

RETAIL SPACE FOR LEASE

GROUND FLOOR RETAIL WITH DRIVE THRU

402 WEST BROAD STREET, FALLS CHURCH, VA 22046



GROUND FLOOR RETAIL SPACE WITH DRIVE-THRU

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 2,405 SF |
| Lot Size: | 0.69 Acres |
| Building Size: | 32,637 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|---------------|----------------|----------------|
| Total Households | 8,212 | 56,945 | 171,384 |
| Total Population | 22,072 | 159,746 | 436,795 |
| Average HH Income | \$238,507 | \$216,321 | \$203,258 |

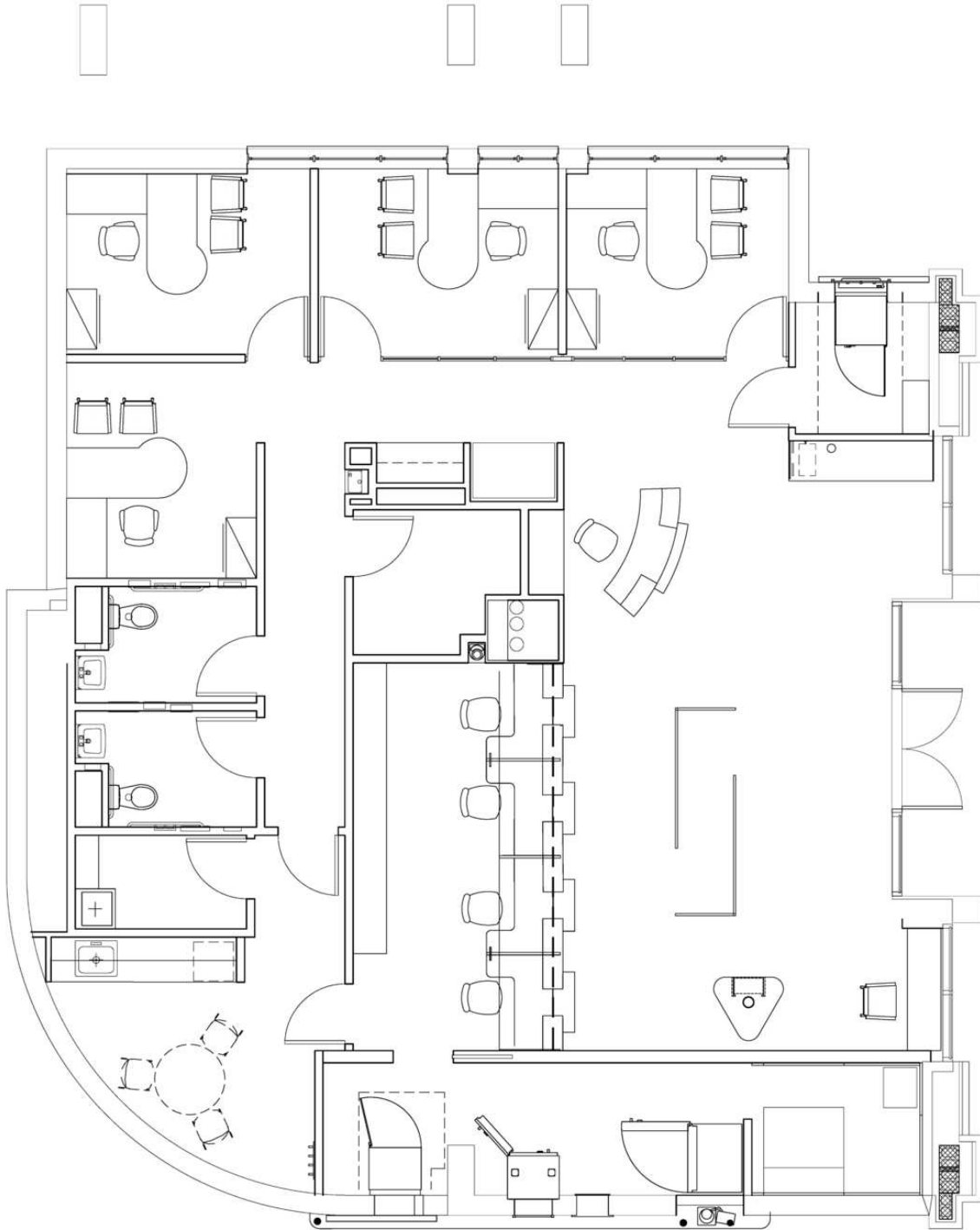
PROPERTY HIGHLIGHTS

- 2,405 SF first floor former bank space with drive thru.
- High visibility on West Broad Street (26,000 VPD) with prominent street frontage.
- 5/1,000 Parking Ratio (53 Parking Spaces for Commercial Users).
- Walk Score of 93 "Walkers Paradise".
- Located underneath 26 residential apartment units.
- Prominent signage opportunity.

