

# LINCOLN AT TINNER HILL

CITY OF FALLS CHURCH, VA

LAST SPACE REMAINING: 3,139 SF

RAPPAPORT  
CULTIVATING PLACES



# LINCOLN AT TINNER HILL

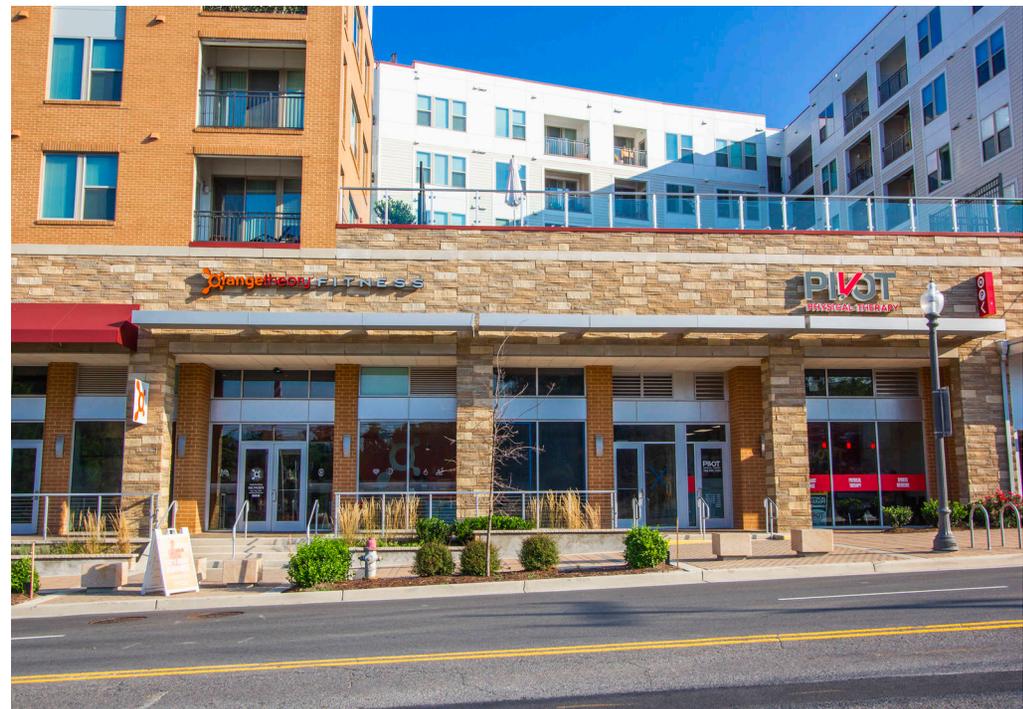
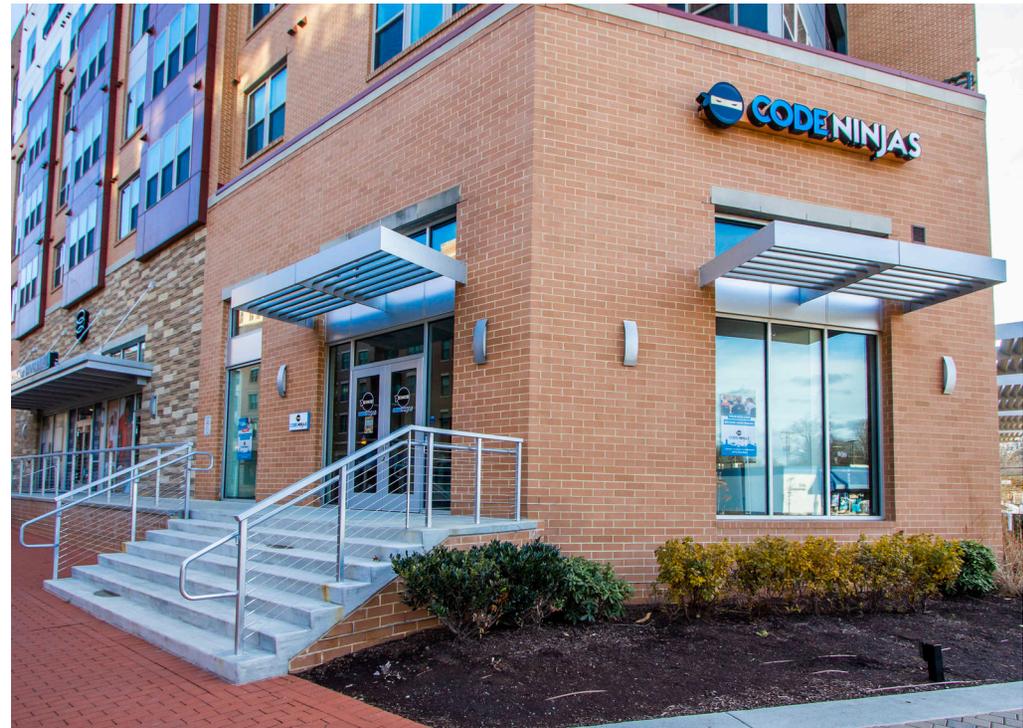
## CITY OF FALLS CHURCH, VA

