

## COMMERCIAL SPACE FOR LEASE

### AVAILABILITY:

| UNIT | S.F. |
|------|------|
| 203  | 197  |
| 206  | 110  |
| 208  | 675  |
| 212B | 355  |
| 214  | 990  |

### DEMOGRAPHICS:

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| TOTAL POPULATION  | 16,514    | 160,607   | 410,667   |
| AVERAGE HH INCOME | \$132,534 | \$117,893 | \$114,052 |



## WEST END PLAZA

1049-1073 WEST BROAD ST, FALLS CHURCH, VA 22046

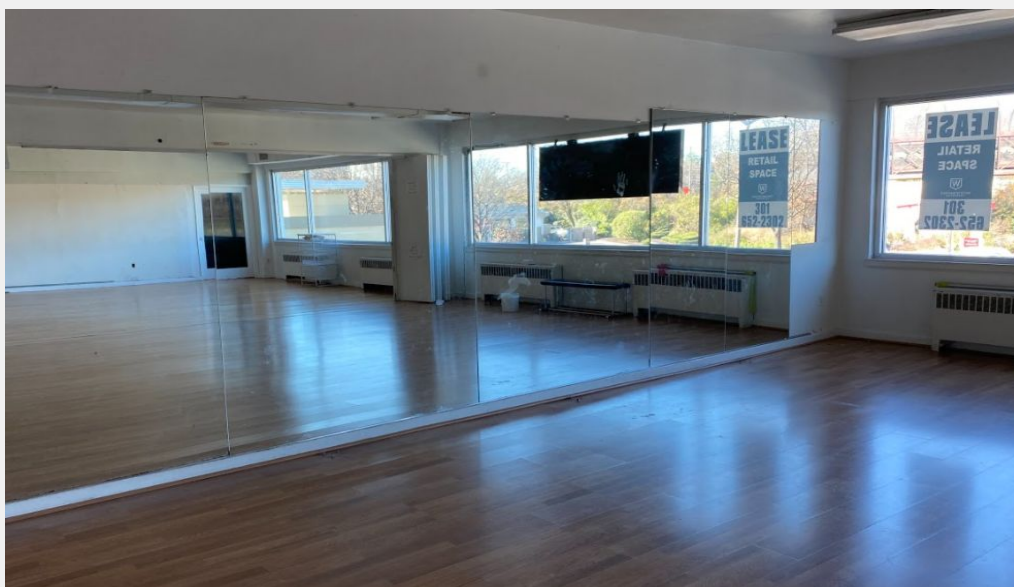
### OVERVIEW:

This mixed-use property has retail on the ground level and office space on the second floor, with lots of natural lighting (no elevator). This plaza has great exposure from Rt-7 (W Broad Street) and N West Street (33,952 vehicles per day) and is directly adjacent to the Old Dominion bike trail. A strong tenant mix consists of: Allstate Insurance, UPS, Robeks Smoothies, 10 Pizza, Ubreakifix, Value Vet, Lantern House Vietnamese, Local Thrift, among other great co-tenants. Act now, these beautiful office spaces in this great location will not last long. 24-hour access and ample parking for yourself and clients. Move your successful business to busy West End Plaza for great visibility, signage and location.

### GREAT STREET VISIBILITY:



GREAT LOCATION



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[WWW.WOODMONT.US](http://WWW.WOODMONT.US)

DAVID SMITH

CELL: (202) 258-3175 | OFFICE: (301) 652-2303  
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CLOSE-IN AERIAL:



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