



# 22,322 SF IN FALLS CHURCH, VA

6201 Seven Corners Center, Falls Church, VA 22044

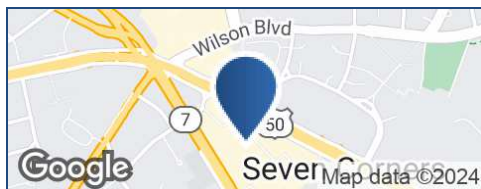
## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	31,677
STREET	Leesburg Pike
COUNT 2	37,548
STREET 2	Arlington Blvd.
COUNT 3	10,537
STREET 3	Patrick Henry Dr.

\* Figures shown represent estimates



### DEMOGRAPHICS - 2024

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	23,571	216,933	564,176
Average HH Income	\$147,043	\$164,816	\$160,405
Estimated Households	8,903	85,220	238,522

### PROPERTY HIGHLIGHTS

- Prominent shopping center in Falls Church
- Anchored by The Home Depot, other retailers include Giant Food, Burlington, Furniture Max, Barnes & Noble, Ross Dress for Less, Michaels, Jo-Ann Fabrics, Off Broadway Shoes, Five Below, Sun & Ski Sports & Bikes, and more
- Located between Route 7/Leesburg Pike and Arlington Blvd. in the Seven Corners Center
- The 22,322 SF space is located between The Home Depot and Barnes & Noble



