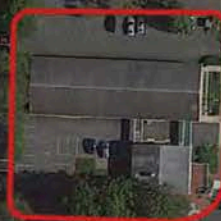


300 W BROAD STREET

FALLS CHURCH, VA

31,529 SF LAND PARCEL AVAILABLE



W BROAD STREET





N WASHINGTON STREET

RAPPAPORT
CULTIVATING PLACES

300 W BROAD STREET FALLS CHURCH, VA

- 31,529 SF land parcel seeking by right retail and hospitality uses parcel available for ground lease, BTS, or multi-tenant building
- Located a few blocks off the corner of Broad and Washington Streets across from Harris Teeter in the heart of Falls Church
- Three existing curb cuts from W Broad Street and Little Falls Street

DEMOGRAPHICS 2022

	1 MILE	3 MILES	5 MILES
 POPULATION	22,004	165,018	494,720
 DAYTIME POPULATION	21,515	128,758	466,443
 HOUSEHOLD INCOME	\$187,929	\$193,502	\$168,840
 TRAFFIC COUNTS	25,559 on W Broad Street		

AREA RETAILERS



300 W BROAD STREET
FALLS CHURCH, VA

FALLS PLAZA

CVS pharmacy

STAPLES



300 W BROAD STREET



CVS pharmacy

BROAD AND WASHINGTON



THE SHOPS AT WEST
FALLS CHURCH



SUBWAY

Great Clips



DUNKIN'

