

444 SPECTRUM

FALLS CHURCH, VA
1,501 SF AVAILABLE







RAPPAPORT
CULTIVATING PLACES

444 SPECTRUM FALLS CHURCH, VA

- | Award-winning ground-floor retail is located in a mixed-use residential complex that features 189 condos in the heart of downtown Falls Church
- | Ample garage and street parking available
- | Centrally located along the bustling Route 7 corridor between Tysons Corner and Seven Corners
- | Cotenant mix includes popular national, regional and local retailers and restaurants

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	20,116	165,182	451,593
 DAYTIME POPULATION	11,422	68,936	288,965
 HOUSEHOLD INCOME	\$208,398	\$201,863	\$189,926
 TRAFFIC COUNTS	21,896 on West Broad Street		

AREA RETAILERS

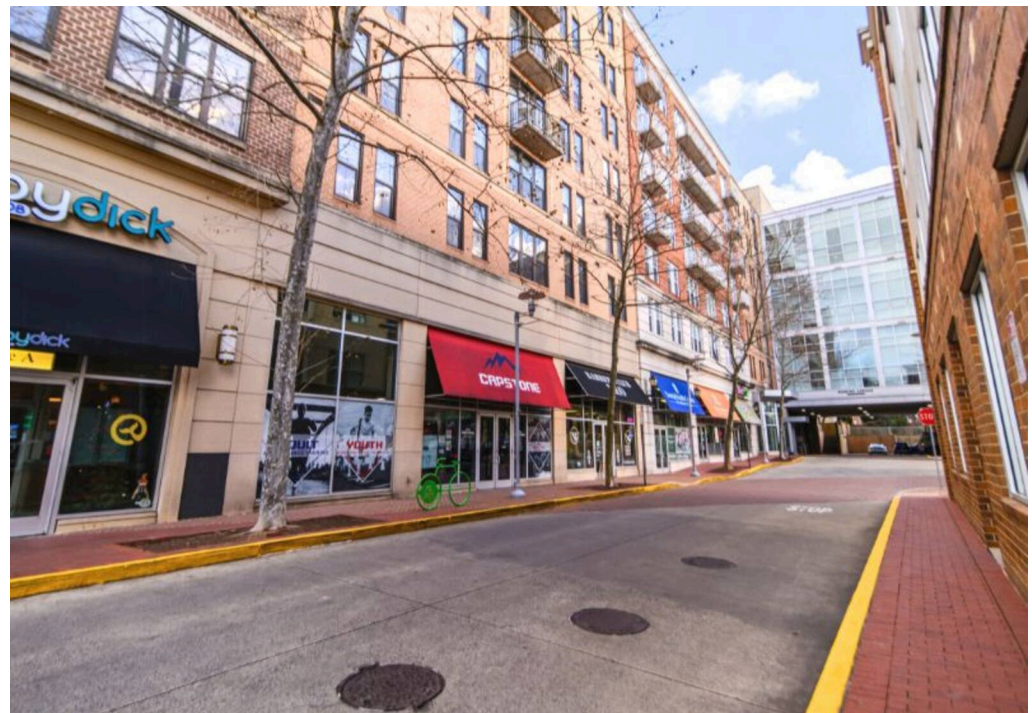
SOLACE
-OUTPOST-

corepower
YOGA

mobydick



CAPSTONE
RECREATION CENTER





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FALLS CHURCH, VA

TRADER JOE'S

Idylwood Plaza
FIRST WATCH Starbucks Capital One



Mary Ellen Henderson Middle School

West Falls
525 residential units
125K SF of Office
FRESH MARKET

INTERSTATE-66 (CUSTIS MEMORIAL PKWY) 95,580 VPD

bbq CHICKEN

Falls Plaza
Giant Staples CVS pharmacy

W&OD TRAIL

Tatte BAKERY & CAFE

Founders Row
ROJ PIN SEUL PRIME CASIN TATS
KOREAN STEAKHOUSE THE TATS
55+ Residential Units



