

300 W BROAD STREET

FALLS CHURCH, VA

- I 1.72 Acre development parcel in the heart of Falls Church, ideal for multi-family development opportunities
- I 1,892 multifamily units existing within .5 miles of the site and hundreds more in pipeline
- | All parcels currently zoned OD-MCA CIT

DEMOGRAPHICS 2022

		1 MILE	3 MILES	5 MILES
Ť	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





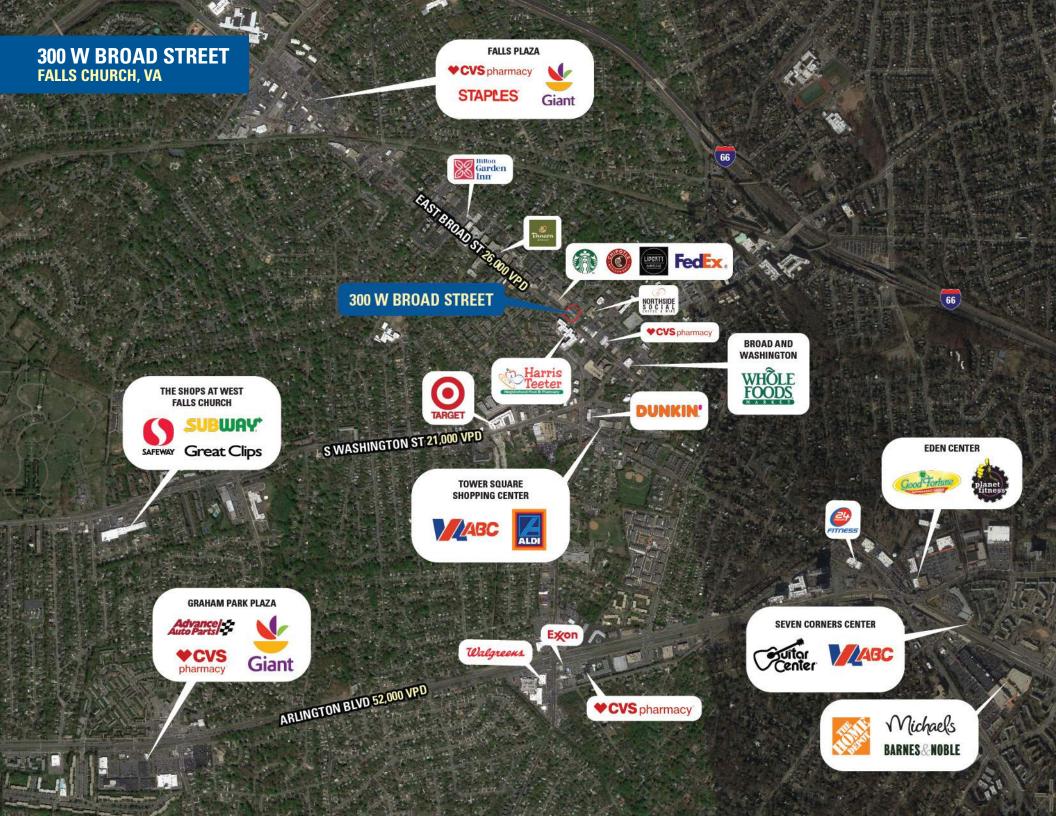




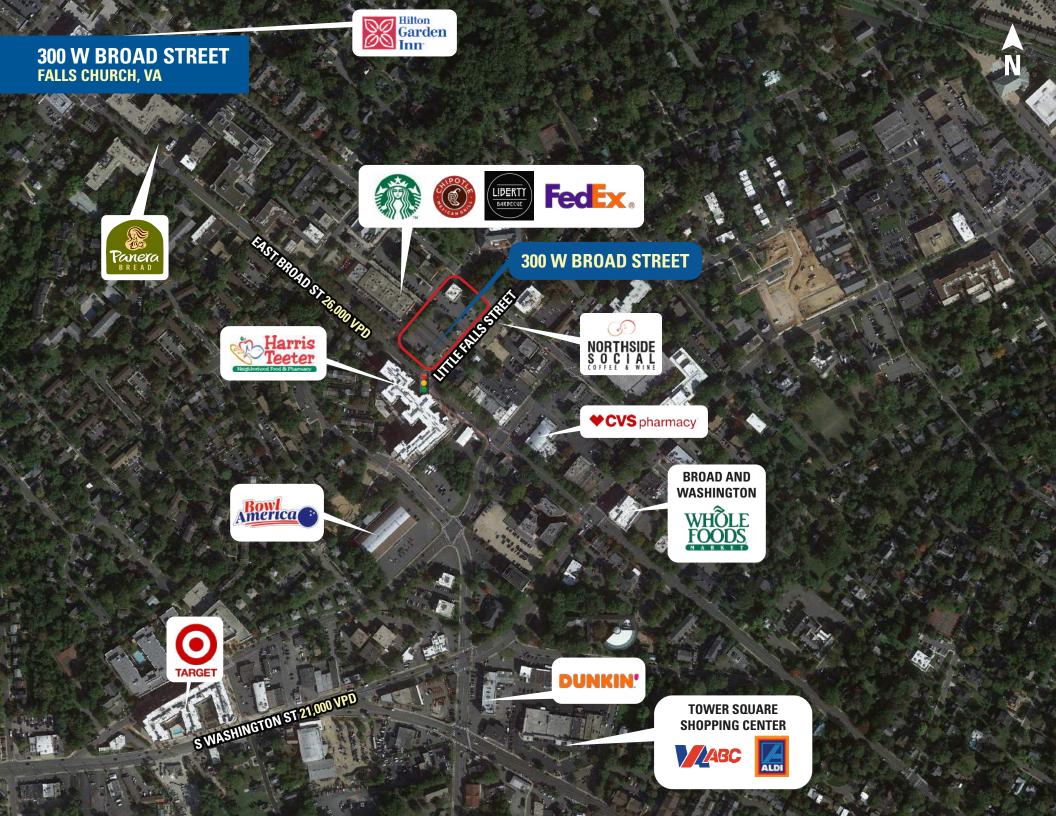


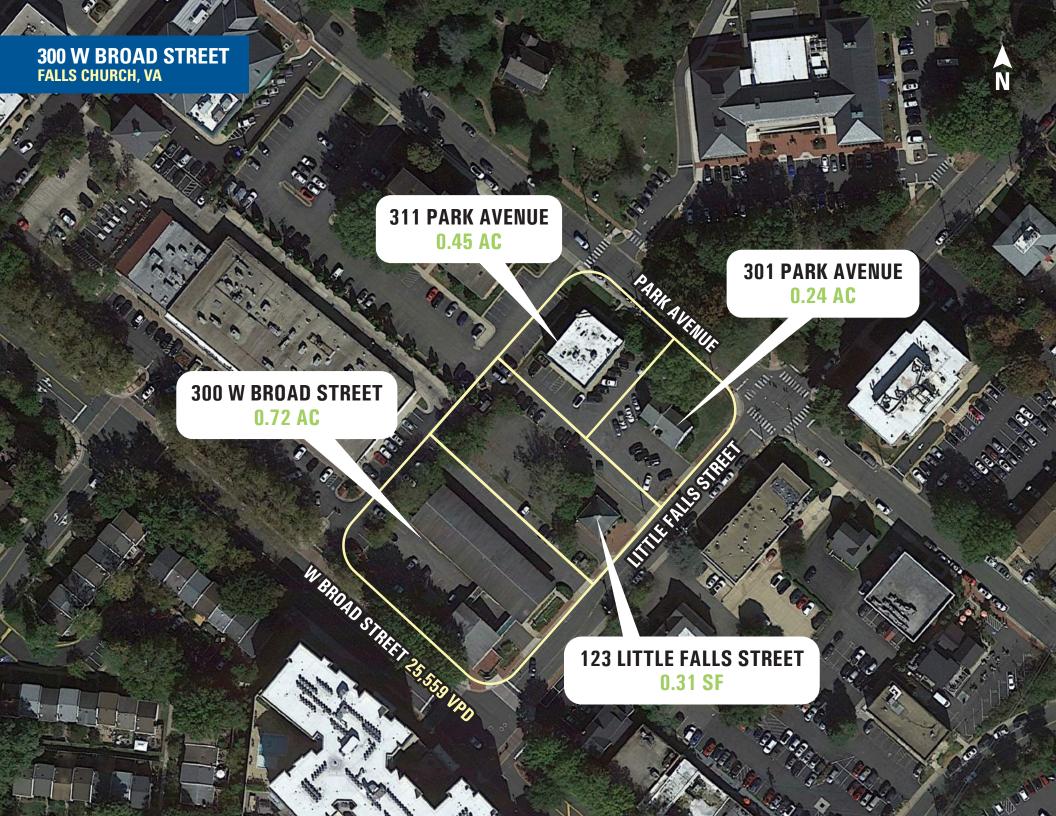














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