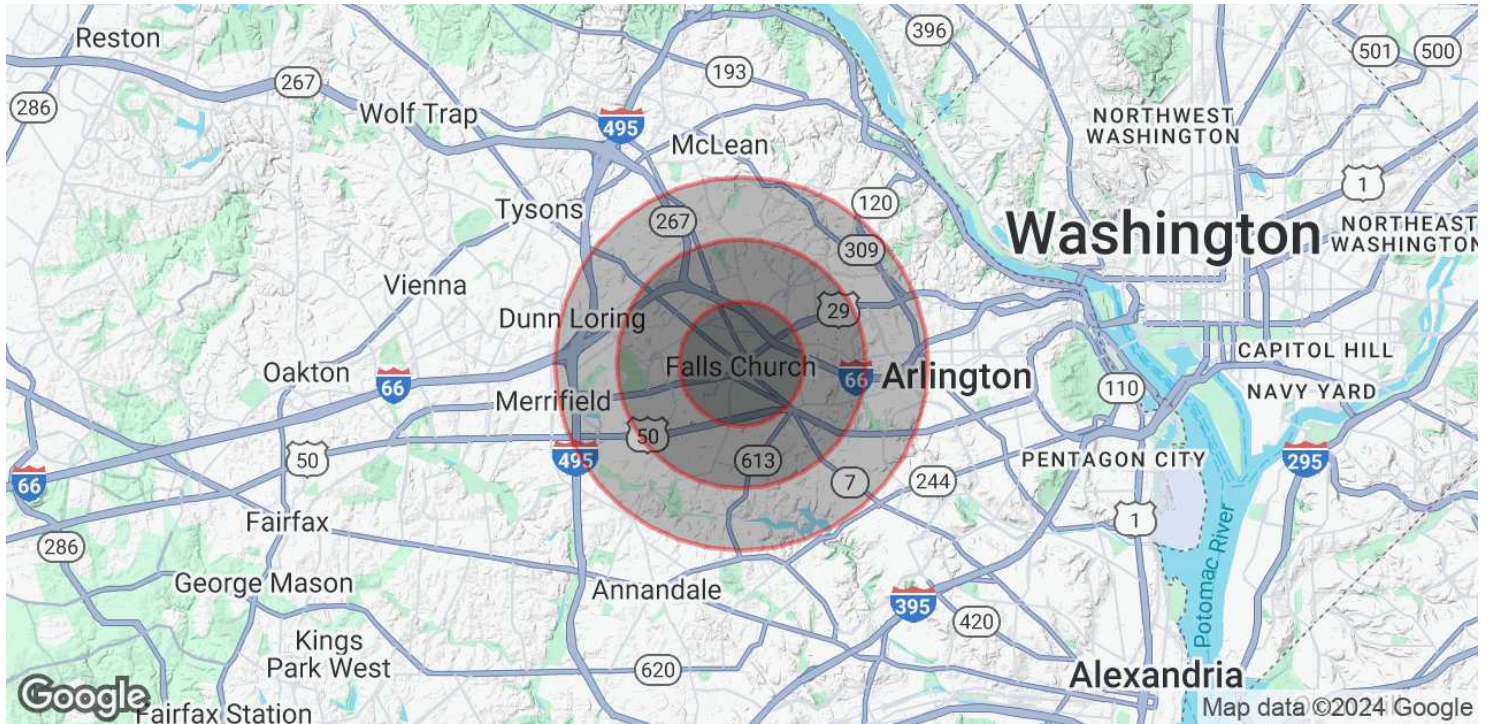
FLOOR PLAN - TOTAL 5,720 SF



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DEMOGRAPHICS MAP & REPORT



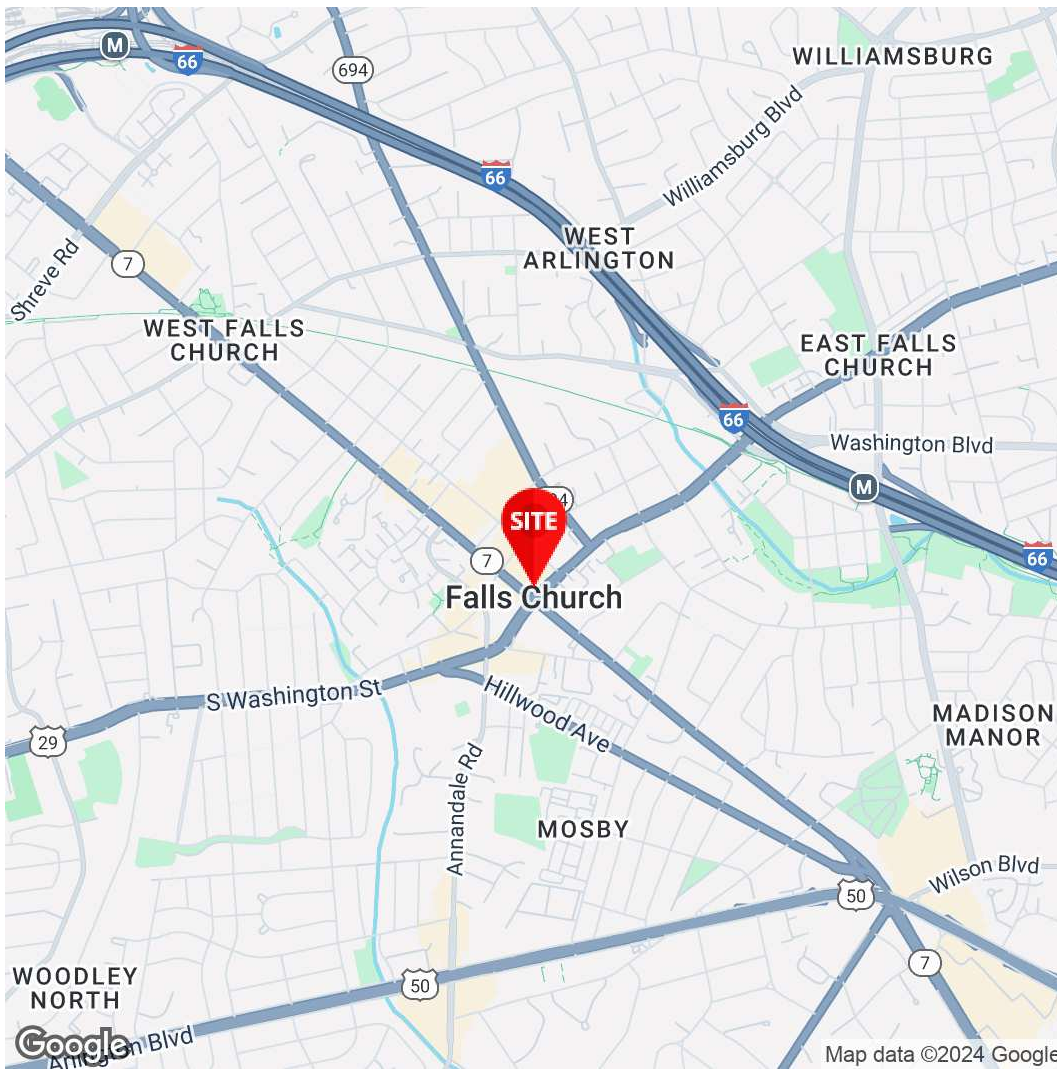
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	22,379	82,801	171,264
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	8,407	29,302	61,001
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$231,222	\$210,711	\$214,006
Average House Value	\$1,024,190	\$959,413	\$979,152

Demographics data derived from AlphaMap



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