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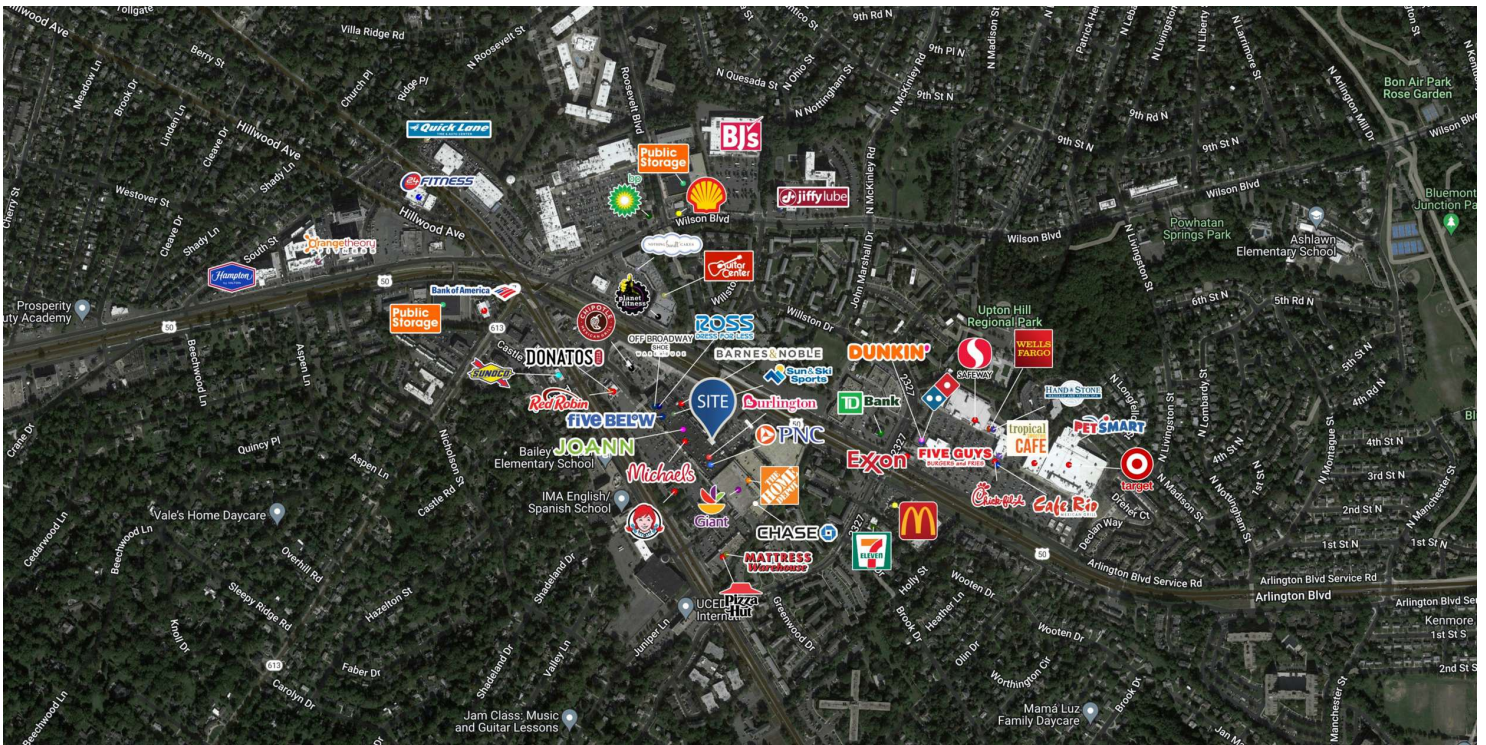
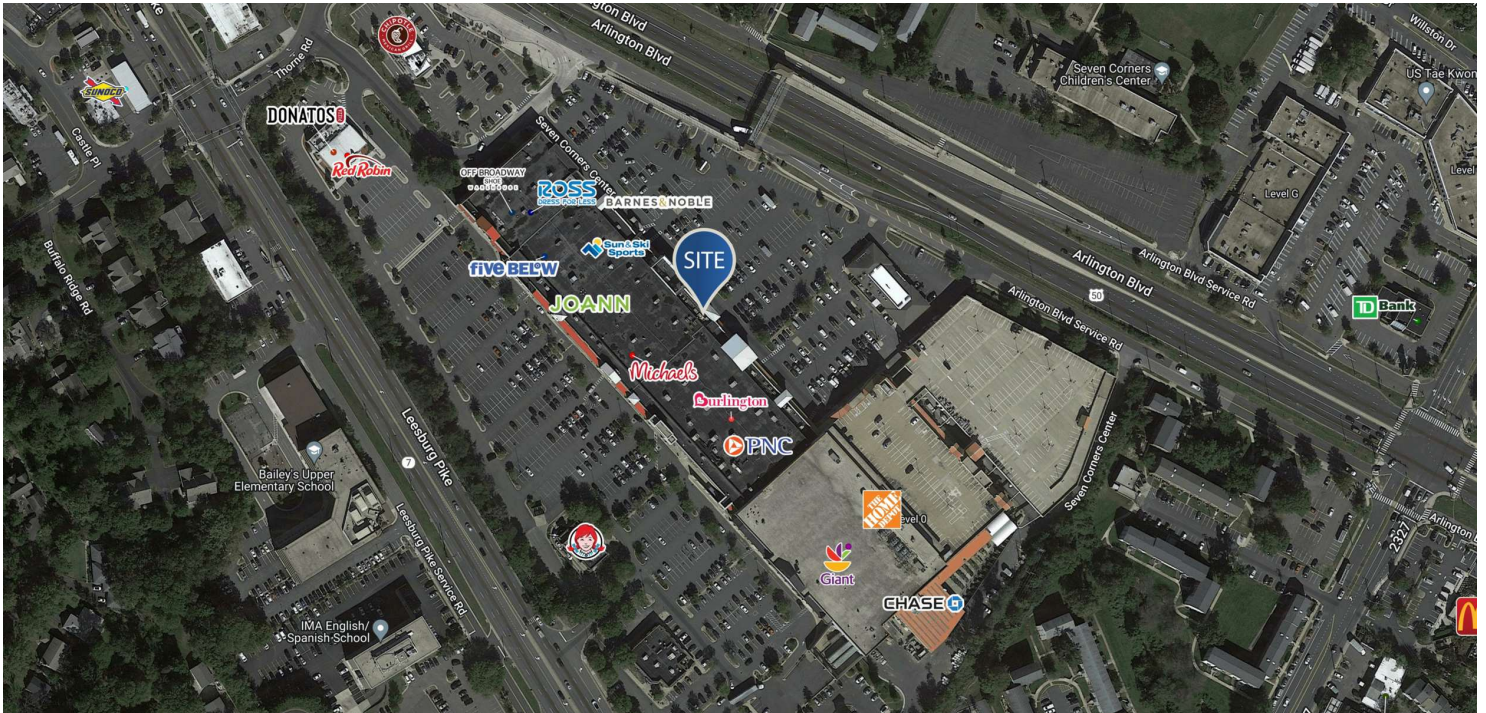
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## Location Maps