WEST BROAD STREET 21,896 VPD

444 Spectrum

Panera BREAD

HFC HAIR CUTTERY Starbucks

Harris Teeter YOUR NEIGHBORHOOD MARKET

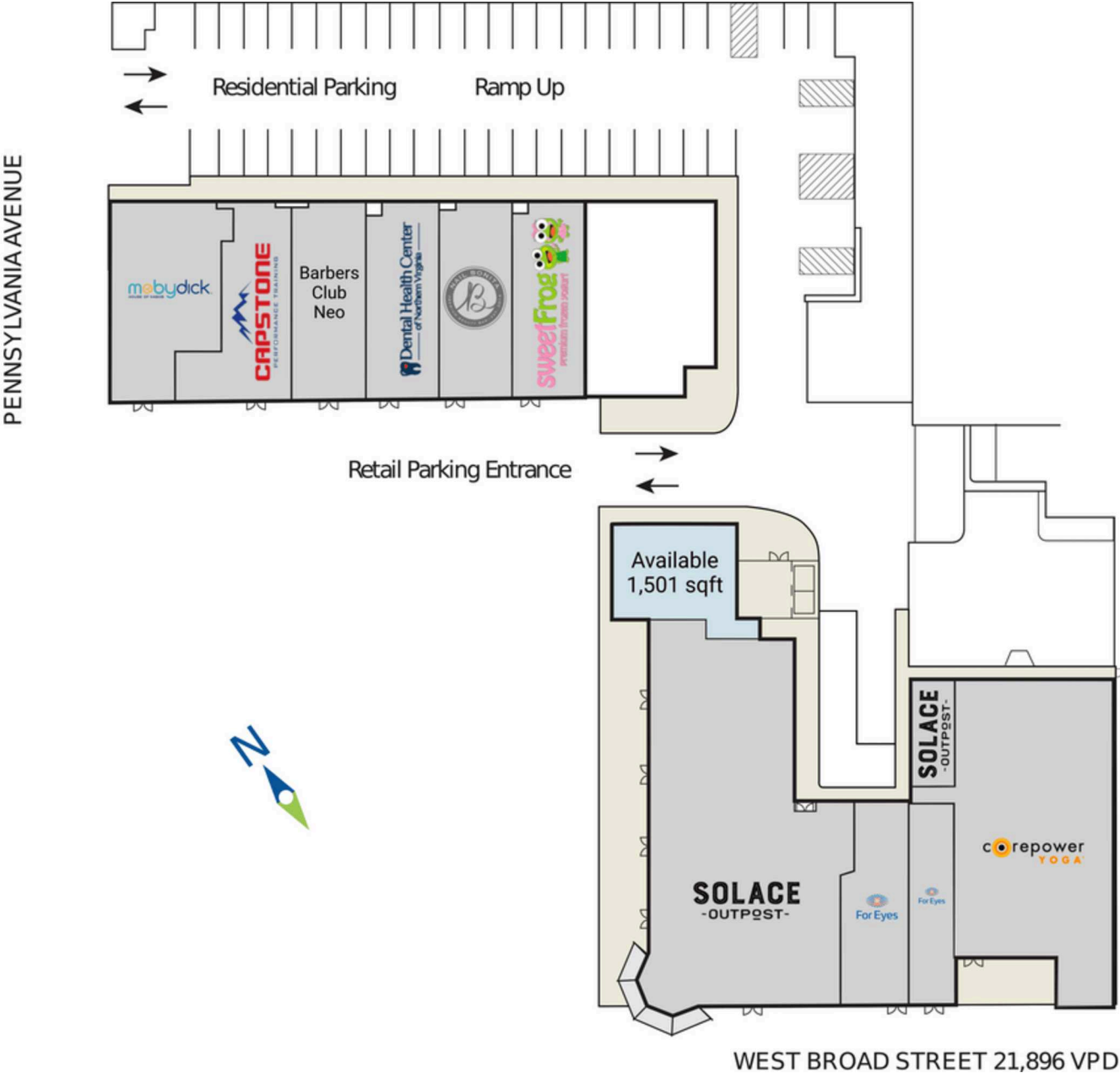


SOUTH WASHINGTON STREET

SITE PLAN

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444 SPECTRUM | 444 W BROAD ST, FALLS CHURCH, VA

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