GROUND LEVEL RETAIL SPACE WITH DRIVE-THRU

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FLOOR PLAN



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ADDITIONAL PHOTOS

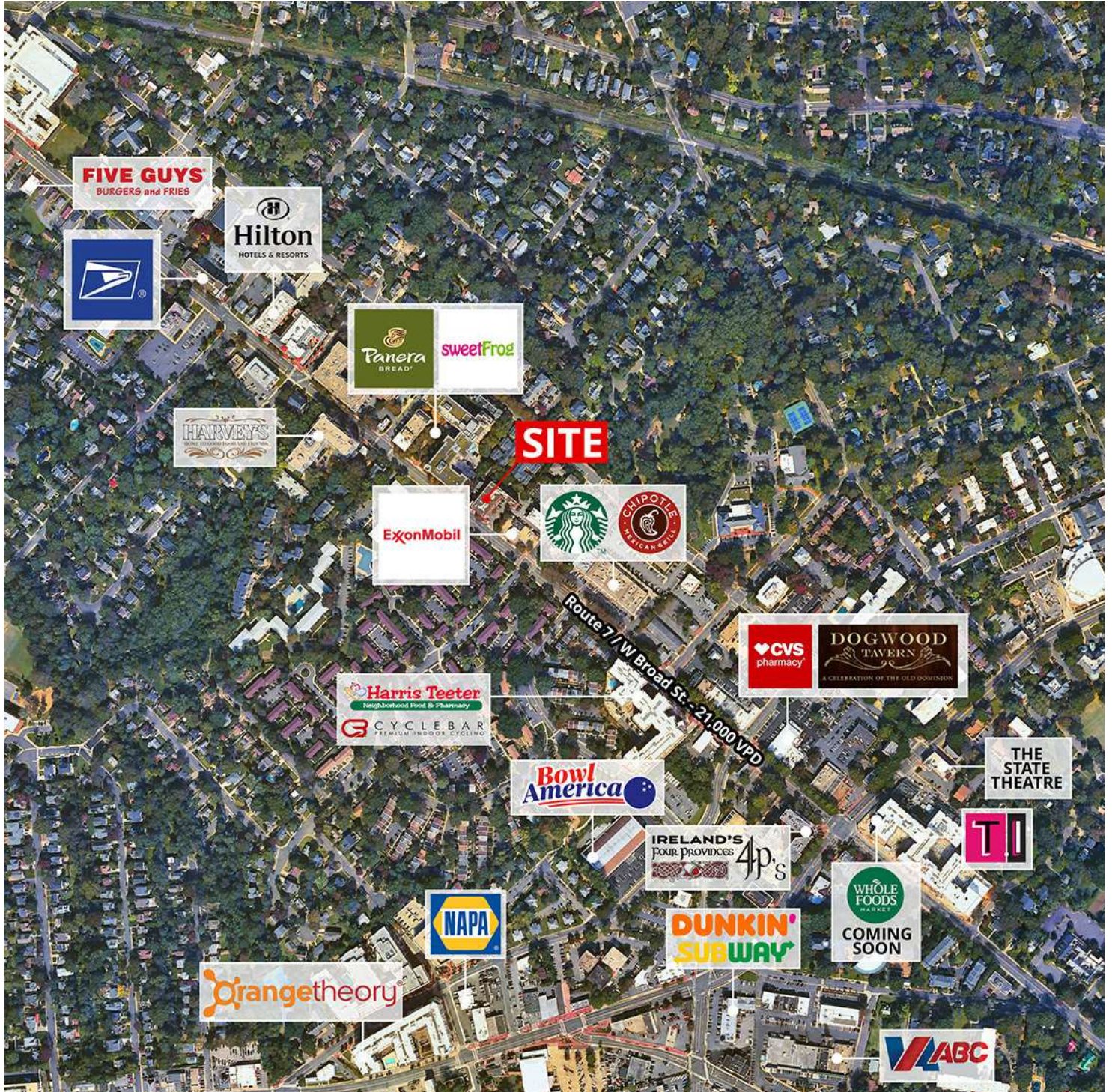


