

GROUND FLOOR RETAIL WITH DRIVE THRU

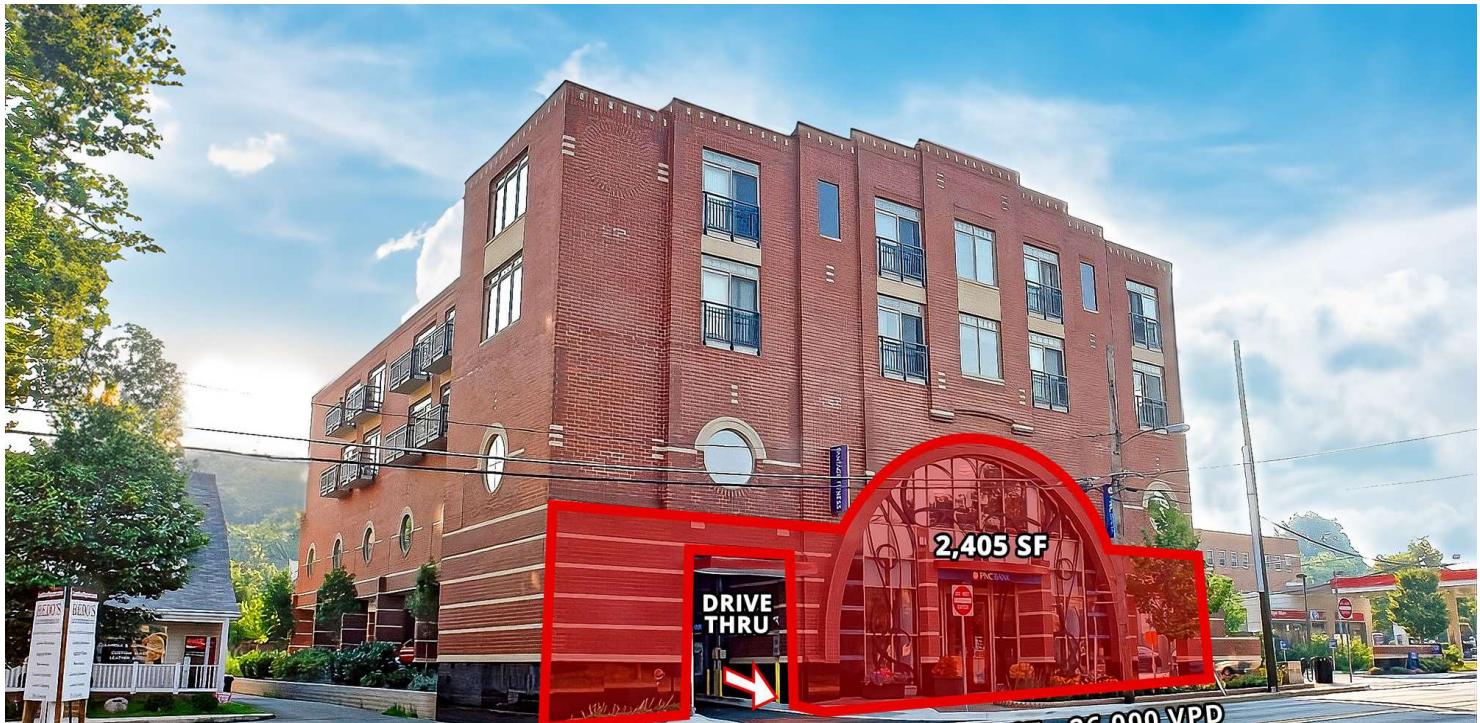
402 WEST BROAD STREET, FALLS CHURCH, VA 22046



