

300 W BROAD STREET

FALLS CHURCH, VA

UP TO 1.72 ACRES OF DEVELOPMENT OPPORTUNITY

RAPPAPORT
CULTIVATING PLACES

W BROAD STREET





LITTLE FALLS STREET

N WASHINGTON STREET

300 W BROAD STREET
FALLS CHURCH, VA

- | 1.72 Acre development parcel in the heart of Falls Church, ideal for multi-family development opportunities
- | 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
 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



EAST BROAD ST 26,000 VPD



300 W BROAD STREET



BROAD AND WASHINGTON



THE SHOPS AT WEST
FALLS CHURCH



S WASHINGTON ST 21,000 VPD

TOWER SQUARE
SHOPPING CENTER



GRAHAM PARK PLAZA



ARLINGTON BLVD 52,000 VPD



SEVEN CORNERS CENTER



EDEN CENTER



Michaels
BARNES & NOBLE

300 W BROAD STREET FALLS CHURCH, VA



Over 60,000 households
within 3 miles

NEIGHBORHOOD

A Place Beloved by its Residents
and a Magnet for Newcomers



**BROADWAY OF
FALLS CHURCH**



SPECTRUM



BYRON



**PEARSON
SQUARE**



**301 WEST
BROAD**



**LINCOLN AT
TINNER HILL**



NORTHGATE



**CRESCENT
FALLS CHURCH**



**BROAD AND
WASHINGTON**



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



Home ownership is
above the US average

at 66.7%

WEST BROAD STREET

SOUTH WASHINGTON STREET 21,000 VPD

EAST BROAD STREET 26,000 VPD

HILLWOOD AVENUE



300 W BROAD STREET
FALLS CHURCH, VA



EAST BROAD ST 26,000 VPD

300 W BROAD STREET

LITTLE FALLS STREET



S WASHINGTON ST 21,000 VPD



TOWER SQUARE
SHOPPING CENTER



300 W BROAD STREET
FALLS CHURCH, VA



311 PARK AVENUE
0.45 AC

301 PARK AVENUE
0.24 AC

300 W BROAD STREET
0.72 AC

123 LITTLE FALLS STREET
0.31 SF

W BROAD STREET 25,559 VPD

PARK AVENUE

LITTLE FALLS STREET



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

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