

# 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-

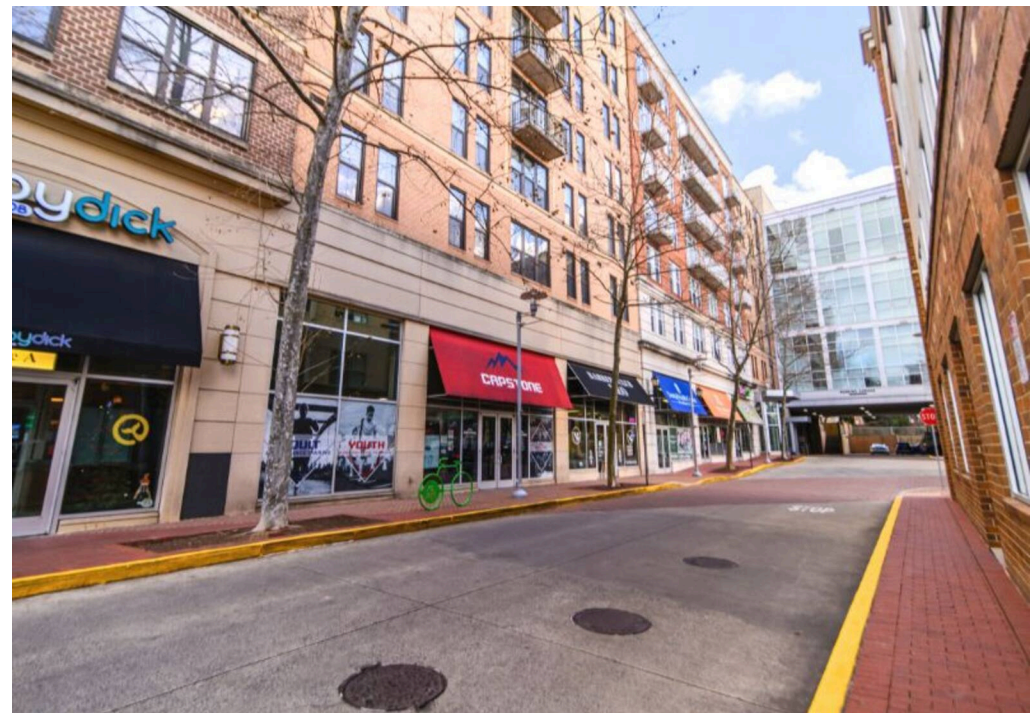
corepower  
YOGA

mebydick



CRPSTONE  
RESTAURANT & BAR

Dental Health Center  
of Northern Virginia





**444 SPECTRUM**  
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

HUGO BOSS FC Starbucks  
HAIR CUTTERY

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

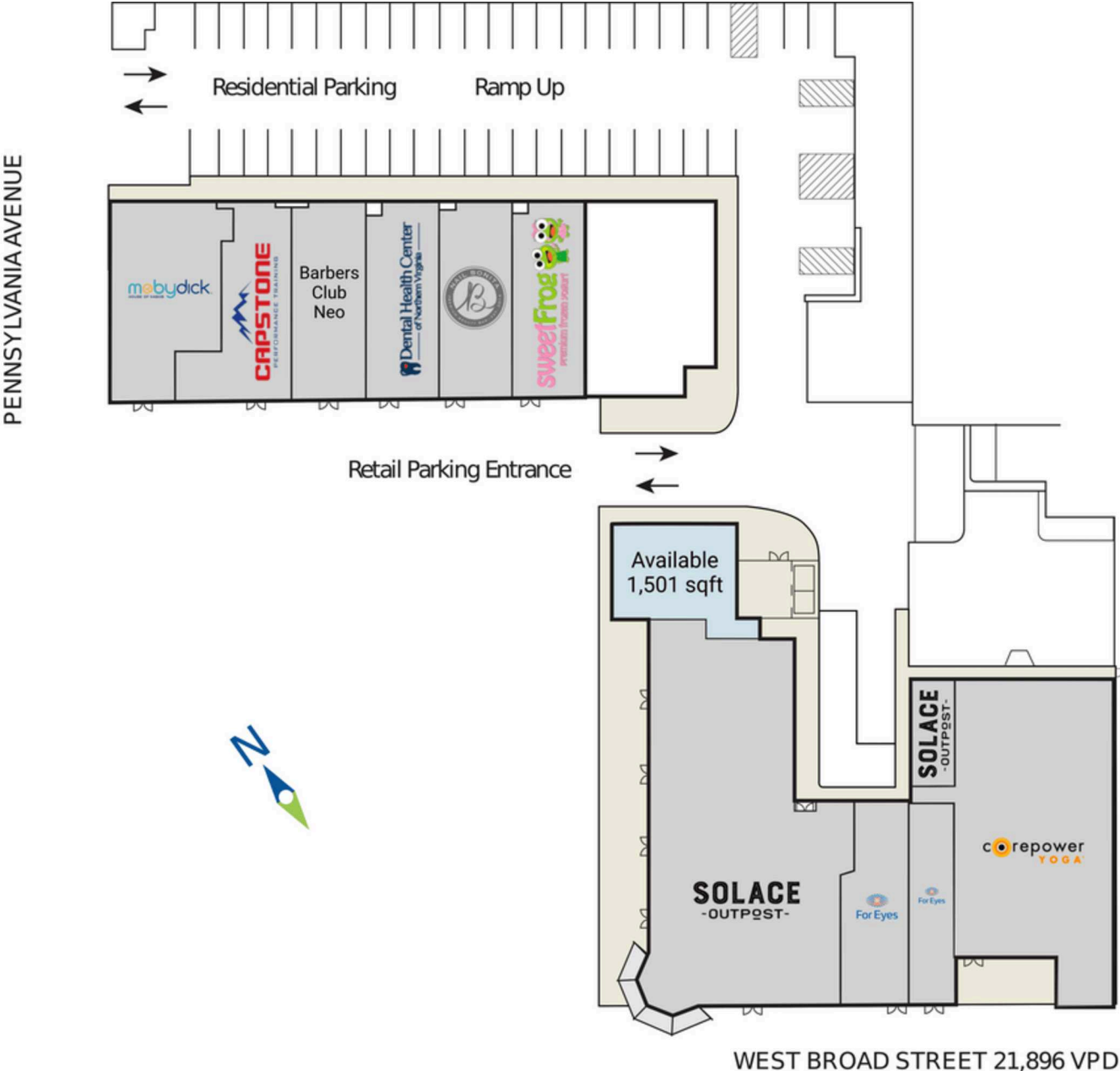


SOUTH WASHINGTON STREET

# SITE PLAN

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

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