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

PROPERTY HIGHLIGHTS

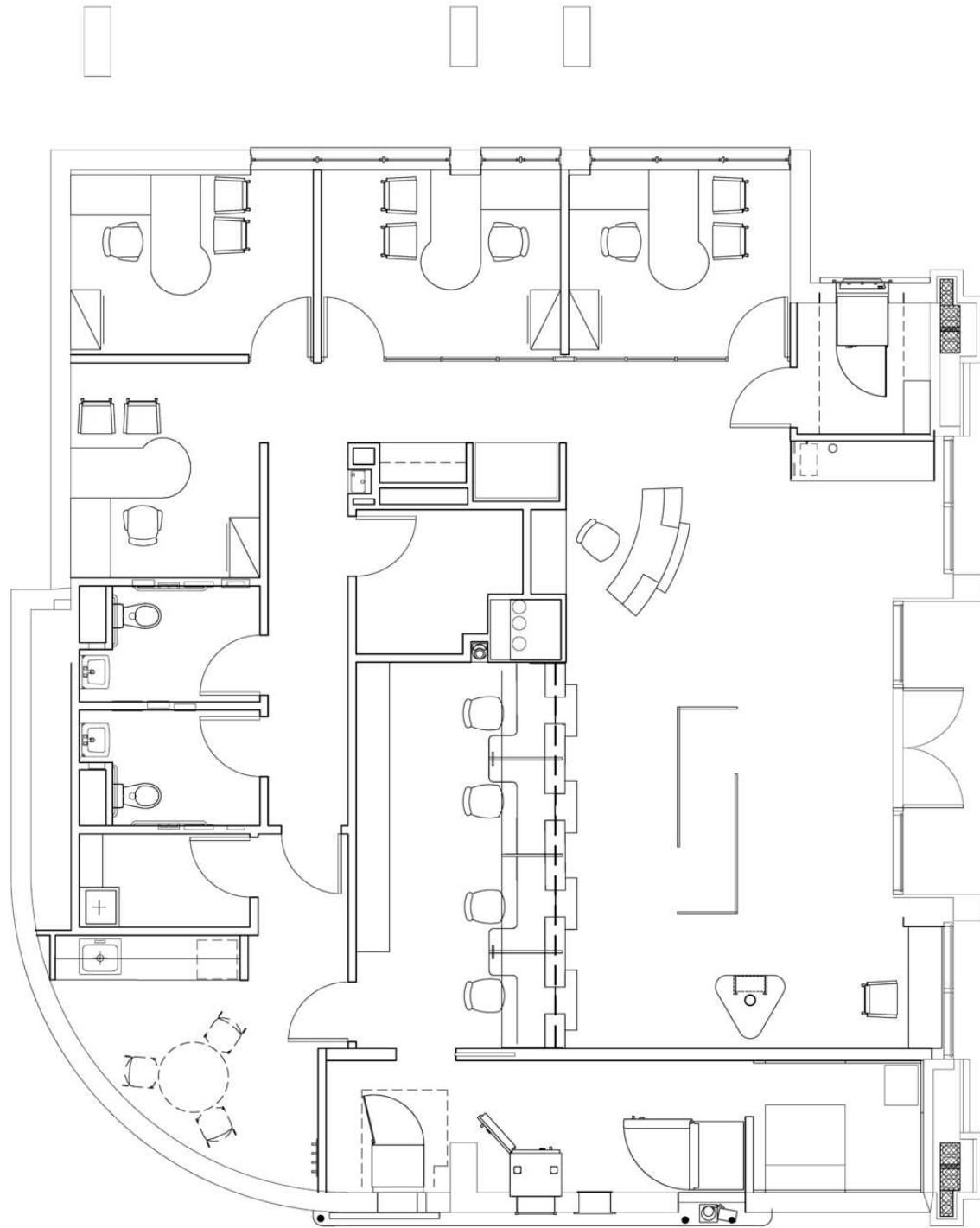
- 2,405 SF first floor former bank space with drive thru.
- High visibility on West Broad Street (26,000 VPD) with prominent street frontage.
- 5/1,000 Parking Ratio (53 Parking Spaces for Commercial Users).
- Walk Score of 93 "Walkers Paradise".
- Located underneath 26 residential apartment units.
-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