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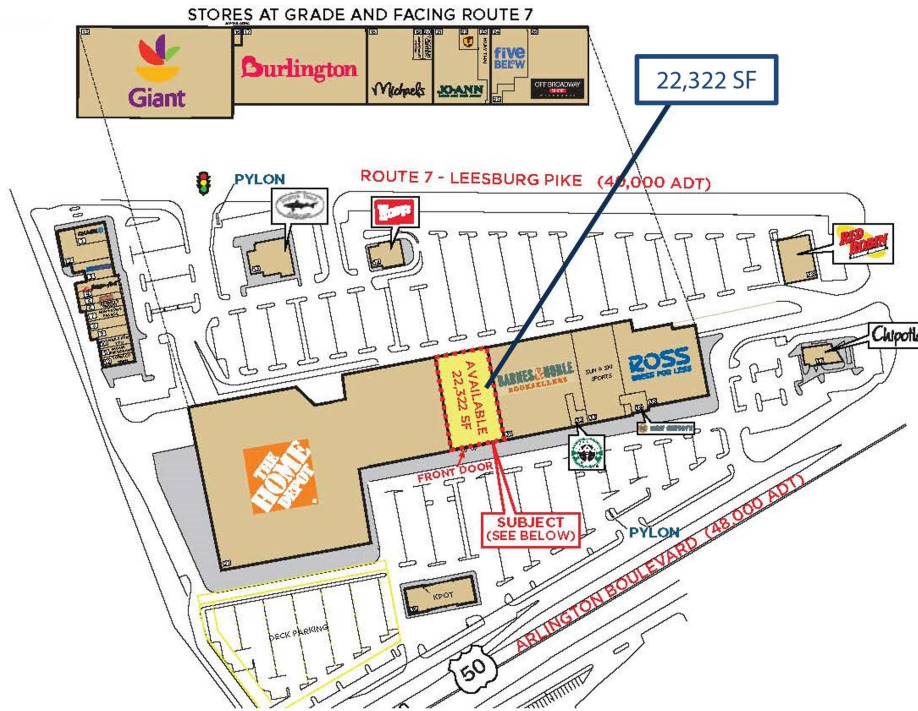
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## Lease Spaces



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1	Available	22,322 SF	Call for Information	Negotiable



RETAIL PROPERTY ADVISORS

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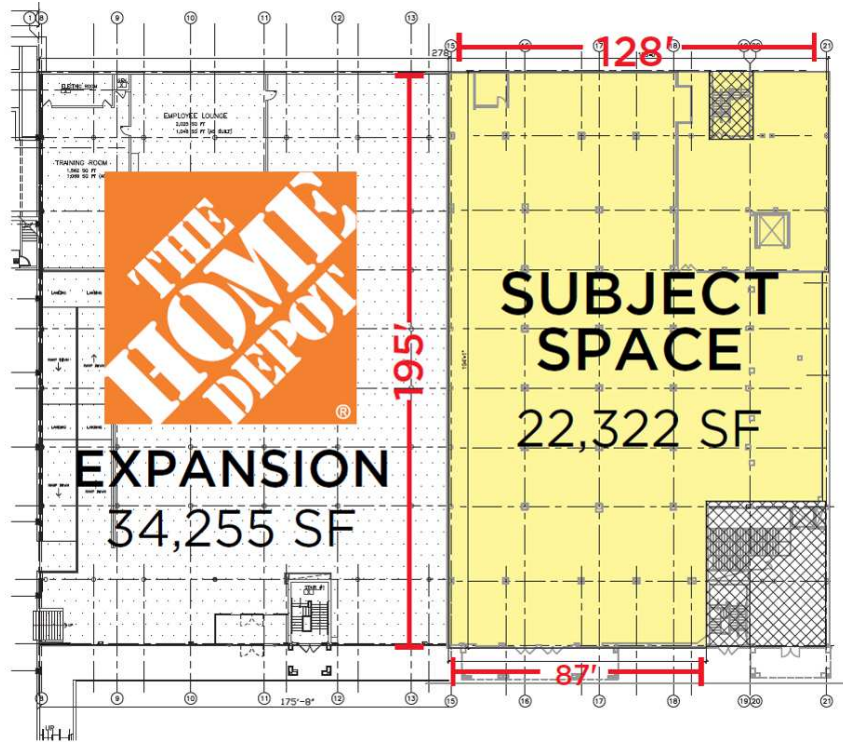
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Additional Photos



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