- | 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



**TOWN SQUARE SHOPPING CENTER**



**S WASHINGTON STREET**



**LINCOLN AT TINNER HILL**



**ARCHSTONE HILLWOOD SQUARE DEVELOPMENT**

400+ APARTMENT UNITS



**LOREN**  
-FALLS CHURCH-



**SEVEN CORNERS**



**JOANN**  
fabric and craft stores

**BARNES & NOBLE**  
BN.com



**Michaels**  
Where Creativity Happens

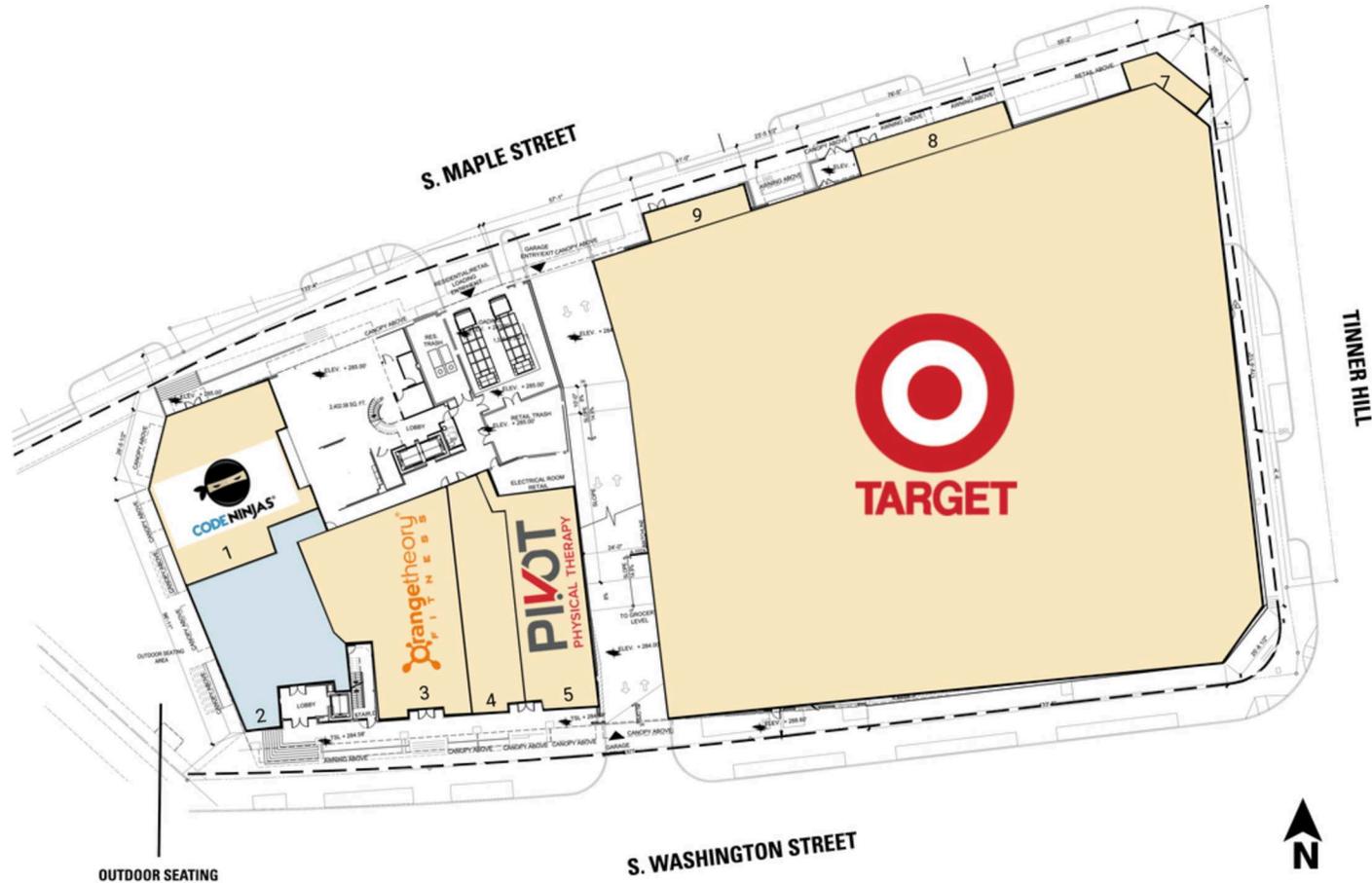
**ROSS**  
DRESS FOR LESS



# SITE PLAN

LINCOLN AT TINNER HILL | CITY OF FALLS CHURCH, VA

3,139 SF AVAILABLE



Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	2,405	Code Ninjas	4	1,614	Rex Day Spa	7	476	Kustard&Co.
2	3,139	Available	5	2,030	Pivot Physical Therapy	8	570	Snack Kraken
3	3,661	Orangetheory Fitness	6	21,100	Target	9	410	Naci Erin Salon

**LINCOLN AT TINNER HILL**  
CITY OF FALLS CHURCH, VA





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

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