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

GROUND LEVEL RETAIL SPACE WITH DRIVE-THRU

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FLOOR PLAN



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ADDITIONAL PHOTOS

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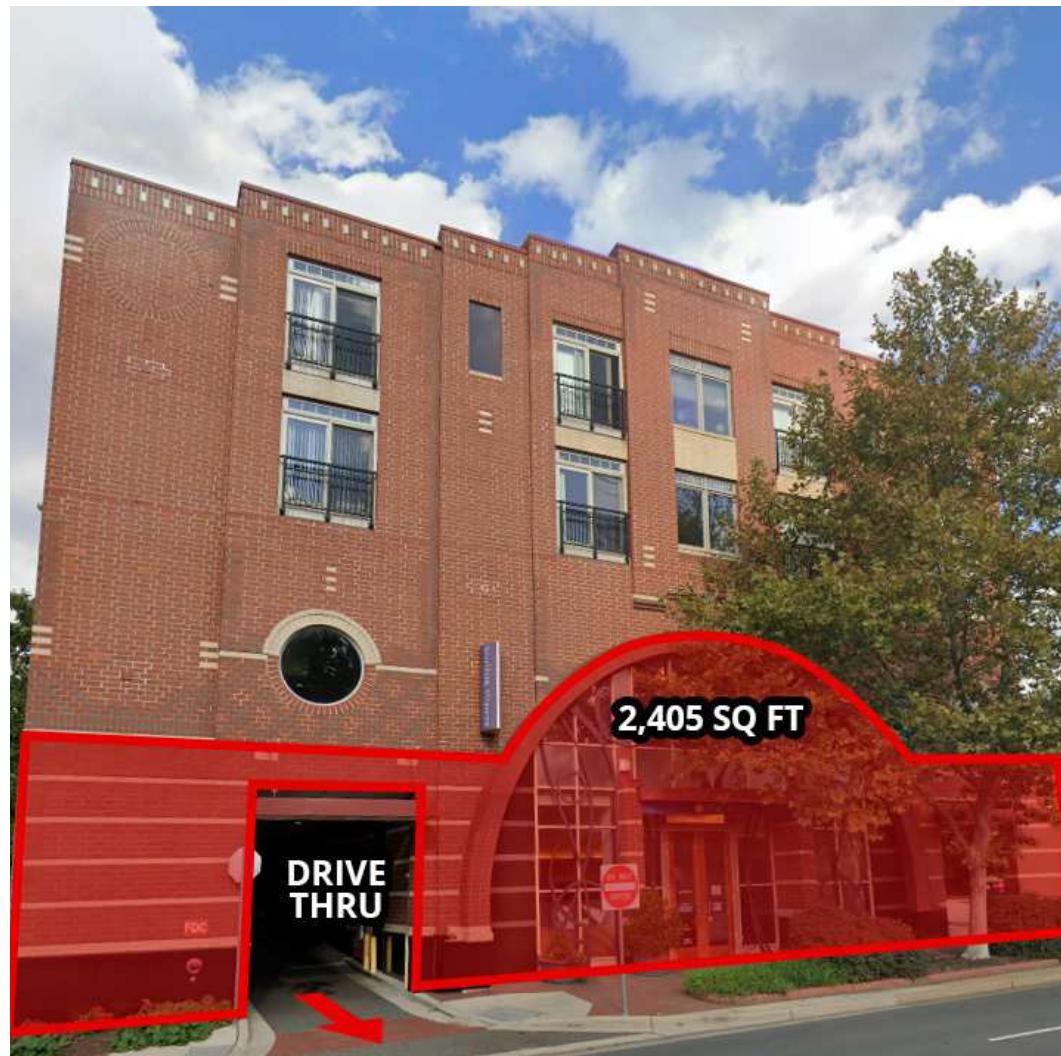
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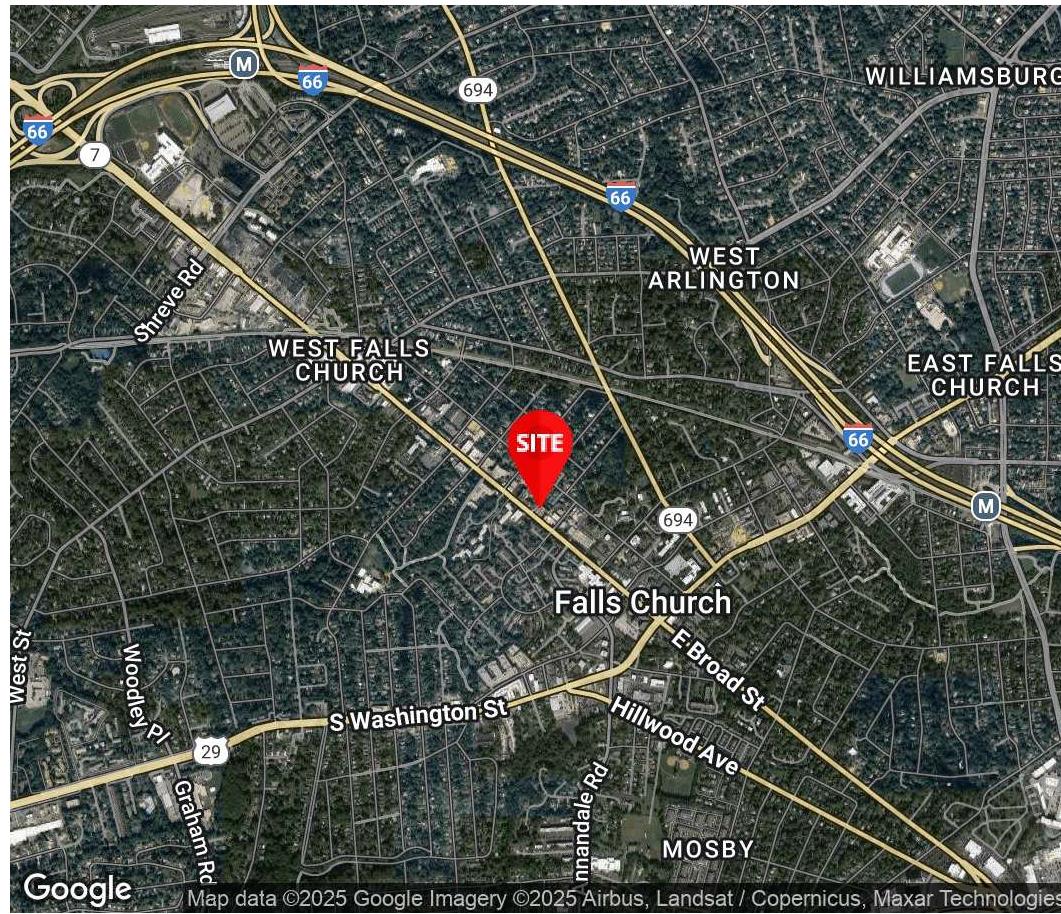
RETAILER MAP

de DIVARIS
REAL ESTATE, INC.





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