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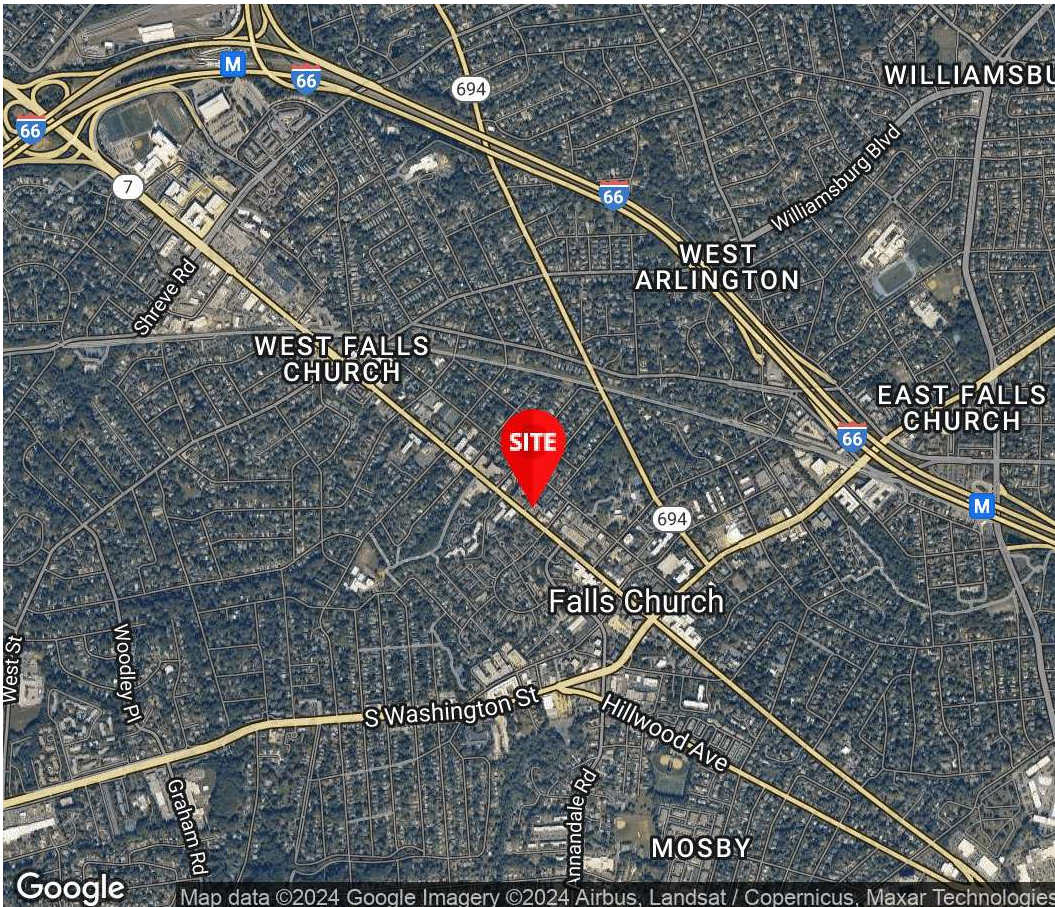
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RETAILER MAP

de **DIVARIS**
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