S WASHINGTON ST 21,000 VPD

TOWER SQUARE
SHOPPING CENTER



GRAHAM PARK PLAZA



CVS pharmacy



Exxon

Walgreens

CVS pharmacy

ARLINGTON BLVD 52,000 VPD

SEVEN CORNERS CENTER



EDEN CENTER



Michaels
BARNES & NOBLE

NEIGHBORHOOD

A Place Beloved by its Residents
and a Magnet for Newcomers



Over 60,000 households
within 3 miles



BROADWAY OF
FALLS CHURCH



SPECTRUM



BYRON



301 WEST
BROAD



BROAD AND
WASHINGTON



NORTHGATE



CRESCENT
FALLS CHURCH



PEARSON
SQUARE



LINCOLN AT
TINNER HILL



Median home value
within 3 miles is \$619,168



Home ownership is
above the US average
at 66.7%





300 W BROAD STREET
FALLS CHURCH, VA



300 W BROAD STREET



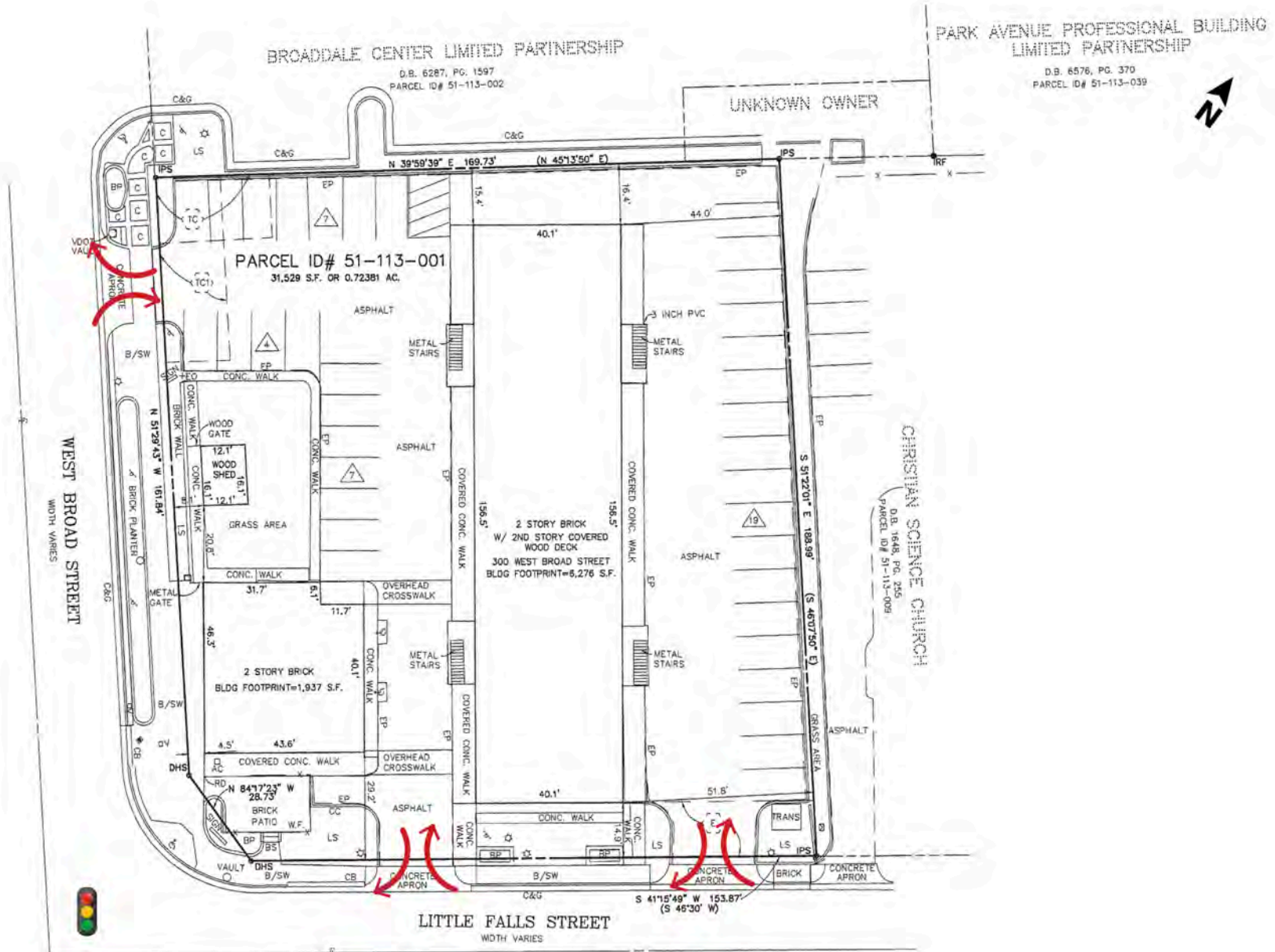
LITTLE FALLS STREET



S WASHINGTON ST 21,000 VPD

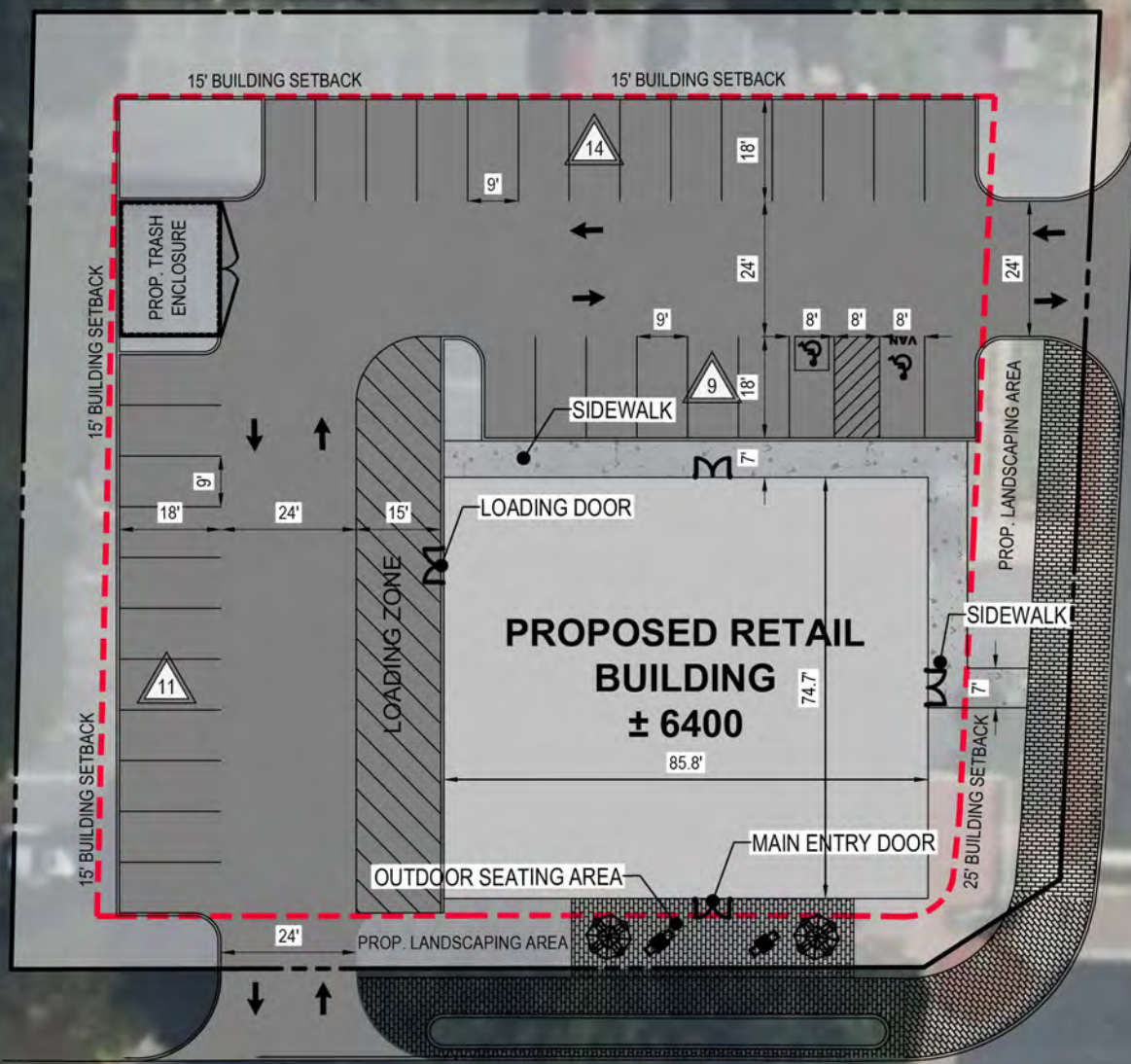


31,529 SF LAND PARCEL AVAILABLE



