

LINCOLN AT TINNER HILL

CITY OF FALLS CHURCH, VA

LAST SPACE REMAINING: 3,139 SF

RAPPAPORT
CULTIVATING PLACES







LINCOLN AT TINNER HILL

CITY OF FALLS CHURCH, VA

- | Retail space available adjacent to Target in a 225-unit luxury residential complex
- | Highly visible from South Washington Street
- | Direct access to loading dock
- | Dedicated retail parking in garage
- | Located in the growing residential area of Falls Church with an estimated population of just under 200,000 residents within 3-miles by 2021

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	23,520	161,060	472,472
 DAYTIME POPULATION	23,318	140,587	536,578
 HOUSEHOLD INCOME	\$168,034	\$171,456	\$158,575
 TRAFFIC COUNTS	22,000 on S Washington Street		

CO-TENANTS



LINCOLN AT TINNER HILL
CITY OF FALLS CHURCH, VA

301 W BROAD STREET



BROAD AND WASHINGTON

SEVEN STORY,
MIXED-USE PROJECT
83,200 SF OFFICE & RETAIL

PIZZERIA ORSO



TOWN SQUARE SHOPPING CENTER



S WASHINGTON STREET



LINCOLN AT TINNER HILL



**ARCHSTONE HILLWOOD
SQUARE DEVELOPMENT**
400+ APARTMENT UNITS

Walgreens

LOREN
FALLS CHURCH



SEVEN CORNERS



JOANN
fabric and craft stores

BARNES & NOBLE
BN.com



Michaels
Where Creativity Happens

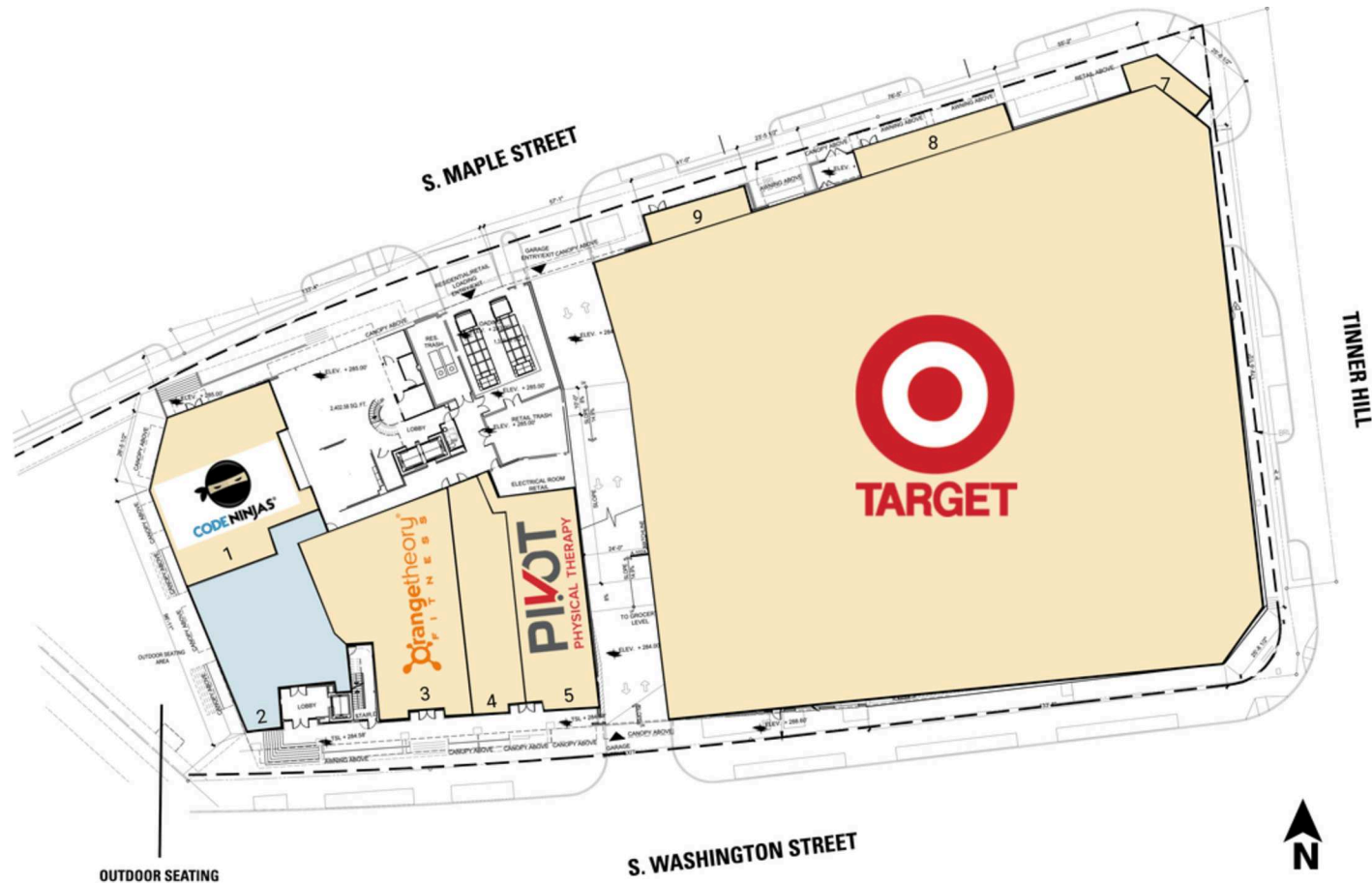
ROSS
DRESS FOR LESS



SITE PLAN

LINCOLN AT TINNER HILL | CITY OF FALLS CHURCH, VA

3,139 SF AVAILABLE



Space	Sq. Ft	Tenant Name
1	2,405	Code Ninjas
2	3,139	Available
3	3,661	Orangetheory Fitness

Space	Sq. Ft	Tenant Name
4	1,614	Rex Day Spa
5	2,030	Pivot Physical Therapy
6	21,100	Target

Space	Sq. Ft	Tenant Name
7	476	Kustard&Co.
8	570	Snack Kraken
9	410	Naci Erin Salon

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LINCOLN AT TINNER HILL | 455 S MAPLE AVE, CITY OF FALLS CHURCH, VA

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