

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
<div>  <div> POPULATION </div> </div>	20,116	165,182	451,593
<div>  <div> DAYTIME POPULATION </div> </div>	11,422	68,936	288,965
<div>  <div> HOUSEHOLD INCOME </div> </div>	\$208,398	\$201,863	\$189,926
<div>  <div> TRAFFIC COUNTS </div> </div>	21,896 on West Broad Street		

AREA RETAILERS





444 SPECTRUM
FALLS CHURCH, VA

Idylwood Plaza
FIRST WATCH
Starbucks
Capital One

TRADER
JOE'S

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
ROIL PIN SEUL PRIME CASIN
KOREAN STEAKHOUSE TATS
55+ Residential Units



444 Spectrum

Panera
BREAD

HAIR CUTTERY
Starbucks

Harris Teeter
YOUR NEIGHBORHOOD MARKET

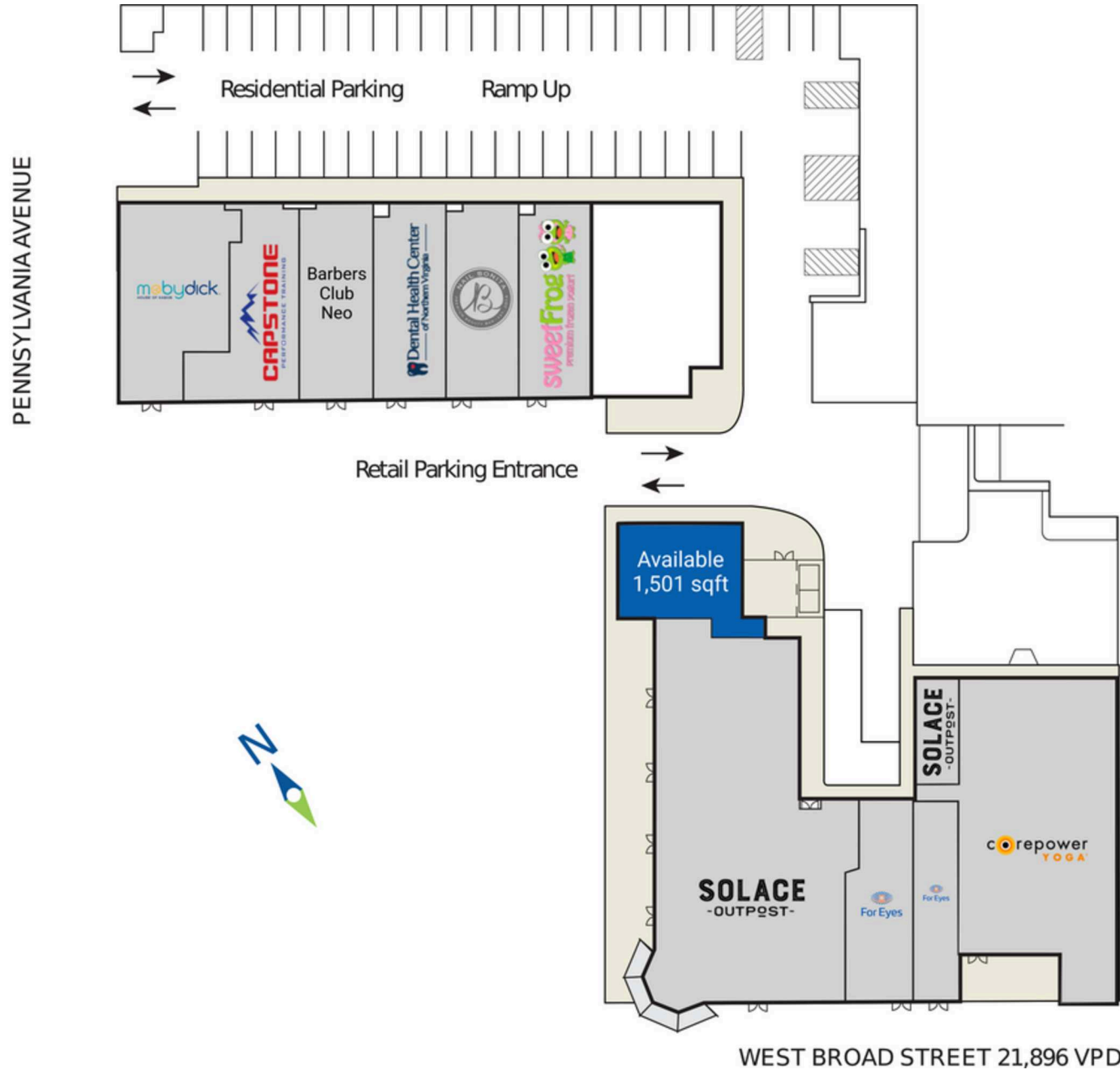
WHOLE
FOODS
MARKET

SOUTH WASHINGTON STREET

SITE PLAN

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

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