RETAIL BUILDING CONCEPT A

300 W BROAD

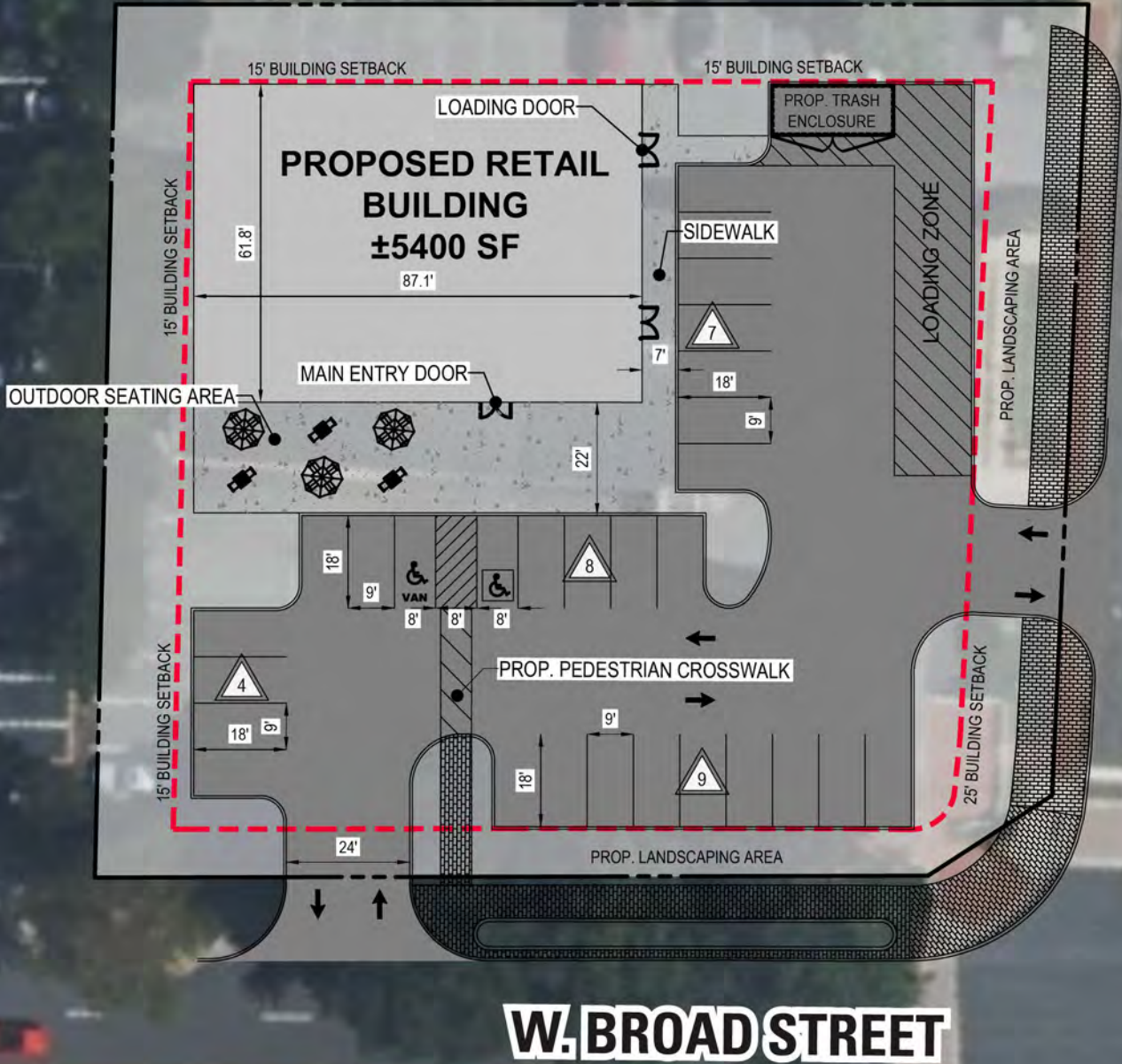


W. BROAD STREET

LITTLE FALLS RD

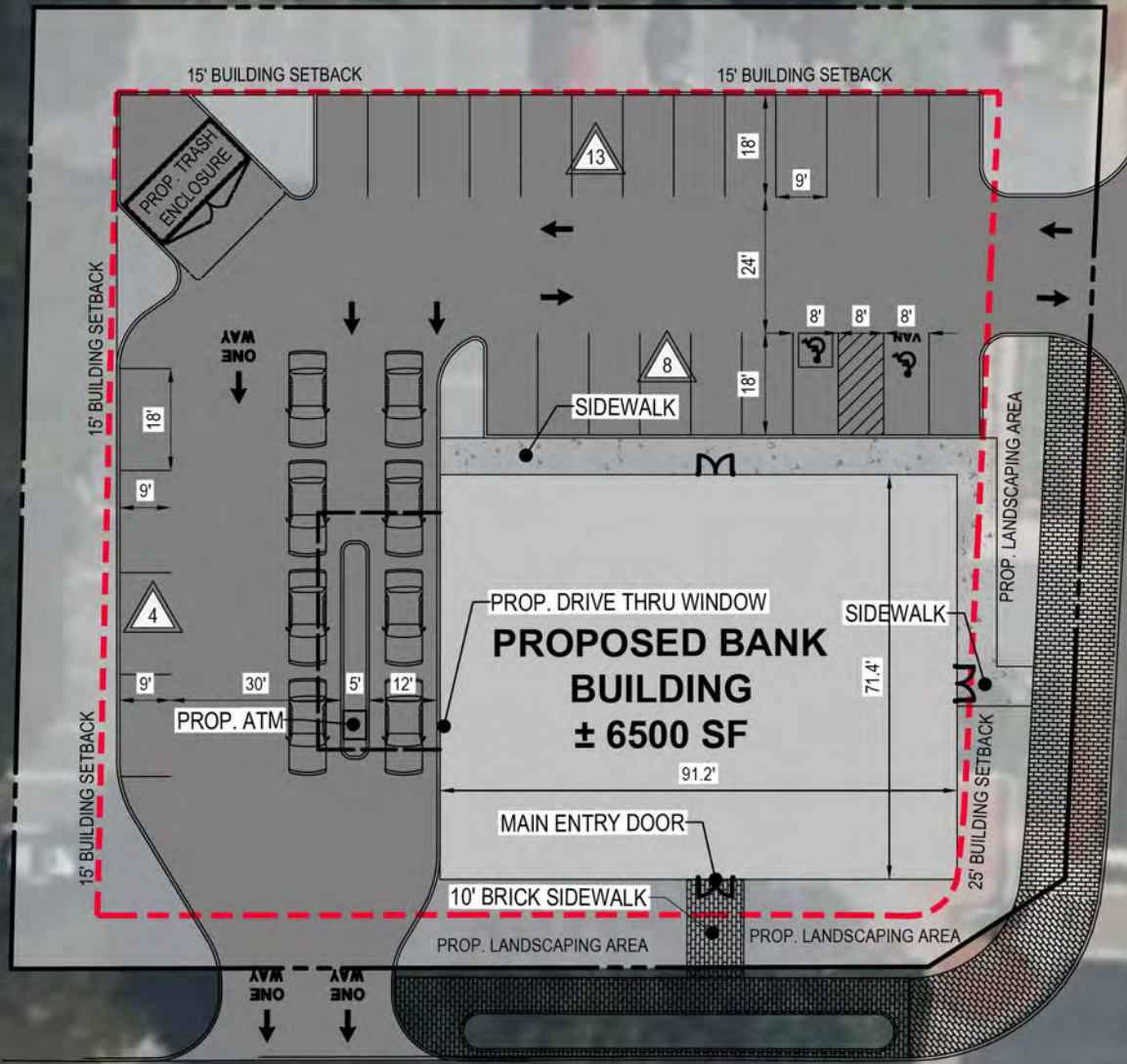
RETAIL BUILDING CONCEPT B

300 W BROAD



BANK DRIVE THROUGH CONCEPT

300 W BROAD



W. BROAD STREET

LITTLE FALLS RD



RAPPAPORT

300 W BROAD STREET | 300 W BROAD STREET, FALLS CHURCH, VA

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