

COMMERCIAL SPACE FOR LEASE

FEATURING:

SUITE	S.F.
C	1,882

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,646	168,400	454,907
AVERAGE HH INCOME	\$126,531	\$115,909	\$108,293
ANNUAL CONSUMER SPENDING	\$301,967	\$2,289,500	\$6,138,855

IN THE AREA:



444 SPECTRUM

444 West Broad St.
Falls Church, VA 22047

OVERVIEW:

The Shops at Spectrum offers Suite C as an opportunity to become part of the award-winning 31,595 sq ft ground floor retail of this mixed-use residential complex. Join a core group of upscale national, regional and local retailers and restaurants. The property, with its central plaza, sidewalk cafes, and attractive streetscape in the heart of downtown Falls Church, is just 5 miles from Washington D.C. Ample garage and street parking are also available. The Shops at Spectrum conveniently sits in the epicenter of the bustling Route 7 corridor between Tysons Corner and Seven Corners with over 27,000 cars passing daily, in a neighborhood with some of the highest disposable incomes in the country.

STREET VISIBILITY: WEST BROAD ST



GREAT LOCATION

PHOTOS: 444 WEST BROAD ST, UNIT G



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444 West Broad St., Falls Church, VA 22047

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